



Bulletin 2020-30

Extension of Temporary Requirements For Purchase of Mortgages in Forbearance

Issued 07/31/2020

TO: Freddie Mac Sellers

SUBJECT: EXTENSION OF TEMPORARY REQUIREMENTS FOR PURCHASE OF MORTGAGES IN FORBEARANCE

Under the guidance and direction of the FHFA and in alignment with Fannie Mae, we are extending the temporary requirements for purchase of Mortgages in forbearance announced in [Bulletin 2020-12](#) and subsequently extended in [Bulletins 2020-17](#) and [2020-23](#). These requirements are now effective for Mortgages with Note Dates on or after February 1, 2020 and on or before **August 31, 2020**, and Settlement Dates on or after May 1, 2020 and on or before **October 31, 2020**. The chart below has been revised to reflect these changes.

Contract type	Additional effective date requirements
Guarantor and MultiLender Contracts	<ul style="list-style-type: none"> Mortgages with Note Dates on or after February 1, 2020 and on or before March 31, 2020 must have Settlement Dates on or before May 31, 2020 Mortgages with Note Dates on or after April 1, 2020 and on or before August 31, 2020 must have Settlement Dates on or before October 31, 2020 (Revised)
Cash Contracts	
Additional Requirements for Cash Contracts: Mortgages that are in forbearance, that are no more than 30 days delinquent	<p>The Cash Settlement Date must be no later than the 20th of the month after the month the Mortgage became 30 days delinquent, as defined in Bulletin 2020-12.</p> <p>For example:</p> <ul style="list-style-type: none"> Notes with a first payment Due Date of August 1: If the Borrower does not pay the August payment, the Mortgage will become 30 days delinquent at the close of business on August 31. For these loans, the Settlement Date must be on or before September 20. (Revised) Notes with first payment Due Dates of August 2–31: If the Borrower did not pay the August payment, the Mortgage will become 30 days delinquent at the close of business on September 30. For these loans, the Settlement Date must be on or before October 20. (Revised)

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 Center for Disease Control's web page on [COVID-19](#)
- The Appraisal Foundation's [Appraiser Qualifications and Standards Q&As](#)
- The Appraisal Institute's [Coronavirus-related Direction for Appraisers](#)
- National Association of Realtors [Coronavirus Guide for Realtors](#)

CONCLUSION

We appreciate the support that Sellers continue to extend to Borrowers coping with hardships attributed to COVID-19. 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,

Danny Gardner
Senior Vice President, Client and Community Engagement