

HomePath Registration and Online Offer Tips

July 2025





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HomePath Registration and Online Offer Process

Buyers must be registered in HomePath to add a property as a favorite, share a property, save searches, and have transparency into their offer details.

Sign Up Process

Select *Sign Up* to Create an Account.

HomePath
by Fannie Mae

Log In ▾

Sign Up

Menu ≡

About HomePath FAQs Contact Us

Complete all fields. Select *User Type* and *Register*.

Create An Account

Already registered? [Login with your Fannie Mae Account](#)

All fields are required

First Name

Last Name

Email Address (this will be your username)

Password

Verify Password

User Type ▾

User Type Definitions

Buyer's Agent

HomeBuyer

Community First Buyer

Buyer's Agent

HomeBuyer

Community First Buyer

Buyer's Agent - Choose this if you are submitting an offer on behalf of a buyer

HomeBuyer - Choose this if you are looking to purchase a home

Community First Buyer - Choose this if you want to register for Community First

User Type ▴

Buyer's Agent

HomeBuyer

Community First Buyer

Buyer's Agent must be registered in HomePath to submit offers on HomePath listings for their Buyers.



Buyer’s Agent enters *Agent Information* and *Verify Information*.

Step 1 of 2

Agent Information

Real Estate Licence Number *

Real Estate Licence State *

Company (Agency/Broker) *

Contact Number *

Company Fax Number

Street Address *

Street Address (Line 2)

City *

State *

Zip Code *

Back

Save and Continue

Step 2 of 2

Verify Information

Agent Information

Real Estate Licence Number

Real Estate Licence State

Company Information

Company (Agency/Broker)

Contact Number

Fax Number

Address

City

State

Zip Code

Back

Submit



Offer Submission

Once the Buyer's Agent has registered, offers can be submitted.

Search Homes

HomePath

Search Homes

Homebuyers

Real Estate Professionals

Community First

How It Works

Featured Stories

Short Sales

About HomePath

FAQs

Contact Us

The better path to finding a home

HomePath makes it easy to search for homes and make offers on available Fannie Mae houses for sale.

Search by Address, City, ZIP code or MLS Number



Make an Online Offer

Active

HomePath

See All 29 Photos

\$499,900

3 Bedrooms • 2 Bathrooms • 1,109 sqft

20 Amwell Rd, Hillsborough, NJ 08844

Listing Agent

Email Agent

Favorite Property

Share This Property

Schedule a Tour

Make an Online Offer

Need help making an online offer?
Learn more here.

Property Details

Features

Utilities Information



A detailed guide of the offer process appears. Select **Begin Offer** to start offer process:

Before You Begin

We want to make sure you're informed and confident at every step.
Learn about the HomePath offer process and the information you'll need:

^

How it works

We will guide you through each step of the offer process. After you submit your offer, you'll be able to continue negotiations through HomePath.

^

Prepare your offer and financing information

You'll be prompted to provide details about the buyer. You will also be asked for information regarding what type of financing the buyer is using, how much the buyer needs to borrow, the down payment and closing costs. Contact the lender to confirm this information.

^

Transparency in the offer, acceptance, and closing process

HomePath makes it easy to understand where you are in the offer journey. After you submit the offer, you will be able to track the progress of the offer by logging into your HomePath account. Registered homebuyers can also follow and track the progress of their homebuying journey.

Back

Begin Offer

The **Terms and Conditions** must be agreed upon to continue.

You must read and acknowledge the Terms and Conditions stated below:

1. The submitter (Agent) acknowledges that an online offer to purchase within the HomePath system is equally binding as an offer to purchase made on paper.
2. The seller reserves the right to accept or reject any and all offers to purchase and assumes no responsibility for any errors in the listing information. The seller is not responsible for errors, outages, connectivity or equipment failures that may occur during the process of the electronic transmission of an offer.
3. The submitter (Agent) acknowledges that all electronic messages provided by the HomePath online offer system are for the sole purpose of facilitating communication between the submitter (Agent) and the listing agent. The seller is not responsible for the content, accuracy, timely delivery or receipt of any electronic message provided to the submitter (Agent) or the listing agent by the HomePath online offer system.
4. The submitter (Agent) acknowledges sole responsibility for any documents uploaded to HomePath as part of the offer. The submitter (Agent) is responsible for ensuring that there are no additional documents, attachments or supplemental information of any kind that would alter the terms of the submitted offer.
5. The submitter (Agent) will be notified via electronic mail if his or her offer is sufficient for acceptance. Upload the buyer's signed contract documents including all local disclosures and supplemental documents reflecting the final negotiated terms to HomePath within 48 hours of the notification.

