

EXTENSION OF DATE TO REQUEST INITIAL FORBEARANCE FOR FHA, VA, AND USDA MORTGAGE LOANS

Forbearance Available for Loans Securitized and Sold by Fannie Mae and Freddie Mac

October 1, 2021

This Update supplements NFHA Summaries dated [March 20, 2020](#), [April 3, 2020](#), [May 26, 2020](#), [June 30, 2020](#), [September 15, 2020](#), [March 16, 2021](#) and [September 14, 2021](#).

FEDERALLY BACKED SINGLE FAMILY MORTGAGE LOANS

I. Deadline to Request Initial CARES Act Forbearance

The September 30, 2021 deadline to request an initial forbearance for FHA, VA and USDA loans has been removed. **Borrowers impacted by the COVID-19 National Emergency may request an initial six month payment forbearance and six month extended forbearance until the end of the National Emergency is declared.**

FHA FORWARD AND REVERSE MORTGAGES

[HUD Mortgage Letter 2021-24](#)

- This Mortgagee Letter also revises prior policy and allows a total of twelve months forbearance if the initial forbearance was requested between July 1, 2021, and September 30, 2021.
- No COVID-19 Forbearance period may extend beyond six months after the end of the COVID-19 National Emergency or September 30, 2022, whichever is later.

VA LOANS

- **Circular [26_21_20.pdf \(va.gov\)](#)**
 - "VA expects that all COVID-related forbearances will end not later than September 30, 2022."
- **Circular [26_21_19.PDF \(va.gov\)](#)**
 - Servicers may continue offering loan deferment as a COVID-19 home retention option.

USDA

- **Guaranteed Loans [Update to Guidance for Servicing Borrowers Impacted by COVID-19 \(govdelivery.com\)](#)**
- **Direct Loans [Update to Guidance for Direct Loan Borrowers](#)**

FANNIE MAE AND FREDDIE MAC LOANS

- No deadline has been announced.

II. Non-Performing and Reperforming Loans Securitized and Sold by Fannie Mae and Freddie Mac

The loans covered by the CARES Act include loans "purchased or securitized by" Fannie Mae and Freddie Mac (the GSEs). Fannie Mae and Freddie Mac securitize and sell their Non-Performing Loans (NPLs) and Reperforming Loans (RPLs). Fannie Mae and Freddie Mac may be identified as the trustee for these securitizations.

Borrowers with NPL and RPL loans that have been sold and securitized by the GSEs are entitled to request initial and extended forbearance pursuant to the CARES Act. These borrowers were also covered by the initial foreclosure and eviction moratorium in the CARES Act and any future extensions of such foreclosure or eviction moratorium that are related to the COVID-19 pandemic.

It is the position of the Federal Housing Finance Agency (FHFA) and the GSEs that because these loans are no longer owned by Fannie Mae or Freddie Mac, the servicer is not required to adhere to the COVID-19 related loss mitigation home retention options that have been published in Fannie Mae Lender Letters and Freddie Mac Bulletins.

Additional information is available in FHFA's Non-Performing and Reperforming Loan Sales Fact Sheet: [Non-Performing and Reperforming Loan Sale Requirements \(fhfa.gov\)](#) These loans will not show up on the loan look-up sites.

If the loan is currently owned by Fannie Mae or Freddie Mac, it will show up on the loan look-up sites and the GSE's COVID-19 specific loss mitigation options will apply.

- [Loan Lookup | Know Your Options](#) (Fannie Mae)
- [Loan Look-Up \(freddiemac.com\)](#)

III. Additional Resources for All Loans

Equifax, Experian, and TransUnion continue to offer free weekly credit reports at the official [Annual Credit Report](#) website.

[Servicer Directory - Consumers - National Housing Resource Center \(hsgcenter.org\)](#)

[CFPB COVID-19 Mortgage and Housing Assistance](#)

[CFPB Mortgage Servicing Rules Page](#)

**This Summary will be updated as new information is released.
Updates will be posted on [NFHA's COVID-19 webpage](#).**