



MFM Bulletin: 006-2026

Date: March 6, 2026

Subject: Fannie/Freddie Government Shutdown Guidance

Federal employees across the country may be impacted by the federal government shutdown that began February 14, 2026, including employees who work for government contractors, vendors, and other businesses that rely on work from government agencies or that offer goods and services to members of the government workforce in their localities.

Fannie Mae and Freddie Mac have provided the following guidance for borrowers impacted by the government shut down.

Employment directly affected by the shutdown:

For borrowers employed by the federal government or other individuals whose employment is directly impacted by the shutdown, a loan is not rendered ineligible for sale to Fannie Mae and Freddie Mac solely based upon the shutdown.

The following guidance relates to standard employment policies for such individuals:

- Verification of employment: MFM must continue to attempt to obtain the verbal VOE before delivery of the loan as required. We believe VOEs for the majority of government employees and other workers impacted by the shutdown will continue to be readily available from automated systems or third-party service providers.
- If the lender is unable to obtain the verbal VOE due to the shutdown, Fannie Mae and Freddie Mac will waive the verbal VOE requirement if the lender documents the loan file with a written statement describing:
 - The steps the lender took to obtain the verbal VOE, and that the requirement could not be met as a direct result of the shutdown.
 - The lender warrants that the borrower is employed at the time the loan is delivered to Fannie Mae, unless employment has been validated by the Desktop Underwriter® (DU®) validation service.
 - Validation of employment by the DU validation service will result in loans remaining eligible for representation and warranty relief provided the lender complies with the “close by” date.
- For borrowers in the military whose employment is not validated by the DU validation service, the Selling Guide currently allows for a Leave and Earnings Statement dated within 120 calendar days prior to the note date in lieu of a verbal VOE.



- If a borrower is furloughed, the loan remains eligible for sale, provided the lender has been able to obtain all required income documentation prior to delivery of the loan. Income documentation must continue to meet the Selling Guides
- Paystubs: We are waiving the requirement that the paystub be dated no earlier than 30 days prior to the initial loan application date.

Please contact the MFM Underwriting Dept. (underwriting@memberfirstmortgage.com) if you have any concerns pertaining to guidelines and/or eligibility.

Thank you