

Bulletin

TO: Freddie Mac Sellers

February 15, 2023 | 2023-5

SUBJECT: COVID-19 RELATED SELLING REQUIREMENTS

We have continued to work closely with Fannie Mae under the guidance and direction of the FHFA to monitor and address ongoing implications related to the coronavirus disease (COVID-19) and its impact on Borrowers and the Mortgage origination process. As a result of our review of the remaining COVID-19 temporary selling policies, this Guide Bulletin announces:

- The expiration of the remaining temporary COVID-19 related underwriting requirements
- An update related to Mortgage purchase eligibility (i.e., through the flow channel)

All of the updates announced in this Bulletin are effective immediately.

EXPIRATION OF THE REMAINING TEMPORARY COVID-19 RELATED UNDERWRITING REQUIREMENTS

We are announcing the expiration of the following remaining temporary COVID-19 selling requirements:

- The requirements and guidance published in Bulletin 2020-8 and subsequently updated in Bulletins 2020-27 and 2020-35 requiring verification that the Borrower's business is open and operating within 20 Business Days prior to the Note Date
- Purchase and refinance eligibility requirements for Borrowers with existing Mortgages as announced in Bulletin 2020-17

Loan Product Advisor® feedback message

The Loan Product Advisor feedback message referencing the temporary COVID-19 related requirements will be expired on May 1, 2023 and can be disregarded until that time.

Selling FAQs related to COVID-19

As a result of the expiration of the remaining temporary COVID-19 related requirements, the remaining published Selling FAQs have also expired.

UPDATE RELATED TO MORTGAGE PURCHASE ELIGIBILITY (I.E., THROUGH THE FLOW CHANNEL)

The restriction originally announced in Bulletin 2020-14 that limited our purchase of Mortgages through the flow channel to those with Settlement Dates no more than six months after the Note Date or, for Construction Conversion and Renovation Mortgages, the Effective Date of Permanent Financing, remains in place and will be added to the Guide with a future Bulletin.

This restriction does not apply to CHOICERenovation® Mortgages with Settlement Dates after completion of renovations. For these Mortgages, refer to Guide Section 4607.4(a) for purchase eligibility requirements.



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,

A handwritten signature in black ink, appearing to read 'K. Kauffman', is positioned below the word 'Sincerely,'.

Kevin Kauffman

Vice President, Single-Family Client Engagement