



ASSISTANT SECRETARY FOR HOUSING –  
FEDERAL HOUSING COMMISSIONER

**Date: August 28, 2020**

**Mortgage Letter 2020-28**

**To:** All FHA-Approved Mortgagees  
All Direct Endorsement Underwriters  
All FHA Roster Appraisers  
All FHA-Approved 203(k) Consultants  
All HUD-Approved Housing Counselors  
All Governmental Entity Participants  
All Real Estate Brokers  
All Closing Agents

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**Subject** Re-Extension of the Effective Date of Mortgage Letter (ML) 2020-05, Re-verification of Employment and Exterior-Only and Desktop-Only Appraisal Scope of Work Options for the Federal Housing Administration (FHA) Single Family programs impacted by the Coronavirus Disease of 2019 (COVID-19).

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**Purpose** This ML announces a re-extension of the effective date of ML 2020-05, published on March 27, 2020. This third extension will allow industry partners additional opportunity to utilize flexible guidance related to re-verification of employment and appraisal protocol for FHA Single Family programs affected by COVID-19.

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**Effective Date** The extension of appraisal guidance in ML 2020-05 is effective immediately for appraisals with an effective date on or before October 31, 2020. The extension of re-verification of employment guidance in ML 2020-05 is effective immediately for cases closed on or before October 31, 2020.

Policy updates in this ML are temporary and will not be incorporated into the the Department of Housing and Urban Development (HUD) Single Family Housing Policy Handbook 4000.1.

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**Public Feedback** HUD welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please send feedback to the FHA Resource Center at [answers@hud.gov](mailto:answers@hud.gov). HUD will consider the feedback in determining the need for future updates.

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## Mortgagee Letter 2020-28, Continued

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### **Affected Programs**

These changes apply to FHA Single Family Title II Forward and Reverse Mortgage Programs.

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### **Background**

On March 13, 2020, President Trump declared a national emergency concerning the COVID-19 outbreak and initiated actions to stem the threat to public health and the American economy. On March 27, 2020, HUD published Mortgagee Letter 2020-05, through which the Secretary of HUD authorized flexibilities to the re-verification of employment and Acceptable Appraisal Reporting Forms and Protocols by allowing exceptions for Exterior-Only and Desktop Appraisal inspections in certain transactions.

Due to the continuing national emergency caused by the COVID-19 pandemic, HUD is issuing this ML to extend the modifications issued in ML 2020-05.

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### **Paperwork Reduction Act**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB Control Numbers 2502-0538 and 2502-0059. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB Control Number.

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### **Questions**

Any questions regarding this Mortgagee Letter may be directed to the FHA Resource Center at 1-800-CALL-FHA. Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339. For additional information on this Mortgagee Letter, please visit [www.hud.gov/answers](http://www.hud.gov/answers).

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### **Signature**

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