



Lender Notice

Government Shutdown Guidance

October 1, 2025

Introduction

This lender notice outlines the potential impacts of a federal government shutdown on housing programs and mortgage operations.

Summary

As we navigate the challenges posed by the federal government shutdown, NH Housing does not anticipate significant disruption to its core services; however, lenders should be aware of the following potential effects on the mortgage market:

- **FHA / HUD Programs**

Certain FHA/HUD operations may be suspended or delayed during a shutdown. Lenders are responsible for ensuring that any FHA loan submitted for purchase is eligible for FHA insurance. All lenders must adhere to the terms outlined in the Mortgage Loan Purchase Agreement (MLPA) pertaining to insurance on government loans.

- **USDA / Rural Development**

USDA/RD functions may be limited during a shutdown. Lenders are responsible for ensuring that any RD loan submitted for purchase is eligible for insurance and must comply with the MLPA requirements for government loan insurance.

- **VA Loan Program**

VA operations may be affected by a shutdown. Lenders are responsible for ensuring that any VA-insured loan submitted for purchase is eligible for insurance and must comply with the MLPA requirements for government loan insurance.

- **Tax Return Transcripts**

The IRS may suspend issuance of tax return transcripts during a shutdown. If delays occur, NH Housing will temporarily waive the requirement for transcripts sourced from third-party vendors. Instead, borrowers may request their transcripts directly from the IRS at www.irs.gov/individuals/get-transcript to satisfy program requirements. A fully executed 4506-T form will still be mandatory for all borrowers.

- **NFIP / Flood Insurance**

The National Flood Insurance Program (NFIP) may be impacted during a shutdown. Without reauthorization, new or renewal policies cannot be issued, potentially disrupting closings where flood insurance is required.

- **Government Sponsored Enterprises**

During previous shutdowns, Fannie Mae and Freddie Mac have continued normal operations since they are not reliant on appropriated funds.

Effective Date: October 1, 2025

Beginning October 1, 2025, lenders should anticipate potential delays from impacted agencies and plan accordingly. It remains the lender's responsibility to ensure that all loans submitted to NH Housing are eligible for purchase.

If you have any questions, please email underwriters@nhhfa.org.

Sincerely,

Homeownership Team
New Hampshire Housing
ownershipinfo@nhhfa.org
NHHomeownership.org

About New Hampshire Housing As a self-sustaining public corporation, New Hampshire Housing promotes, finances, and supports housing solutions for the people of New Hampshire. NH Housing operates a number of rental and homeownership programs that assist low- and moderate-income persons in obtaining affordable housing. Since its inception, NH Housing has helped more than 55,000 families purchase their own homes and has been instrumental in financing the creation of almost 16,000 multifamily housing units. Learn more at NHHomeownership.org.

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