

Freddie Mac Delivery Codes



The following provides commonly used Special Characteristic Codes (SCCs). This list does not include all delivery SCCs as specified in Freddie Mac's *Single-Family Seller/Servicer Guide*, Exhibit A, and/or in a Master Commitment and/or Master Agreement.

SCC	Definition	Special Conditions
001	Relief Refinance Mortgages – Same Servicer with life-of-loan recourse	Must also choose SCC H06. For more information, see Guide Section A24.4.
003	Cash-out refinance Mortgage	If a refinance, must choose SCC 003 or 007.
007	No cash-out refinance Mortgage	If a refinance, must choose SCC 003 or 007.
009	Temporary Subsidy Buydown - Limited Buydown (<2%/<= 2 years)	If a buydown, must choose SCC 009, 014, 206 or 207. For more information see Guide Section 17.20.
013	Fixed-rate relocation Mortgage	For more information on relocation Mortgages, see Guide Sections 13.4(f) and 17.19.
014	Temporary Subsidy Buydown - Extended Buydown (>2%/> 2 years)	If a buydown, must choose SCC 009, 014, 206 or 207. For more information see Guide Section 17.20.
018	Retail Mortgage (not a Wholesale Home Mortgage)	Mandatory when the Seller does not deliver SCC 211 or 212.
019	Mortgage with Lender Paid mortgage insurance	For more information regarding Lender Paid mortgage insurance, see Guide Section 27.1.1(b).
033	Relief Refinance Mortgages – Same Servicer with life-of-loan indemnification	Must also choose SCC H06. For more information, see Guide Section A24.4.
071	Affordable Housing Initiative Mortgage	Required for all Affordable Housing Initiative Mortgages
128	Section 184 Native American Mortgage, fee simple	For more information regarding Section 184 Native American Mortgages, see Guide Sections 35.4 and 17.11.
130	Section 184 Native American Mortgage, allotted land	For more information regarding Section 184 Native American Mortgages, see Guide Sections 35.4 and 17.11.
140	Home Possible (Reduced Delivery Fee)	Must be used for any purchase transaction Home Possible Mortgage when the income used to qualify the Borrower, converted to an annual basis, does not exceed 80% of the applicable area median income and when a purchase transaction Home Possible Mortgage is secured by property located in a Hurricane Katrina/Hurricane Rita eligible Disaster Areas and originated on or before June 30, 2008 and must be delivered on or before September 30, 2008.
170	Property in Special Flood Hazard Area/with flood insurance	Mandatory - must choose SCC 170, 175, 180, or 185.
175	Property not in Special Flood Hazard Area/with flood insurance	
180	Property not in Special Flood Hazard Area/Not insured	
185	Property in Special Flood Hazard Area/Not insured	
203	Special purpose cash-out refinance	If applicable, SCC 003 is also required. For more information see Guide Section 17.18.
206	Buydown plan that extends more than 2 years, but not more than 3 years, and an effective interest rate that is not more than 2% below the Note Rate	If a buydown, must choose SCC 009, 014, 206 or 207. For more information see Guide Section 17.20.

SCC	Definition	Special Conditions
207	Buydown plan that extend 2 years or less, and an effective interest rate that is more than 2%, but not more than 3%, below the Note Rate.	If a buydown, must choose SCC 009, 014, 206 or 207. For more information see Guide Section 17.20.
211	Correspondent Third Party Origination Mortgage	For more information see Guide Sections 17.3(b) and 22.15.
212	Broker Third Party Origination Mortgage	For more information see Guide Section 17.3(b)
218	Section 184 Native American Mortgage, tribal trust land	For more information regarding Section 184 Native American Mortgages, see Guide Sections 35.4 and 17.11.
257	Mortgage secured by California condominium unit with partially pre-funded earthquake insurance deductibles and delivery fee is reduced	If Mortgage secured by a California condominium unit is delivered without SCC 257, 259 or 261, the Seller will be assessed an applicable delivery fee. For more information, see Guide Sections 17.22, 42.12 and Exhibit 19.
259	Mortgage secured by California condominium unit with adequately pre-funded earthquake insurance deductibles and delivery fee is waived	See comments for SCC 257.
261	Mortgage secured by CA condominium unit where earthquake insurance is not necessary and delivery fee is waived	See comments for SCC 257.
288	Freddie Mac-owned streamlined refinance mortgage	If applicable, SCC 007 is also required.
289	Streamlined Refinance other than Freddie Mac-owned streamlined refinance Mortgage	If applicable, SCC 007 is also required.
535	Any Affordable Housing Initiative Mortgage where the TLTV ratio is greater than 100%	The only Mortgages with a TLTV ratio greater than 100% eligible for sale to Freddie Mac are Home Possible Mortgages secured by a 1-unit Primary Residence with minimum 700 indicator score, FHA/VA Mortgages, Section 502 GRH Mortgages and Section 184 Native American Mortgages. If applicable, SCC 071 also required.
547	Any Affordable Housing Initiative Mortgage using cash on hand as Borrower Funds or Borrower Personal Funds	If applicable, SCC 071 also required.
583	Any Mortgage with an Affordable Second	Affordable Seconds may be used with Affordable Housing Initiative Mortgages. If applicable, SCC 071 also required.
903	Loan Prospector Mortgage delivered with Form 2070 (exterior-only inspection)	For more information see Guide Section 17.34(b).
904	Loan Prospector Mortgage delivered with Fannie Mae 2075 as substitute for Form 2070	For more information see Guide Section 17.34(b).

