



IMPORTANT REMINDER BULLETIN 12 06172026

Issued to: All Channels
Date: June 17th, 2026
Subject: Freddie Mac Bulletin Updates – June 2026

Freddie Mac has released its latest round of Selling Guide updates, covering changes across Credit, Income, Assets, Liabilities, and Property requirements. The chart below summarizes each update with the previous and new guidance side by side, the effective date, and the impacted Guide sections with direct links for quick reference. Each change is classified as an **Expansion**, **Contraction**, or **Neutral** update (see the legend at the end of the chart), and a Fannie Mae comparison is included to highlight where the agencies align or differ. Please note that effective dates vary, several changes are effective immediately, while others apply to loans with application received dates on or after June 3, 2026.

Topic	Effective Date	Previous Guidance	New Guidance	Type	Guide Impacts	Fannie Comparison
Credit						
Minimum Indicator Score – Second Homes & Investment Properties	Immediately	Minimum Indicator Score of 720 required when subject property is a second home or Investment and each Borrower individually and all Borrowers collectively will be obligated on 7–10 financed properties, including subject	Minimum Indicator Score of 720 requirement removed for second homes and Investment Properties when each Borrower individually and all Borrowers collectively are/will be obligated on 7–10 financed properties, including subject property and Borrower’s Primary Residence.	Expansion	Section 4201.12 Section 4201.13	Generally aligned EligMtx_04.01.2026_updated 05-21-2026.pdf Determining the Credit Score for a Mortgage Loan Fannie Mae
Income						
Written Analysis for Income & Asset Qualification	Application received dates on or after June 3, 2026	Broad written analysis required for all income and asset qualification sources and amounts	Broad written analysis requirement removed. Retained only for: rental income, self-employed income, income during temporary leave, and income with certain characteristics.	Expansion	Section 5301.1 Section 5301.2 Section 5303.1	Generally aligned Underwriting Factors and Documentation for a Self-Employed Borrower Fannie Mae

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Employment Offer Contingencies	Immediately	Unclear whether probationary/training/orientation periods constituted a contingency of the employment offer	Clarified: a probationary period after employment starts (e.g., 90-day probationary, training, or orientation period) is not a contingency of the employment offer. No requirements changed.	Neutral	Section 5303.2	Fannie is silent Employment Offers or Contracts Fannie Mae
Schedule K-1 Guaranteed Payments — Non-Self-Employed Borrowers (<25% ownership)	Immediately	Full two-year history of receipt required to establish stable monthly income for guaranteed payments from a partnership	Less than one year of receipt may qualify as stable income for K-1 Guaranteed Payments for ownership <25% if the below requirements are met: <ul style="list-style-type: none"> • Payments are from a professional service partnership (e.g., accounting or law firm) • Borrower recently changed from employee to partner with nominal ownership, and • Payments are documented with YTD earnings, K-1, and partnership agreement 	Expansion	Section 5303.1	Generally aligned B3-3.4-19, Schedule K-1 Income <25% Ownership (03/04/2026)
Non-Self-Employed Borrowers with Business Ownership Interest <25%	Immediately	For the income characteristic of <25% self-employed ownership, the section of guide did not specify intended for non-self-employed Borrowers	Title of the section updated to specify requirements for non-self-employed Borrowers with ownership interest in the business, less than 25%. No requirements changed.	Neutral	Section 5303.1	N/A
Self-Employment — Less Than Two-Year History with Prior Same/Similar Occupation	Immediately	Policy requires the use of the lesser of income from the new business or previous occupation when Borrower has <two years self-employment but at least two years combined history	The requirement to use the lesser of prior job and current self-employment income has been removed. All other requirements in Section 5304.1(c) must be met.	Expansion	Section 5304.1	Generally aligned Underwriting Factors and Documentation for a Self-Employed Borrower Fannie Mae
Income Commencing After the Note Date – Hourly Wage Earners	Immediately	Required verification of funds/reserves and did not provide requirements for future increase with current employer	Income commencing after Note Date may be used to qualify when the requirements below are met: <ul style="list-style-type: none"> • Guaranteed minimum number of weekly hours is documented • Verification of funds and reserves removed when >15 calendar days between Note Date and start of new employment • When income is obtained after Note Date, a 10-day pre-closing verification is required • Future increase in pay rate with current employer may only be used when documentation demonstrates current and future hours do not fluctuate 	Expansion	Section 5303.2	Differences Exist Employment Offers or Contracts Fannie Mae Standards for Employment-Related Income Fannie Mae
Assets						
Purchase Transaction Mortgages & Gifts of Equity	Application received dates on or after June 3, 2026	No restrictions on how excess gift of equity proceeds could be applied; gift of equity and gift funds combined in Section 5501.4	Excess proceeds may only be used to pay off/down Borrower debt at closing when paid by property seller to the creditor, and/or applied as a principal	Contraction	Section 4305.1 Section 5501.4	Freddie is more expansive Gifts of Equity Fannie Mae

