

Introduction

Guarantee Fee (Gfee) Add-On pricing is the adjustment of the Required Spread (the Gfee) for certain mortgages in a pool by adding an amount in basis points (bps) to the Required Spreads for the mortgages. In Freddie Mac's selling system, these required spread adjustments are shown and referred to as "Gfee Add-Ons".

Guarantee Fee Add-On pricing was implemented by Freddie Mac as a result of the enacted Temporary Payroll Tax Cut Continuation Act of 2011. Freddie Mac increased the required spreads by 10 basis points for all mortgages sold to us through the Guarantor, WAC ARM Guarantor and MultiLender programs using the selling system's Gfee Add-On pricing capability. The 10 bp Gfee Add-On price is automatically applied in the selling system as individual loans are allocated to a Guarantor, WAC ARM Guarantor or MultiLender contract.

Tips and General Information

Refer to the bullet points below for tips and general information on Gfee Add-on pricing:

- The Pricing section of the Contract Details contains a link to view a summary of your Gfee Terms.
- The selling system will display the Gfee Add-On pricing at the time you allocate loans to a Guarantor, MultiLender or WAC ARM Guarantor contract. You can either view or export this information based on your needs.
- You can view the Gfee Add-On adjustment for each loan or get a detailed breakdown of the individual Gfee Add-Ons applied to the loan.
- Use the selling system's export feature to export loan-level Gfee Add-On data. The applicable export data sets are: Gfee Add on and Fee Detail data sets.
- The Gfee Add-On pricing will not be listed on your monthly invoice. You will only be able to obtain this information through the selling system. If loans are subject to Gfee Add-On adjustments post settlement due to loan data or price corrections, those adjustments will appear as Buyup or Buydown Fee Adjustments on your monthly seller statement.

Who Do I Contact for Assistance with Gfee Add-Ons?

- For questions regarding Gfee Add-On pricing in the selling system, please contact your Freddie Mac Loan Delivery Representative or Customer Support (800-FREDDIE).
- For questions regarding Gfee Add-On post-settlement billing adjustments, please forward your correspondence to: Seller_Billing@Freddiemac.com.

Procedures:

Ensure that you have taken out a contract, allocated loans, and priced the loans against the contract before proceeding with the instructions below.

Follow the steps below to view Gfee types in the selling system.

1. From the Contract Details Screen, go to the Pricing section.
2. If you want to view all Gfee types associated with the contract, click the link titled **View Gfee Terms**.

Freddie Mac Selling Contract Details

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Investor Contract Identifier: [Redacted] **Pool #:** [Redacted] [Printer Friendly View](#)

Contract Options
[View/Assign Wire Instructions](#)
[Refresh Contract Details](#)

Summary of Contract Terms

Contract Name:	[Redacted]	Allocated Loan UPB:	\$1,495,594.00
CUSIP Number:	[Redacted]	Security Amount:	\$1,495,594.00
Master Commitment:	[Redacted]	Settlement Date:	04/30/2012
Approval Status Summary:	Not Applicable	MC Type:	Flow
Execution Option:	Guarantor	Loan Amortization Period Count:	239 - 362 months
Security Product:	30-Year Gold PC	Loan Maturity Period Count:	181 - 360 months
Security Coupon:	3.500%	Note Rate Percent Range:	3.750% - 6.000%
Prepayment Penalty Indicator:	false	Note Rate Percent Type:	Fixed
		LTV Ratio Percent Range:	0% - <= 105%

Funding Status

Final Delivery Date:	4/25/2012 8PM EDT
Pool Valid:	Yes
Wire Ready:	Yes
Contract Status:	Fulfilled
Accepted Date:	4/25/2012 13:32:32

Servicing Terms

Servicing Option:	Retained
Servicer#:	[Redacted]
Remittance Option:	Gold
Super ARC Due Day:	N/A
Prepayment Remittance Due Days:	5 days

Pricing

Required Spread Gfee:	20.000 bps = Base Gfee
BUBD Program:	Loan Level View BU/BD Terms
Gfee Add-on Program:	Loan Level View Gfee Terms
Gold Rush Rate:	0.000 bps
Minimum Required Servicing Spread:	0.250%

Gfee Add on Program Level : Loan Level
 Fees and payment methods eligible or required according to the Master Commitment:

Fee Type	Payment Method
Payroll Tax Cut Act Gfee Add On	Gfee Add On Only
Relief Refinance Gfee Adjustment	Gfee Add On Only

[Close Window](#)

Loan Summary Information

# Loans Allocated	Loans with Edits not Cleared	Not Certified	Loans with Cert. Issues	996E Not Complete	Awaiting Warehouse Lender Assignment	Loans Not Priced
5	0	0	0	0	0	0

**Your minimum allocable note rate may be higher than the minimum shown on your contract due to subsequent analysis of individual loan characteristics which result in adjustments.

