



IMPORTANT REMINDER

BULLETIN 46 11032025

Issued to: All Channels

Date: November 3, 2025

Subject: Government Shutdown Update

Effective: Immediately

The federal government continues to be at an impasse; therefore, the below includes updates of what is required during this event.

Freddie Mac & Fannie Mae:

Employment / Income **directly** affected by the Shutdown:

- **New:** Effective November 3, 2025, all loans where the borrower(s) has had interruption in his/her income and employment must have the greater of:
 - two months of documented reserves, or
 - the amount of reserves required by DU or LPA combined with any additional reserve requirements from the Selling Guide.
- **New:** Require borrower(s) to attest prior to close that they are working (not furloughed), whether they are receiving income, and whether they are aware of any impacts to their employment / income.

Flood Insurance:

- **New:** Refinance loans secured by properties where flood insurance is required typically already have acceptable flood insurance coverage in place at time of closing. Requirements for refinance loans are below:
 - has acceptable flood insurance coverage in place at time of closing: First Colony Mortgage Corporation must be accurately reflected as the mortgagee named on policy.
 - has a flood insurance policy that expires during the shutdown: must follow all requirements noted above for new policies.
 - requires more coverage: provide evidence of an endorsement request and proof of the additional premium payment.

Please contact your Account Executive should you have any questions.

We appreciate your business!