



# WHOLESALE ANNOUNCEMENT 2026-38

April 9, 2026

## Freddie Mac Update

### Effective Date

Effective for Mortgages with Application Received Dates on or after April 12, 2026 and Mortgages with Application Received Dates prior to April 12, 2026 with Settlement Dates on or after July 12, 2026

### Update:

#### **Refi Possible Mortgages – Borrower qualifying income**

- When determining the Borrowers' qualifying income for Refi Possible Mortgages, the Borrowers' base earnings must be considered for both non-fluctuating and fluctuating employment earnings before any additional employment earnings (e.g., bonus, commission, overtime, tips) may be considered.

**Should you have any questions, please reach out to your Account Executive or Client Manager**