When you click **View Gfee Terms**, a window will display the following information:

- The Gfee Add on Program Level of Contract or Loan Level
- The Fee Type will display as the Payroll Tax Cut Act Gfee Add-On
- The value of each Gfee Add-On Fee Type in basis points (bps)

The Pricing Section will continue to display the Required Spread (Gfee), also known as the Base Gfee bps.

Access and View Gfee Add-On Pricing Detail

You must use the loan pipeline's Advanced Search feature to search for allocated loans with Gfee Add-Ons. Perform the following steps to view Gfee Add-On pricing:

1. Go to the left navigation bar and click **Loan Pipeline**. The loan pipeline screen displays.
2. Click the **Advanced Search** tab.

If you select the Basic Search tab the loan pipeline results will display modified pipeline results that exclude the Gfee Add-On detail.

- Enter at least one search criteria field. This example depicts performing a search based on a single contract.
- Click **List Loans**.

The selling system will display the search results and list the allocated loans in Seller Loan Identifier order.

Select	Seller Loan Identifier	Freddie Mac Loan #	Last Name	Investor Contract Identifier	Pool #	Contract Expires	UPB	Interest Rate	Loan Reference Product Label	Loan Status	Certification Status	Edits Cleared	Wire Assigned	996E Complete	Requested Settlement Date	Total Gfee Add-on*	Total Delivery Fees
<input type="checkbox"/>			XXXC			04/30/2012	\$386,991.00	4.000%	30-Year Fixed Rate Conventional	Funded	Certified	Y	Y	N/A	04/30/2012	10,000 bps	\$0.00
<input type="checkbox"/>			XXXHARD			04/30/2012	\$217,600.00	4.000%	30-Year Fixed Rate Conventional	Funded	Certified	Y	Y	N/A	04/30/2012	10,000 bps	\$0.00
<input type="checkbox"/>			XXXN			04/30/2012	\$271,208.00	4.125%	30-Year Fixed Rate Conventional	Funded	Certified	Y	Y	N/A	04/30/2012	10,000 bps	\$0.00
<input type="checkbox"/>			XXXEN			04/30/2012	\$377,194.00	4.000%	30-Year Fixed Rate Conventional	Funded	Certified	Y	Y	N/A	04/30/2012	10,000 bps	\$0.00
<input type="checkbox"/>			XXXGLAS			04/30/2012	\$242,601.00	4.000%	30-Year Fixed Rate Conventional	Funded	Certified	Y	Y	N/A	04/30/2012	10,000 bps	\$0.00

Gfee Add-Ons are viewed on a single loan basis only. Perform the following steps to view the Gfee Add-Ons for individual loans:

1. From the loan pipeline results, locate the loan you want to view.
2. Go to the column titled Total Gfee Add ons. The Add-Ons will display in bps.
3. Click the dollar amount link shown in the Total Gfee Add ons column.

The Fee Breakdown window opens, providing a detailed breakdown of all fees associated with the loan.

Seller Loan Identifier:	[REDACTED]	
Freddie Mac Loan Number:	[REDACTED]	
Investor Contract Identifier:	[REDACTED]	
Unpaid Principal Balance:	\$386,991.00	
LP Price Level:		
Calculation Date:	04/25/2012	

Delivery Fee Type	Fee in Basis Points	Fee Amount
Other applicable delivery fees		\$0.00
Market Condition	25.000 bps	\$967.48
Total	0.000 bps	\$0.00

Required Spread (Gfee): 20.000 bps

Gfee Add on Type	Fee in Basis Points
Payroll Tax Cut Act Gfee Add On	10.000 bps ←
	0.000 bps
Total	10.000 bps

Total Loan Level Gfee: 30.000 bps

Buy Up Buy Down Information	
BUBD Program Type:	Loan Level
BUBD Option:	Buy Down
Amount in Basis Points:	(5.000) bps
Proceeds:	(\$1,315.77)
Grid Type:	A Grid
Ratio:	6.80

Notice: Prices and fees displayed here are not final, but are only indication prices and fees. Final Prices and fees will be determined at settlement based on the Seller's contract terms and the data provided and will be on the Seller's billing statement. See Guide Exhibit 19 and other Purchase Documents regarding price and fee adjustments that may be applicable.