Back

Agree & Continue

The Agent will begin to answer all the questions regarding the Buyer's offer.

NOTE: *The Buyer will receive an email confirming offer submission.*



Question regarding HomePath Ready Buyer course has additional information available to determine if the Buyer qualifies.

Buyer-terms

Has the buyer completed the HomePath Ready Buyer™ educational course? *

First time homebuyers who take the course and receive a certificate of completion may receive up to 3% in closing cost assistance when purchasing a HomePath property. [Get program details](#)

☒ Yes

☐ No

Is the buyer requesting a closing cost credit?

Enter the Fannie Mae contribution towards the buyer's closing costs.

Amount

\$

My OfferLearn More

Address :

List Price :

\$195,000.00

Primary Residence :

Yes

Prev Owned FM Property :

No

Financing Type :

Conventional

My Offer Price :

\$195,000.00

Loan Term :

30

Title Provider :

No

Closing Date :

09/25/2025

My OfferLearn More

HomePath Ready Buyer™ Educational Course
• First time homebuyers who take the [Fannie Mae HomeView™](#) online homeownership education course and receive a certificate of completion may receive up to 3% in closing cost assistance when purchasing and occupying a HomePath property. Lender restrictions on the amount of seller concessions vary by loan type and may limit the total allowable seller contribution.

Requested closing credit
This the dollar amount of any expenses you would like to request from HomePath.

Requested Repairs
Buyers have the right to have the home inspected by a professional during the inspection period. Each HomePath home is sold in "as is" condition.

Special Provisions
Special provisions are for any arrangements between buyer and seller that have not already been covered.

Upload any necessary documents in the Documents Section, such as, state specific addenda, proof of funds, pre-qualification, buyer education course certificate.

- A prequalification or proof of funds will be required for offer acceptance. It is recommended that these are uploaded with the initial offer submission.
- If Buyer is an entity, such as a trust, INC, LLC, etc., documents indicating the signor's authority for the entity must be provided

Upload documents here:

Final steps - upload documents

Upload your documents
Please upload any documents you have to submit with your offer.

Examples:

- Pre-qualification letter (Please remove account numbers from the submission.)

Upload New File

Choose Files | No file chosen

Upload Files

Uploaded Documents (0)

Back

Save & Exit

Next



Once the offer is submitted a pop-up message will appear to notify you it has been submitted

Congratulations! Your offer has been submitted for evaluation.

Next Steps:

- You will receive an email detailing your offer information.
- You will be able to track the status of your offer in "My Offers".
- You will be notified if there are other offers submitted.
- You will be notified of the status of your offer throughout the process.

Agents will receive email notifying the offer is being reviewed by Fannie Mae.

Thank you for submitting an offer of \$204500 for:



1061 Wharf PlaceX
DUNDALK, MD 21222
Type: Single Family
Year Built: 1921
Price(\$): 207000.00

What to expect next:

Your offer will be reviewed by Fannie Mae®.
You will be notified when there is an update to the status of your offer, by email.
With HomePath®, it's easy to understand where you are in the homebuying process. You can check the status of your offer at any time by logging in to your HomePath account and viewing your offer dashboard.

In HomePath under *My Offers* the status of the offer will change to *Offer Submitted*.

