



To: All Customers **From:** Credit Policy
Date: 10/15/20 – Update 11/05/20 **Memo #:** 20100
Subject: **2019 Tax Return Filing Deadline**

As of October 15, 2020, the 2019 tax return extensions have expired. For all applicable pipeline loans not yet closed, if tax returns are required and the borrower previously provided a tax return extension, form 4868, the 2019 tax returns will now be required to extend the loan commitment beyond October 15, 2020, unless otherwise permitted.

The below condition will be added to new and existing loans when 2019 tax returns are absent from the loan file:

“The October 15th tax filing deadline is approaching or has passed. If the loan has not or will not close and disburse by filing deadline, 2019 tax returns are required to evaluate borrower's income/business. {For Conventional loans following DU and with an application date prior to October 15th, 2020 that will disburse before December 31st 2020, the 2019 extension along with the IRS Transcripts confirming "No Transcripts available" are acceptable and can proceed with the 2018/2017 tax returns. For Conventional loans following LPA that will close before November 20, 2020, the 2019 extension along with the IRS Transcripts confirming "No Transcripts available" are acceptable and can proceed with the 2018/2017 tax returns.}.”

CONVENTIONAL ONLY-UPDATE

FANNIE MAE

For loans utilizing DU with an application date prior to October 15th, 2020 that will disburse before December 31st 2020, the 2019 extension along with the IRS Transcripts confirming "No Transcripts available" are acceptable and can proceed with the 2018/2017 tax returns. Applications on or after October 15, 2020 will require most recent tax filing returns based on the dates as announced by the IRS.

FREDDIE MAC

For loans utilizing LPA with a closing date on or before November 20,2020 the 2019 extension along with the IRS Transcripts confirming "No Transcripts available" are acceptable and can proceed with the 2018/2017 tax returns. Loans closing after November 20, 2020 will require the 2019 tax year filing to be provided.