

COVID-19 FORBEARANCE OPTION CHARTS FEDERALLY-BACKED MORTGAGES

- Prepared for *PBRC COVID-19 Pro Bono Attorney Training Series*
- Supplement to Training Materials as of March 2, 2022
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COVID-19 FORBEARANCE FHA LOANS

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
March 1, 2020 – June 30, 2020	Up to 6 months	Up to 6 months	Up to 6 months (in 3-month increments)	Up to 18 months
July 1, 2020 – Sept. 30, 2020	Up to 6 months	Up to 6 months	Up to 3 months	Up to 15 months
Oct. 1, 2020 – June 30, 2021	Up to 6 months	Up to 6 months	0	Up to 12 months
July 1, 2021 – Sept. 30, 2021	Up to 6 months	Up to 6 months	0	Up to 12 months

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COVID-19 FORBEARANCE FHA LOANS

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
Oct. 1, 2021 – The end of the COVID-19 National Emergency	Up to 6 months	Up to 6 months if the initial forbearance will be exhausted and expires during the COVID-19 National Emergency		Up to 12 months If the Borrower is eligible for the additional COVID- 19 Forbearance Period

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COVID-19 EXTENSION TIMELINES FHA HOME EQUITY CONVERSION MORTGAGES HECMS/REVERSE MORTGAGES

Initial Extension Start Date	Initial Extension Period	Additional Extension Period	Additional Extensions	Maximum Extension Period
March 1, 2020 – June 30, 2020	Up to 6 months	Up to 6 months	Up to 6 months (in 3-month increments)	Up to 18 months
July 1, 2020 – Sept. 30, 2020	Up to 6 months	Up to 6 months	Up to 3 months	Up to 15 months
Oct. 1, 2020 – June 30, 2021	Up to 6 months	Up to 6 months	0	Up to 12 months
July 1, 2021 – Sept. 30, 2021	Up to 6 months	Up to 6 months	0	Up to 12 months

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COVID-19 EXTENSION TIMELINES FHA HECMS

Initial Extension Start Date	Initial Extension Period	Additional Extension Period	Additional Extensions	Maximum Extension Period
Oct. 1, 2021 – The end of the COVID-19 National Emergency	Up to 6 months	Up to 6 months if the initial COVID-19 Extension period will be exhausted and expires during the COVID-19 National Emergency		Up to 12 months If the Borrower or the HECM is eligible for the additional COVID- 19 Extension Period

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COVID-19 FORBEARANCE VA LOANS

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
March 1, 2020 – June 30, 2020	Up to 6 months	Up to 6 months	Up to 6 months (in 3-month increments)	Up to 18 months
July 1, 2020 – End of the COVID- 19 Emergency	Up to 6 months	Up to 6 months	0	Up to 12 months

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COVID-19 FORBEARANCE USDA GUARANTEED AND DIRECT LOANS

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
March 1, 2020 – June 30, 2020	Up to 6 months	Up to 6 months	Up to 6 months (in 3-month increments)	Up to 18 months
July 1, 2020 – Sept. 30, 2020	Up to 6 months	Up to 6 months	Up to 3 months	Up to 15 months
Oct. 1, 2020 – End of the National Emergency	Up to 6 months	Up to 6 months	0	Up to 12 months

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COVID-19 FORBEARANCE FANNIE MAE AND FREDDIE MAC LOANS

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
March 1, 2020 – No deadline announced	Up to 6 months	Up to 6 months	Up to 6 months (in 3-month increments) *BUT only if borrower was in a COVID-19 Forbearance as of February 28, 2021	Up to 18 months

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**COVID-19 FORBEARANCE
LOANS PREVIOUSLY OWNED
BY FANNIE MAE AND FREDDIE MAC**

**NON-PERFORMING AND RE-PERFORMING LOANS
SOLD AND SECURITIZED
BY FANNIE MAE AND FREDDIE MAC**

Initial Forbearance	Initial Forbearance Period	Additional Forbearance Period	Forbearance Extensions	Maximum Forbearance Period
March 1, 2020 – No deadline announced	Up to 6 months	Up to 6 months		12 months

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