My Favorites **My Offers** Saved Searches

Filter Offers By: Active

Active Offers

Status: Offer Submitted

Buyer(s): Buyer Tester

Home Info

Status	Active	Year Built	2000
Type	Triplex	Lot Size	1632 sqft

[Schedule Tour](#) [Property Details](#)

Contact Listing Agent

[Withdraw My Offer](#) [Submit My Changes](#)

Offer details (expanded)

Buyer/Buyer Agent/Lender Information (expanded)

Special Provisions (expanded)

Documents (expanded)

NOTE: If an offer is started, but not submitted, it will appear in My Offers as Offer Incomplete



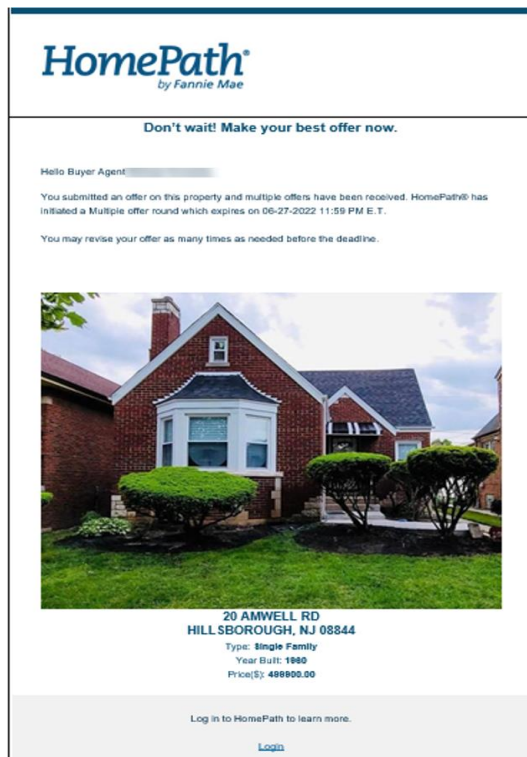
Notification of offer activity will be sent to Agents during the entire offer process.

NOTE: If Buyer is registered, they will have transparency through the offer process in HomePath.

Multiple Offers

If multiple offers are received on a property, the Agents will receive an email and will be given the opportunity to revise their offer as many times before the offer deadline. Fannie Mae's acceptance process considers factors in determining offer priority such as, owner occupancy, sales price, finance type, buyer requested concessions, close date, as well as other factors determined at Fannie Mae's sole discretion.

Notification Email



Buyer's Agent Offer Manager

Active Offers

Status **Offer Submitted**



\$499,900
3 bed | 2 bath | 1,109 sqft.
20 Amwell Rd., Hillsborough, NJ 08844

Buyer(s): Test Buyer 2

Home Info
Status
Active

Year Built
1960



Type
Single Family

Lot Size
1109 sqft

[Schedule Tour](#) [Property Details](#)

Contact Listing Agent

xxxx@fanniemae.com

Offer details

Multiple offer round has been initiated. Submit your highest and best offers by 06/27/2022 at 11:59 PM E.T.

Buyer/Buyer Agent/Lender Information

Special Provisions

Documents

[Withdraw My Offer](#)

[Submit My Changes](#)

Additional Offer Information:

- There is no requirement for certified funds for offer submission and negotiation. Deposit the earnest money within two calendar days of receipt of a fully executed contract or as required by applicable law. Contact the listing agent for the name of the settlement vendor selected by the seller. The check must be payable to that settlement vendor (or listing agency if the settlement vendor does not process earnest money deposits). Wired funds may be substituted for a check.
- The prequalification letter requirements are detailed in Section 3 of the Residential Real Estate Purchase and Sale Contract. You may provide that section to the buyer's lender so that the lender understands and covers those points in the letter they provide. The seller may require additional acknowledgements by the lender to negotiate a sale.
- The buyer names must be entered in the manner in which they will take title. Buyer names cannot be changed, removed, or added later without the approval of Fannie Mae.
- Do not enter two buyer names in one buyer field. For example:

Buyer First Name

Rick and Sui

Buyer First Name *

Rick and Sui



- At least one buyer name must be human to be considered an owner occupant. If only an entity name shows as the buyer (such as an LLC or Inc), then Fannie Mae will consider it an Investor deal. An exception to this rule is a trust established on behalf of an individual who will reside in the home. In that situation, if the signor for the trust is willing to execute the Owner Occupant Certification (OOC), we will consider it an owner occupant deal. Provide a copy of the documents that authorize the purchase of real property and confirm the designated signatory. Both the company name AND signor name must be printed and then include signature.
- If the buyer is a nonprofit, provide a copy of the buyer's organizational documents for review.

