



Bulletin 2021-28

Selling Updates Related to COVID-19

Issued 08/11/2021

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES RELATED TO COVID-19

We continue to work closely with Fannie Mae under the guidance and direction of the FHFA to address the impacts of the coronavirus disease (COVID-19) pandemic on Borrowers and the Mortgage origination process. As a result of our review of the COVID-19 temporary selling policies, this Guide Bulletin announces:

- The expiration of certain COVID-19 temporary credit underwriting requirements introduced in [Bulletin 2020-8](#)
- An overview of the remaining COVID-19 temporary credit underwriting requirements

EFFECTIVE DATE

The changes announced in this Bulletin are effective immediately.

CREDIT UNDERWRITING

Expiration of certain temporary credit underwriting requirements

Effective immediately, we are expiring the following COVID-19 requirements originally published in [Bulletin 2020-8](#) on March 31, 2020:

Original announcement	Temporary credit underwriting requirement being expired
Bulletin 2020-8	<p>All income and asset documentation must be dated no more than 60 days prior to the Note Date, except as specifically stated otherwise in the Bulletin.</p> <p>Stocks, stock options and mutual funds:</p> <ul style="list-style-type: none"> ▪ Evidence of liquidation when the funds are used for Down Payment and/or Closing Costs ▪ No more than 70% of the balance can be used as reserves

As a result, our published Guide requirements apply as follows:

- Age of income and asset documentation – refer to [Guide Section 5102.4](#)
- Use of funds for Down Payment and/or Closing Costs – refer to [Section 5501.3](#)
- Reserves – refer to [Section 5501.2](#)

Remaining temporary credit underwriting requirements

The temporary credit underwriting requirements related to the following topics remain in effect until further notice, without a defined expiration date:

- Self-employed Borrowers: verification that the business is open and operating as announced in [Bulletin 2020-8](#) and subsequently updated in [Bulletins 2020-27](#) and [2020-35](#)
- Self-employed Borrowers: requirements and guidance for Borrowers with qualifying income derived from self-employment as announced in [Bulletin 2020-19](#) and updated in [Bulletin 2020-44](#)
- Purchase and refinance eligibility requirements for Borrowers with existing Mortgages as announced in [Bulletin 2020-17](#)

In addition, guidance and reminders related to furloughs and layoffs and unemployment compensation may be found in [Bulletin 2020-14](#).

ADDITIONAL RESOURCES

We encourage Sellers to review the following resources:

- Freddie Mac Single-Family web page on [COVID-19](#)
- Freddie Mac [Selling FAQs](#) related to COVID-19 (the FAQs will be updated in the near future)
- The Center for Disease Control's web page on [COVID-19](#)

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

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