MFM Bulletin: 013-2026

Date: June 5, 2026

Subject: Important Freddie Mac Updates

Freddie Mac recently issued a bulletin with the following updates and changes:

Income Commencing After the Note Date:
- Hourly earnings from the new employer are now an acceptable source of income.
- Income from the new primary employment must be non-fluctuating and salary or hourly.
- The new employer must guarantee (in writing) the number of weekly hours.
- Hourly earnings from the current employer with a future increase in the pay rate may only be used to qualify when documentation in the Mortgage file demonstrates that current and future hours do not fluctuate.
- When income documentation is obtained after the Note Date, a 10-day pre-closing verification (PCV) is now required for all Mortgages. **This should consist of verification from the new employer confirming all terms in the offer letter remain the same (e-mail or letter directly from HR department). This is required for both Freddie Mac and Fannie Mae loans.**

All other requirements for “Income commencing after the note date” remain the same.

Year-to-Date Paystub as Eligible 10-day PCV Type:
Freddie Mac has removed the “paid through” date requirement for a year-to-date (YTD) paystub that is used to satisfy the 10-day PCV requirement to verify the Borrower’s current employment. A YTD paystub that is:
- From the pay period immediately preceding the Note Date
- Date of pay stub must be no more than 15 Business Days before the Note Date

Seller Property Disclosure Statements:
Freddie Mac will now require that lenders review the seller property disclosure statement on purchase transactions for conditions that could adversely affect the market value, condition or marketability of the subject property, including adverse physical deficiencies consistent with a C5 or C6 condition rating. Some deficiencies may require inspections by licensed contractors and/or repair items that must be completed prior to closing.

The property disclosure must also be provided to the appraiser with the purchase contract. If the property disclosure statement identifies conditions that could adversely affect the market value, condition or marketability of the subject property, then the appraiser must condition for the repairs to be completed prior to closing. A final inspection will be required.

MFM will apply this requirement to all purchase transactions for all loan types. Please contact the MFM Underwriting department (underwriting@memberfirstmortgage.com) if you have any questions or concerns.

Thank you