NOTE: Any changes to the contract after execution will be made through the listing agent.

Offer Negotiation

Once Fannie Mae has reviewed the offer, a response will be received. Be sure to review the **Special Provisions** section within the offer for any comments from Fannie Mae.

Offer details

Buyer's Offer		Your Changes
My Offer Price:	\$190,000.00	My Offer Price: * \$ 190,000
Primary residence	YES	Primary residence: * Yes
Prev Owned FM Property	NO	Prev Owned FM Property: * No
Pre-qualified:	YES	Yes
Earnest Money:	\$19,000.00	Earnest Money: \$ 19,000 Note: The minimum Earnest Money you can enter is \$1000
Loan Term:	30	Loan Term: * 30
Licensed Real Estate Agent:	-	Licensed Real Estate Agent: *
Fannie Mae vendor:	NO	Fannie Mae vendor: * No
Select Language:	ENGLISH	Select Language: * English
Special Provisions:		Special Provisions: 1200 Max Characters
Buyer/Buyer Agent/Lender Information		
Documents		

End Negotiations

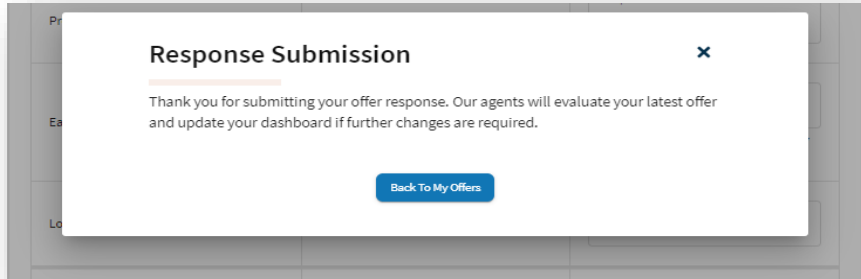
Accept Fannie Mae's Response

Respond to Fannie Mae's Offer

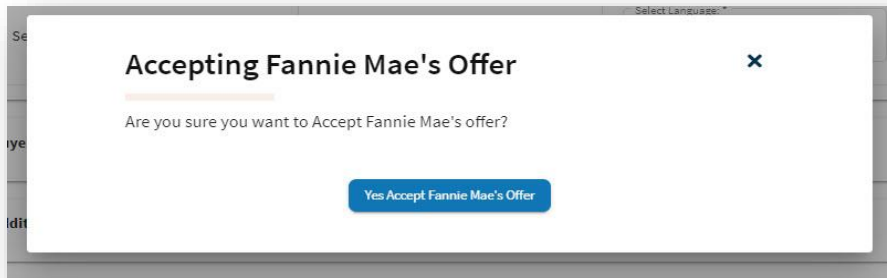


At any time, the Buyer's Agent can **Accept Fannie Mae's Response**, **Respond to Fannie Mae's Offer**, or **End Negotiations**.

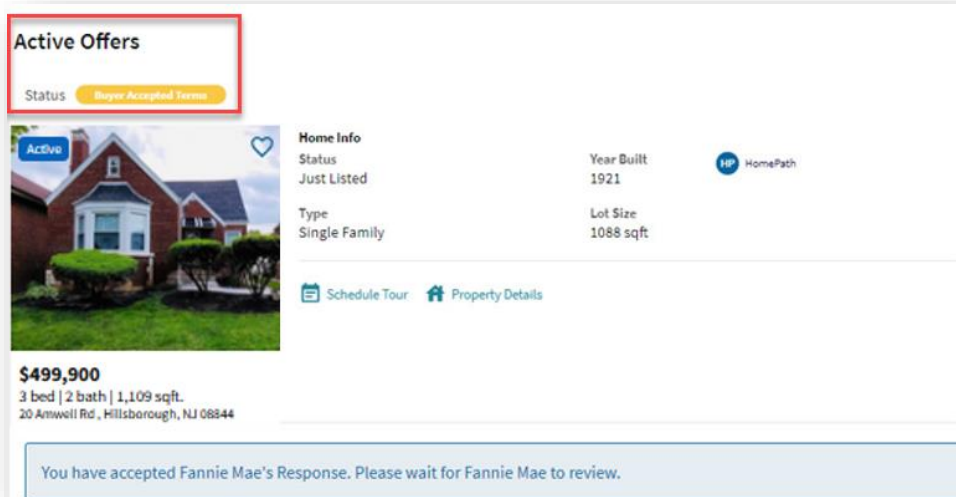
If **responding to Fannie Mae** a pop-up message will appear.



