



Subject: Federal Government Shutdown

Dear Broker Partner,

With the current federal government shutdown in effect, several areas of mortgage processing may experience temporary disruptions. The following guidance outlines key areas potentially affected and steps to help ensure a smooth loan process.

Flood Insurance

- The National Flood Insurance Program (NFIP) authorization to issue or renew policies expired on **September 30, 2025**.

Requirements:

- Loan files must include completed flood zone determinations.
- Properties located in Special Flood Hazard Areas (SFHAs) are required to maintain flood insurance coverage.
- Private flood insurance policies are not impacted by the NFIP lapse and may be used as an acceptable alternative.

IRS IVES / Tax Transcripts

The IRS Income Verification Express Service (IVES) has historically remained operational during previous shutdowns; however, no formal contingency plan has been issued for this period. For loans requiring IRS tax transcripts:

- If transcripts cannot be obtained through IVES, borrowers may retrieve transcripts directly from the IRS website and provide them to the lender or broker.
- Tax transcripts must be included in the loan file prior to Clear to Close (CTC).

Borrowers Employed by the U.S. Government

Ameritrust will follow the temporary guidance issued by Fannie Mae regarding Verification of Employment (VOE) and pay documentation for government employees.

If VOE processing is delayed or unavailable due to the shutdown:

- VOEs completed via automated systems or third-party verification services will be accepted.
- If a verbal VOE cannot be completed prior to closing, it may be obtained post-closing, accompanied by an updated pay stub dated within 30 days of closing.

We appreciate your continued partnership and understanding as we work together to minimize the impact of the federal shutdown on loan processing timelines.

