

Credit Policy Announcement

Enact Mortgage Insurance (Enact) Credit Policy and Servicing Announcement
October 1, 2025 – Bulletin 2025-03

This Credit Policy Bulletin Addresses Enact's Response to Federal Government Shutdown

Credit Policy Issues Related to Government Shutdown

Enact supports the GSEs' (Fannie Mae and Freddie Mac) announced temporary measures for impacted borrowers employed by the federal government or other individuals whose employment is directly impacted by the shutdown. We expect our customers to utilize available third-party tools, follow up appropriately on AUS "red flags" and apply thoughtful underwriting to files where closing (and MI activation) will occur before the typical verifications will be received. The loan file should contain documentation to explain the absence of expected verifications as a result of the government shutdown.

Below are links to the GSE announcements addressing this topic for reference:

Fannie Mae: [Lender Letter\(LL-2025-03\)](#)

Freddie Mac: [Bulletin 2025-E](#)

Customer questions on this topic should be directed to their Regional Underwriter. For Contract Services (CS) underwriting, we will follow the Client and/or Investor policies regarding Government Shutdown for the CS portion of the underwrite and GSE policy for the mortgage insurance portion.

Servicing Issues Related To Government Shutdown

We're committed to supporting servicers during the government shutdown, recognizing its potential impact on borrowers' ability to make mortgage payments.

Forbearance Plans:

We support the GSEs' forbearance plan announcements. Plans for GSE and non-GSE loans are delegated for up to twelve months. Servicers must report plan status using the MILAR Template (see Section 7B of the [Default Management Servicing Guide](#).)

For questions about loan workouts (e.g. forbearance, modifications, deferrals), contact the Homeowner Assistance Department at 800 455.0871 or HOA@EnactMI.com.