If **accepting Fannie Mae's Offer** a pop-up message will appear.



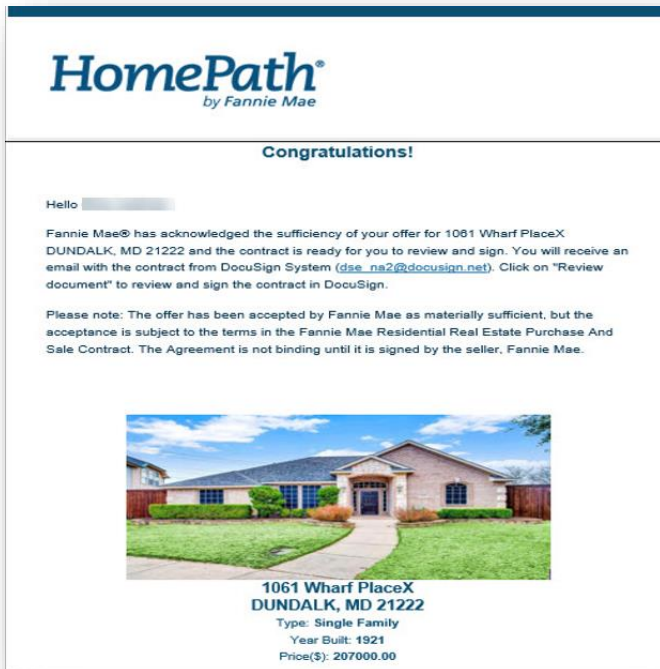
Buyer's Agent must confirm acceptance, then status will change in HomePath to **Buyer Accepted Terms**.



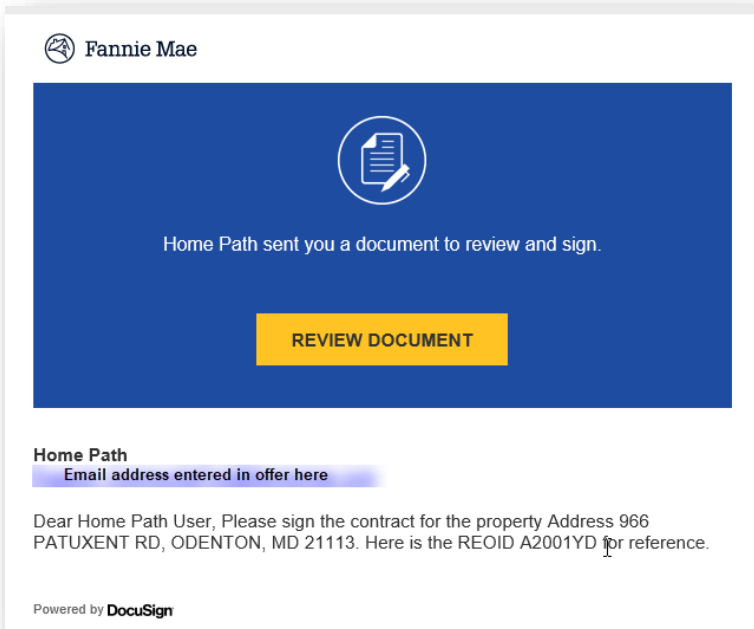


Contract Execution

An email will be sent to Buyer's Agent that the contract is ready for review and signature.



A second email from DocuSign will be sent to Buyer and Agent(s) for contract execution. Select *Review Document* to begin.





The contract will appear. Contract execution must be completed electronically. The electronic records and signature terms must be accepted prior to execution.