Close Window

Note that the Fee Breakdown window provides a breakdown of both delivery fees and Gfee Add-Ons for the loan you selected. This window also includes contract-specific information, Gfee Add-On descriptions (Gfee Add on Type), Gfee Add-On fees in bps, and the total Required Spread for the loan. All Gfee Add-Ons applied to a loan will appear in this window and are based on the loan attributes that were priced against the terms of the contract.

The Buy Up Buy Down (BUBD) Information section lists the selected BUBD execution (Note-Level or Loan-Level) for the loan, the BUBD Option (Buy Up or Buy Down), the BUBD amount in bps, and the corresponding BUBD fees or proceeds.

Export Gfee Add-On Data

The selling system gives you the ability to export Gfee Add-on data. You can export data at the loan or contract level. The available data sets are:

- Gfee Add on MISMO 3.0
- Fee Detail MISMO 3.0

Both data sets are available in comma delimited and excel formats. The example below illustrates how to export Gfee Add-on Data at a contract level:

1. From the left navigation bar, click **Export Data**. The Export Data screen displays.
2. Select **Contract Data**.
3. Select **Gfee Add on MISMO 3.0** from the Data Set drop-down menu.
4. Select the File Format of comma delimited from the drop-down menu.
5. Enter a minimum of one search criteria field.
6. Click Create Export File.

Freddie Mac Selling Export Data

Select loan or contract information to export, then select the data set and file format. The system will export the maximum no of loans/contracts for the file format selected in a single export. NOTICE: The Selling System only maintains loan and loan purchase data back to January 1, 2010. Older data is stored elsewhere under our record retention policy.

Loan or Contract Data: Loan Contract

Data Set:

File Format:

Include Previously Exported Loans

[View Export Results](#)

[Customize, edit or preview data set](#)

Select search criteria by completing two or more of the fields below (Maximum of eight including Loan Amortization Type).

Additional contract search criteria

Contract Name:

Investor Contract Identifier:

Pool #:

Master Commitment #:

Acceptance Date: From to

Expiration Date: From to

Fulfillment Date: From to or All Fulfilled

Guarantor/Multilender Settlement Date: From to

Security Product:

Pricing Product:

Amortization: Fixed ARM Both

Contract Status: Accepted Ready to Fund Settlement Locked Funded

Execution Type: Cash Guarantor Multilender

All contracts accepted but not fulfilled or expired

Notice: Prices and fees exported from the Selling System are only indication prices and fees that are not final. Your billing statement will include final prices and fees based on your contract terms and data provided. You should not use your export file to reconcile your billing statement. See Guide Exhibit 19 and your contract for any price and fee adjustments that may be applicable.

You can open and view the file or save and download it to a desired location.

The example below depicts Loan Data for the Gfee Add on dataset using the comma delimited file format.

K	L	M	S	AF	AG	AK	AL	AM	AN	AO
Gfee Add On Executi	Gfee Add	Investor Contract Identifier	Total Gfee Ad	Gfee Add	Loan Fee Type 5	Fee Payment	Gfee Add	Loan Fee	Fee Paym	Gfee Add
Loan Level	Y		0.001		Payroll Tax Cut Ac	LLGfee Addon	0			
Loan Level	Y		0.001		Payroll Tax Cut Ac	LLGfee Addon	0			
Loan Level	Y		0.001		Payroll Tax Cut Ac	LLGfee Addon	0			
Loan Level	Y		0.001		Relief Refinance C	LLGfee Addon	0.001	Relief Ref	LLGfee Ad	0
Loan Level	Y		0.001		Payroll Tax Cut Ac	LLGfee Addon	0			

Legal disclaimer:

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