

# WHOLESALE BULLETIN

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## 21W-049

**Attention: AEs, Business Development Managers &  
Mortgage Brokers**

**July 9, 2021**

**Please take a moment to read the important information contained in this bulletin.**

**Included in this Bulletin: Freddie Mac – Gift Funds Used to Pay Borrower’s Earnest Money Deposit**

Effective immediately, Freddie Mac will now allow a gift donor to pay the Borrower’s earnest money deposit (EMD) directly to the builder or real estate agent if evidence is provided for the transfer of the funds from the donor’s account in a financial institution to the earnest money deposit holder.

Freddie Mac’s current guides require that in all instances gift funds be transferred directly from the donor’s account in a financial institution to the Borrower’s account or to the settlement or closing agent.

If the EMD amount is a gift, the amount must be entered as gift funds in Loan Product Advisor (LPA) and not as EMD.

All other gift fund requirements apply.

If you have any questions, contact your local Account Executive, Production Coordinator, Regional Vice President, or Brian Daily, SVP Wholesale: [Brian.Daily@mwfinc.com](mailto:Brian.Daily@mwfinc.com), 909-255-8332.

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