Please Review & Act on These Documents DocuSign

CFL API User
Fannie Mae

Dear Home Path User, Please sign the contract for the property Address 1061 Wharf PlaceX, DUNDALK, MD 21222. Here is the REOID A18068H for reference.

Please read the Electronic Record and Signature Disclosure.
☒ I agree to use electronic records and signatures.

CONTINUE **OTHER ACTIONS**

Finish Later

Print & Sign

Assign to Someone Else

Decline to Sign

Help & Support

About DocuSign

View History

View Certificate (PDF)

View Electronic Record and Signature Disclosure

Session Information

1. "Purchaser" and Fannie Mae ("Seller"). Seller agrees to sell and convey to Purchaser and Purchaser agrees to buy from Seller the property and improvements defined below. As used in this contract, the contract and any riders or addendums thereto shall be collectively referred to as the "Agreement."

2. PROPERTY: The land, buildings, improvements and structures are collectively referred to as the "Property."

(a) LAND: The Property is located at the following address: (property address) 1061 Wharf PlaceX DUNDALK, MD 21222 also legally described as See attached

(b) PERSONAL PROPERTY: Items of personal property, including but not limited to window coverings, appliances, manufactured homes, mobile homes, vehicles, spas, antennas, satellite dishes and garage door openers, now or hereafter located on the Property are not included in this sale or the purchase price unless the personal property is specifically described and referenced in Section 38 of this contract. Any personal property at or on the Property may be subject to claims by third parties and, therefore, may be removed from the Property prior to or after the closing. The Seller makes no representation or warranty as to the condition of any personal property, title thereto, or whether any personal property is encumbered by any liens. The Seller assumes no responsibility for any personal property remaining on the Property at the time of closing.

3. OFFER:

(a) Acknowledgement of Sufficient Offer: The Purchaser has offered to purchase the property for a purchase price in the amount of \$206000.00 in accordance with the terms set forth herein. The Seller has reviewed the Offer and deemed it sufficient for acceptance.

(b) Acceptance of Offer: Notwithstanding Seller's acknowledgement that the Offer is sufficient for acceptance, the Purchaser agrees that the Agreement remains subject to acceptance by the Seller and must be signed by all parties in order to be binding. The Agreement shall be effective as of the date of execution by Seller ("Effective Date"). The Purchaser's earnest money deposit of \$3000.00 is to be placed in a trust account acceptable to the Seller within two (2) calendar days following the Effective Date. The Agreement, signed by the Purchaser and reflecting the terms as acknowledged by the Seller, must be received by the Seller within five (5) calendar days of the receipt of the notice that the Offer was sufficient for acceptance. If the Seller does not receive the signed Agreement by such date, the Purchaser's offer shall be deemed null and void. As used in this paragraph, the term "received by the Seller" means actual receipt of the signed Agreement by the Seller's listing agent.

Select *Start* to begin electronically executing.

START

DocuSign Envelope ID: 9B101BF2-C7CB-49A8-9B90-4CD6F3C76DCB

DEMONSTRATION DOCUMENT ONLY
PROVIDED BY DOCUSIGN ONLINE SIGNING SERVICE
999 3rd Ave, Suite 1700 • Seattle • Washington 98104 • (206) 219-0200
www.docusign.com

REO #A18068H

RESIDENTIAL REAL ESTATE PURCHASE AND SALE CONTRACT

1. PARTIES: The parties to this contract are Gina Justman

("Purchaser") and Fannie Mae ("Seller"). Seller agrees to sell and convey to Purchaser and Purchaser agrees to buy from Seller the property and improvements defined below. As used in this contract, the contract and any riders or addendums thereto shall be collectively referred to as the "Agreement."

2. PROPERTY: The land, buildings, improvements and structures are collectively referred to as the "Property."

(a) LAND: The Property is located at the following address: (property address) 1061 Wharf PlaceX DUNDALK, MD 21222 also legally described as See attached

(b) PERSONAL PROPERTY: Items of personal property, including but not limited to window coverings, appliances, manufactured homes, mobile homes, vehicles, spas, antennas, satellite dishes and garage door openers, now or hereafter located on the Property are not included in this sale or the purchase price unless the personal property is specifically described and referenced in Section 38 of this contract. Any personal property at or on the Property may be subject to claims by third parties and, therefore, may be removed from the Property prior to or after the closing. The Seller makes no representation or warranty as to the condition of any personal property, title thereto, or whether any personal property is encumbered by any liens. The Seller assumes no responsibility for any personal property remaining on the Property at the time of closing.