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			curtailment. Gift of equity and gift funds separated in Section 5501.4 with distinct eligibility and documentation requirements.			
LPA Reserves — Loan Product Advisor Mortgages	Application received dates on or after June 3, 2026	More complex reserves language requiring additional Seller interpretation beyond the Feedback Certificate amount	Simplified — reserves required to be verified is the amount indicated on the Feedback Certificate.	Neutral	Section 5501.2	N/A
Assets Held in Living Trust — Repayment of Obligations	Immediately	Ownership of asset accounts held in the name of a Living Trust was not explicitly addressed	Specified for assets used as a basis for repayment of obligations and held in a Trust is allowed with the following requirements: • Accounts are considered to be owned by the Borrower when the Borrower is the Settlor of the Living Trust; and • When the Borrower is a Living Trust, the Settlor is considered the owner of the trust's accounts	Neutral	Section 5307.1	Freddie is more expansive Trust Accounts Fannie Mae
Liabilities						
Property Tax Abatements and Exemptions — Real Estate Taxes in Monthly Housing Expense	Immediately	Reduced tax amounts were only permitted when Borrower was currently receiving a tax abatement or exemption	Reduced tax amount permitted in monthly housing expense when Borrower is not yet receiving an abatement or exemption, provided the loan file includes evidence the Borrower and/or property is eligible for the reduced amount.	Expansion	Section 5401.1	Freddie is more expansive B3-6-03, Monthly Housing Expense for the Subject Property (12/16/2020)
Automobile Lease Payment — Debt Payment-to-Income Ratio	Immediately	Treatment of automobile lease payments when remaining balance is paid off/prepaid was not explicitly addressed	When the remaining balance on an automobile lease is paid off or prepaid, the monthly lease payment may be excluded from the debt payment-to-income ratio.	Expansion	Section 5401.2	Freddie is more expansive Monthly Debt Obligations Fannie Mae Debts Paid Off At or Prior to Closing Fannie Mae
Property						
Incomplete Improvements — Site-Built & Manufactured Homes	Immediately	Incomplete improvements requirements applied to site-built homes only; Manufactured Homes and Mortgages with a PDR were not eligible	Requirements clarified to apply to newly built/constructed and existing site-built homes. Expanded eligibility to include Mortgages secured by Manufactured Homes and Mortgages with a PDR.	Expansion	Section 4602.1 Section 5601.3 Section 5605.5	Freddie is more expansive Requirements for Verifying Completion and Postponed Improvements Fannie Mae
Cash-Out Refinance — Manufactured Homes Mortgage Term	Immediately	Maximum Mortgage term for cash-out transactions secured by Manufactured Homes was 20 years for Accept Mortgages	Maximum Mortgage term increased from 20 years to 30 years for cash-out Mortgages secured by Manufactured Homes (AUS Accept Mortgages only). Note: Freddie requirement is multi-wide for cash-out	Expansion	Section 5703.8	Generally aligned Manufactured Housing Loan Eligibility Fannie Mae <i>Note: Fannie requirement is multi-wide for cash-out</i>
"No Cash-Out" Refinance — Manufactured Homes & Leasehold Estates	Immediately	Existing junior lien payoff requirements applied to all "no cash-out" refinances but not explicitly for Manufactured Homes and Manufactured Homes on leasehold estates	Policy restated that junior liens secured by Manufactured Homes and Leaseholds that are paid off or paid down must have been used in their entirety to acquire the subject property.	Neutral	Section 5703.6 Section 5703.12 Section 5706.3	Freddie is more expansive Manufactured Housing Fannie Mae

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Optional Flood Insurance	Immediately	No explicit requirements	The premium for <i>optional</i> flood insurance is not required to be included in the monthly housing expense if flood coverage is <i>not</i> required.	Neutral	Section 4703.3	Freddie is more expensive Monthly Housing Expense for the Subject Property Fannie Mae
Property Disclosure Statements	Immediately	No explicit requirement to review property disclosure statements or provide them to the appraiser	Property disclosure statements on purchase transactions (if provided) must be reviewed for conditions adversely affecting market value, condition, or marketability, including C5/C6 deficiencies. Underwriters must provide the information to the appraiser when such conditions are identified.	Contraction	Section 5602.3 Section 5602.4 Section 5603.3	Generally aligned Disclosure of Information to Appraisers Fannie Mae
Change Type Legend: Expansion = Broadens eligibility / reduces requirements Contraction = Tightens requirements Neutral = Clarification / no net change to eligibility						

Please contact your Account Executive should you have any questions.

We appreciate your business!