

TO: Freddie Mac Sellers

October 21, 2020 | 2020-41

SUBJECT: EXTENSION OF THE EFFECTIVE DATES FOR THE PURCHASE OF MORTGAGES IN COVID-19-RELATED FORBEARANCE

We continue to work closely with Fannie Mae under the guidance and direction of the FHFA to address the ongoing economic implications and uncertainty related to the coronavirus disease (COVID-19) pandemic and its impacts on Borrowers and the Mortgage origination process.

We are extending the temporary requirements for the purchase of Mortgages in COVID-19-related forbearance announced in Bulletin 2020-12 and subsequently extended in Bulletins 2020-17, 2020-23, 2020-30, 2020-35 and 2020-37. These requirements are now effective for Mortgages with Note Dates on or after February 1, 2020 and on or before **November 30, 2020**, and Settlement Dates on or after May 1, 2020 and on or before **January 31, 2021**.

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 November 30, 2020 must have Settlement Dates on or before January 31, 2021 (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 November 1: If the Borrower does not pay the November payment, the Mortgage will become 30 days delinquent at the close of business on November 30. For these loans, the Settlement Date must be on or before December 20. (Revised) Notes with first payment Due Dates of November 2–30: If the Borrower did not pay the November payment, the Mortgage will become 30 days delinquent at the close of business on December 31. For these loans, the Settlement Date must be on or before January 20. (Revised)

ADDITIONAL RESOURCES

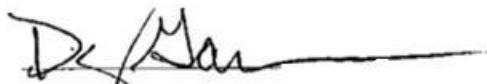
We encourage Sellers to review the following resources:

- Freddie Mac Single-Family web page on [COVID-19](#)
- Freddie Mac [Selling FAQs](#) related to COVID-19
- Freddie Mac webinar: [COVID-19 Stay Informed - Temporary Selling Requirements](#)
- 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,

A handwritten signature in black ink, appearing to read 'D. Gardner', with a long horizontal line extending to the right.

Danny Gardner
Senior Vice President, Client and Community Engagement