3. OFFER:

(a) Acknowledgement of Sufficient Offer: The Purchaser has offered to purchase the property for a purchase price in the amount of \$206000.00 in accordance with the terms set forth herein. The Seller has reviewed the Offer and deemed it sufficient for acceptance.

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Select the initial field and add your initials.

Select the initial field to create and add your initials.

to the condition of any personal property, title thereto, or whether any personal property is encumbered by any liens. The Seller assumes no responsibility for any personal property remaining on the Property at the time of closing.

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Required - Initial Here - Gina Justman

Initial

PURCHASER (Initial)
SELLER (Initials)

FANNIE MAE FORM 001 (05/06/2019)

1

A18068H-3990-2021-08-30T110748.pdf 1 of 20

DocuSign Envelope ID: 9B101BF2-C7CB-49A8-9B90-4CD6F3C78DCB

DEMONSTRATION DOCUMENT ONLY
PROVIDED BY DOCUSIGN ONLINE SIGNING SERVICE
999 3rd Ave, Suite 1700 • Seattle • Washington 98104 • (206) 219-0200
www.docusign.com

The Purchaser shall present proof, satisfactory to the Seller, of the Purchaser's funds or prequalification for a mortgage loan in an amount and under the terms sufficient for the Purchaser to perform its obligations under this Agreement. The prequalification shall include, but is not limited to, a certification of prequalification or a mortgage loan commitment from a mortgage lender, a satisfactory credit report and/or proof of funds sufficient to meet the Purchaser's obligations under the Agreement. The Purchaser's submission of proof of prequalification is a condition precedent to the Seller's acceptance. Notwithstanding any Seller required prequalification, the Purchaser acknowledges that Purchaser is free to obtain financing from any source.

Adopt Your Initials

Confirm your name, initials, and signature.

* Required

Full Name* Initials*

SELECT STYLE DRAW UPLOAD

PREVIEW [Change Style](#)

DocuSigned by:
Gina Justman
2416AF06099A40E...

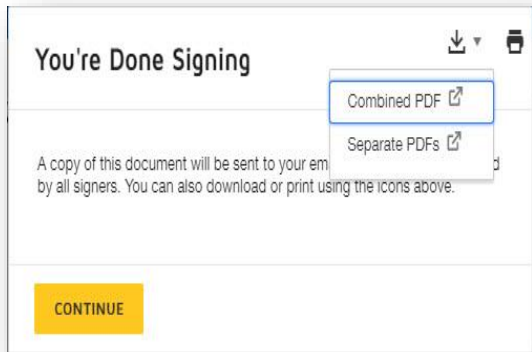
DS
GJ

By selecting Adopt and Initial, I agree that the signature and initials will be the electronic representation of my signature and initials for all purposes when I (or my agent) use them on documents, including legally binding contracts - just the same as a pen-and-paper signature or initial.

