

Today, the Federal Housing Administration (FHA) published its next sweeping set of policy updates for its Single Family mortgage insurance program executed through a series of Mortgagee Letters (ML). These 14 individual updates, launched as part of HUD's recognition of National Homeownership Month, are designed to reduce costs, mitigate risk, and make mortgage credit more accessible for prospective American homebuyers with FHA-insured mortgages in accordance with President Trump's Executive Order [Promoting Access to Mortgage Credit](#).

These updates bring the total to more than 150 streamlining measures taken in the FHA Single Family program since the start of the Trump administration.

Today, FHA issued ML 2026-08:

[Updates to Loss Mitigation Requirements](#). Through this ML, FHA clarifies its loss mitigation requirements governing Trial Payment Plans (TPPs) and borrower evaluation for loss mitigation assistance. Specifically, this ML:

- Establishes a new reason for a TPP failure when a borrower repeatedly fails to accept a TPP agreement for the third time;
- Permitting payments under a permanent home retention option to increase after a TPP due to increases in taxes or insurance; and
- Limits borrower requests for re-review for loss mitigation prior to foreclosure initiation to instances where a change in the borrower's circumstances impacts their eligibility for a loss mitigation option.

This ML also revises the TPP requirements to allow borrowers to make their TPP payments in advance of the month in which they are due, ensuring that proactive borrowers are not penalized, which aligns with the housing policy [waiver](#) issued on March 3, 2026.