



WHOLESALE ANNOUNCEMENT 2026-47

June 1, 2026

Fannie Mae Update

Effective Date

Effective Immediately

Update:

IRS tax installment agreements

- Fannie Mae updated the Selling Guide regarding treatment of Federal Income Tax Installment Agreements when calculating monthly debt obligations. When the borrower has an IRS installment agreement to repay delinquent federal taxes, and no federal tax lien has been filed against the subject property, the lender must consider the monthly payment amount as part of the borrower's monthly debt obligations as follows:
 - For an installment agreement approved by the IRS, the lender must obtain
 - a copy of the approved agreement showing monthly payment and total amount owed, and
 - evidence the borrower is current on payments.
 - For an installment agreement still pending approval, the lender must obtain a copy of the application showing repayment terms, monthly payment, and the total amount owed.
- If these requirements are not met, the borrower must fully pay off the IRS tax balance either before or at closing in accordance with Fannie Mae Guide.

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