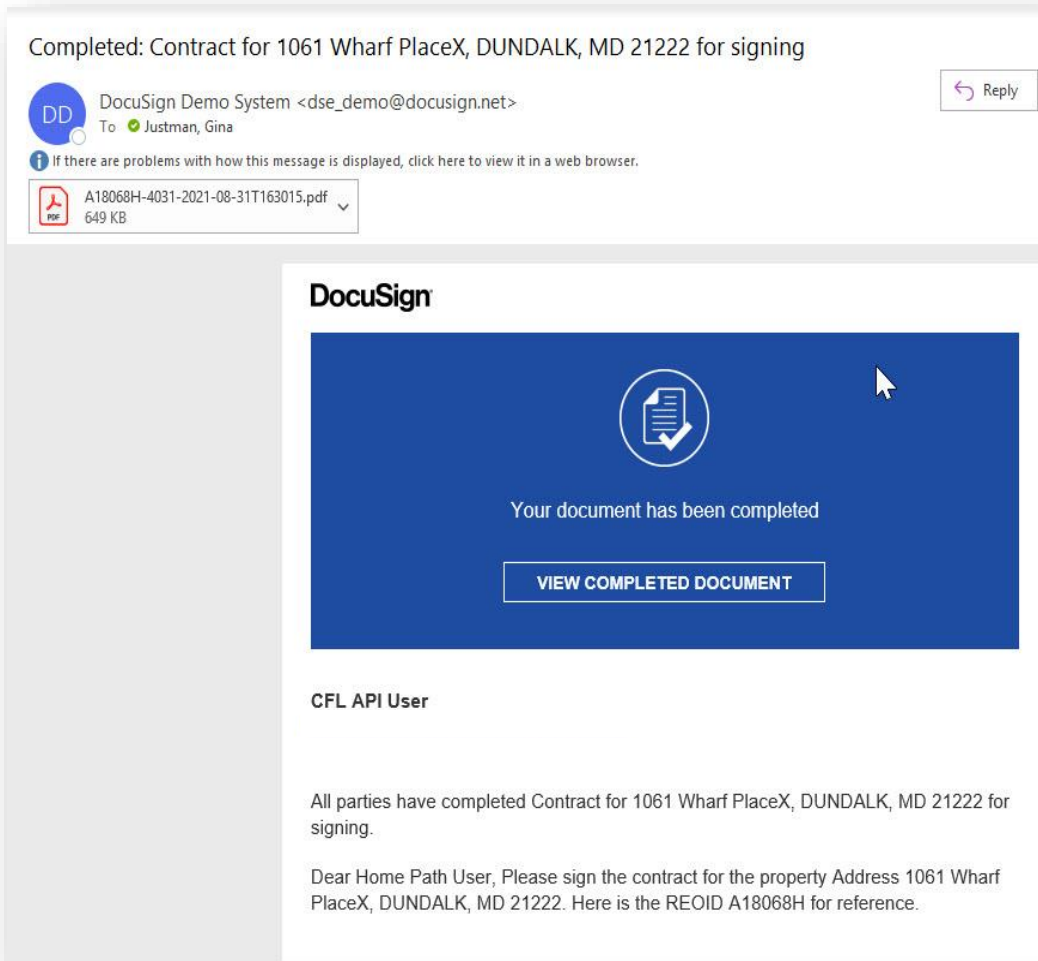
ADOPT AND INITIAL CANCEL



Once execution is completed a pop-up will appear notifying you that you will receive an email.



Once the contract is executed by Fannie Mae, the Buyer and Agent(s) will receive an email with contract from DocuSign.





The status of the offer will change in HomePath to **Closing Initiated**.

Active Offers

Status: **Closing Initiated**

Home Info

Status	Under Contract	Year Built	1921
Type	Single Family	Lot Size	1088 sqft

[Schedule Tour](#) [Property Details](#)

\$499,900
3 bed | 2 bath | 1,109 sqft.
20 Annwell Rd, Hillsborough, NJ 08844

Under the Documents section all documents will be available to view.

Documents

Please upload any documents you may have to support your offer.

Examples:

- Pre-qualification letter (Please remove account numbers from the submission.)

Upload New File

[Choose Files](#) No file chosen

[Upload Files](#)

Uploaded Documents (2)

- [PREQUAL.docx](#) View
- [A18068H-4031-2021-08-31T163015.pdf](#) View

Amendments

If the buyer requests a change to a fully executed contract, obtain a Fannie Mae Amendment form from the listing agent. Do not submit buyer inspection reports to the listing agent. These will not be reviewed. Place any requested items for repair or replacement on the Amendment form and send to the Listing Agent. Use this form for other changes such as closing date extensions or a change in financing.

Termination

If the sale falls through, obtain a Fannie Mae Termination form from the listing agent, and provide the reason for termination.

Help Prevent Fraud

If you are aware of or suspect inappropriate activity in connection with a Fannie Mae property, please immediately report it either by e-mail to Mortgagefraud_tips@fanniemae.com or to our Fraud Tips Hotline, 1-800-2FANNIE (1-800-232-6643).