



## IMPORTANT REMINDER

### BULLETIN 06 03132026

**Issued to:** All Channels

**Date:** March 12<sup>th</sup>, 2026

**Subject:** Fannie Mae and Freddie Mac Temporary Guidance-Federal Government Shutdown

Fannie Mae and Freddie Mac have issued temporary guidance providing documentation and employment verification flexibilities for borrowers impacted by the federal government shutdown. These flexibilities remain in place until normal government operations resume.

These flexibilities apply only when standard documentation or verification requirements cannot be met due to the shutdown.

#### **Key Eligibility & Documentation Flexibilities**

##### **Borrower Eligibility**

- Borrowers impacted by the shutdown (including furloughed federal employees) remain eligible for loan delivery.
- Employment or pay interruptions alone will not make loans ineligible.
- YTD paystubs may be older than 30 days if they represent the last pay period before the shutdown.

##### **Verification of Employment**

- Verbal VOE should still be attempted.
- If unavailable due to the shutdown, lenders may use alternate documentation with:
  - Written explanation in the file
  - Confirmation the borrower is still employed

### **Reserve Requirements (If Shutdown Continues)**

*Applies to loans with Application Received Dates on or after March 16, 2026.*

- Borrowers must verify the greater of:
  - 2 months reserves, or
  - Minimum reserves required by DU or LPA

### **Loan Delivery & Servicing**

- Loans remain eligible for purchase if otherwise compliant.
- Documentation of verification attempts and applied flexibilities is required.
- Standard servicing and ATR requirements remain in effect.

For full details, please refer to [Freddie Mac Bulletin 2026-B](#) and [Fannie Mae Lender Letter LL-2026-02](#)

Please contact your Account Executive should you have any questions.

We appreciate your business!