



Bulletin 2020-34

# COVID-19 Foreclosure Moratorium Extension and Disaster Forbearance Updates

Issued 08/27/2020

**TO: Freddie Mac Servicers**

**SUBJECT: COVID-19 FORECLOSURE MORATORIUM EXTENSION AND DISASTER FORBEARANCE UPDATES**

This Bulletin announces:

- An extension of the [COVID-19 foreclosure moratorium](#)
- Updates to [Disaster forbearance](#) for Eligible Disasters

## EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

## EXTENSION OF THE COVID-19 FORECLOSURE MORATORIUM

We are extending the foreclosure moratorium announced in [Bulletins 2020-4](#), [2020-10](#), [2020-16](#) and [2020-25](#). Servicers must suspend all foreclosure actions, including foreclosure sales, through **December 31, 2020**. This includes initiation of any judicial or non-judicial foreclosure process, move for foreclosure judgment or order of sale. This foreclosure suspension does not apply to Mortgages on properties that have been determined to be vacant or abandoned.

## DISASTER FORBEARANCE

In the event a disaster strikes, it is important that Servicers be considerate of the Borrower's circumstances and work to obtain quality right party contact (QRPC) with the Borrower as soon as possible. However, we are aware that achieving timely QRPC is not always possible in disaster situations; therefore, in circumstances where the Servicer has not yet achieved QRPC and believes that the Borrower's hardship is the result of an Eligible Disaster, the Servicer may place a Borrower who becomes 31 or more days delinquent after being impacted by an Eligible Disaster in a forbearance plan for up to 90 days. Servicers must obtain QRPC to approve forbearance for a Borrower who was 31 or more days delinquent at the time of impact due to an Eligible Disaster. We will update [Guide Section 8404.4](#) in a future Bulletin to reflect this change.

## RESOURCES

We encourage Servicers to review the following COVID-19 resources:

- Freddie Mac Single-Family web page on [COVID-19 resources](#) [↗](#)
- Freddie Mac [Servicing FAQs](#) [↗](#) on COVID-19

## GUIDE UPDATES

The Guide will not be updated at this time to reflect these changes.

## CONCLUSION

We appreciate the support that Servicers 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,

Bill Maguire

Vice President, Servicing Portfolio Management