SCC	Definition	Special Conditions
916	Construction is completed after Borrower applies for Mortgage	For more information see Guide Section 17.39.
951	Single-wide Manufactured Home	For more information see Guide Section 17.33(b).
952	Multiwide Manufactured Home	For more information see Guide Section 17.33(b).
D25	Employer Assisted Homeownership Benefits	For more information see Guide Section 17.42.
D49	Newly Built Home Mortgages – site-built	For more information see Guide Section 17.38.1.
D50	Newly Built Home Mortgages – Manufactured Home	For more information see Guide Section 17.38.1.
D51	Construction Conversion/Renovation Mortgages – site-built	Renovation Mortgages also require SCC D69. For more information see Guide Section 17.38.1.
D52	Construction Conversion Mortgages – Manufactured Home	For more information see Guide Section 17.38.1 and Guide Chapter K33.
D69	Renovation Mortgages– site-built	Renovation Mortgages must have SCC D51 and SCC D69. For more information see Guide Section 17.38.1.
G00	Home Possible 97	If applicable, SCC 071 also required. For more information see Guide Section 17.13.1 and Guide Chapter A34.
G01	Home Possible Neighborhood Solution 97	If applicable, SCC 071 also required. For more information see Guide Section 17.13.1 and Guide Chapter A34.
G18	Home Possible with Affordable Seconds when entered into Loan Prospector field “Total Gift Fund”	For more information see Guide Sections 17.13.1 and A34.8 (a).
G20	Home Possible 3% Cash Mortgages	For more information see Guide Sections 17.13.1 and Chapter A34.
G21	Home Possible Neighborhood Solution 3% Cash	
H03	Freddie Mac Relief Refinance Mortgage – Same Servicer where the HVE point value estimate was used to establish the value of the Mortgaged Premises	Use this SCC code with H06 when the Freddie Mac Relief Refinance Mortgage – Same Servicer uses the HVE point value estimate to establish the value of the Mortgaged Premises. For more information see Guide Section A24.4.
H06	Freddie Mac Relief Refinance Mortgage – Same Servicer	If the HVE point value estimate was used to determine the value, then SCC H03 is also required. For more information see Guide Section A24.4.
H08	Freddie Mac Relief Refinance Mortgage – Open Access	Must have note dates on or after October 1, 2009, and on or before June 10, 2010. Additionally, these mortgages must have Freddie Mac settlement dates on or after October 1, 2009. SCC 007 also required. For more information see Guide Section B24.4.
H09	Condominiums with PERS Approval	Condominium Unit in Condominium Project approved through the Fannie Mae Project Eligibility Review Service (PERS) process. For more information see Guide Section 17.22.
H10	Streamlined Condo Review Allowed for Established Projects	Condominium evaluated using the streamlined review process. For more information see Guide Section 17.22.

Mandatory Delivery Requirements		
Loan Prospector	Non Loan Prospector	
AUS # (Loan Prospector Key Number)	Credit Score Value (CSV): Indicator score and	Enter numeric value (must be 300 to 850)
	Credit Score Type (CST): Indicator score selection method.	Use one of the following values: 1 = Middle/lower then lowest method 2 = Middle/lower then average method 3 = Average/average method I = Credit Score is unusable due to significant inaccurate credit information T = Credit Score is unusable or not available due to insufficient credit information

Ref Code	Description
0003	Seller-Owned Modified Mortgage
0004	Freddie Mac-Owned Converted Mortgages
0005	Seller-Owned Converted Mortgage
0007	Freddie Mac-owned streamlined refinance Mortgage
0012	Initial Interest - Modification/Conversion Date to represent when the Initial Interest products will convert from interest payments to principal and interest payments.
0013	Construction Conversion or Renovation Mortgages with Integrated or Modification Documentation

Offering Codes		Loan Feature Codes		Secondary Financing Source Codes		Property Types		Purpose Codes	
210	Alt 97	B	Buydown Plan	20	Home Equity Line of Credit (HELOC) Not an Affordable Second	1	Condo	1	Purchase (owner-occupied)
		F	FHA Mortgage	30	Other Secondary Financing Not an Affordable Second	2	Leasehold	2	Refinance (owner-occupied)
		H	Section 502 GRH Mortgage	The following secondary financing source codes are to be used with all Affordable Initiative Mortgages and all Mortgages with Affordable Seconds		3	PUD	3	Purchase (investment property)
		K	Capitalized Mortgage	01	Originating lender	4	Manufactured Home	4	Second Home (purchase or refinance)
		N	Section 184 Native American Mortgage	02	Other financial institution	5	1-4 Family, Fee Simple	5	Refinance (investment property)
		R	Premium financing funded temporary subsidy buydown	03	Federal government program				
		S	Shared equity plan	04	State government program				
		V	VA Mortgage	05	Local government program				
		X	Shared equity/buydown plan	06	Employer				
				08	Not applicable				
				09	Property seller				
				10	Other				

Legal Disclaimer:

This document is not a replacement or substitute for the information found in the *Single-Family Seller/Service Guide*, and /or terms of your Master Agreement and/or Master Commitment.

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