

# Resolving Foreclosure Sale Reporting Errors

## Quick Reference



This quick reference identifies some common foreclosure sale reporting errors and warning messages that you may receive on the *Foreclosure Sale/DIL Error Report*. For each error or warning message, the following table identifies its cause, and what actions you must take to resolve it.

Foreclosure Sale Reporting Error or Warning Message	Cause	Resolution
01 - Invalid Freddie Mac Loan Number Reported	The loan number that was reported is not a valid Freddie Mac-assigned loan number.	Verify the loan number and retransmit with the correct loan number.
03 - Loan Number Does not Belong to Servicer (warning message)	The loan number that was reported does not belong to the Servicer number reported.	The reported Servicer number has been corrected with the Servicer number on record.
26 - Loan Cannot be in REO or Closed Status	Foreclosure sale data was reported for a loan that was previously reported as either an REO or is closed in Freddie Mac's system.	The loan is in REO status, or has been closed due to a payoff or repurchase. No other data should be transmitted for this loan. If you are retransmitting to correct data previously reported, send an e-mail to <a href="mailto:REO_Rollback_Request@FreddieMac.com">REO_Rollback_Request@FreddieMac.com</a> .
43 - Sale Accepted with Invalid Status (warning message)	Foreclosure sale data was reported for a loan that is in delinquent status.	The foreclosure sale data was updated as reported.
45 - Loan Must be in Foreclosure Status	Foreclosure sale data was reported for a loan that is in active status.	Transmit default action (status) code 43 "Referred to Foreclosure" with the correct (delinquent) DDLPI via EDR.
27 – Loan is in Active Status	This loan is a Freddie Mac Standard Deed-in-Lieu of Foreclosure and is still in active status.	Report the loan as delinquent via EDR.
31 – Rollback Required; Send Rollback Request Form	The sale result reported for this transaction is invalid.	The transaction you previously reported cannot be updated with the sale results reported in this transaction. Submit Form 106, <i>Rollback Request Form</i> , if necessary.
98 – DDLPI Cannot be > = FCL Sale Date	The DDLPI reported most recently via EDR is equal to, or later than, the foreclosure sale date reported for the loan. Not applicable to Standard Deeds-in-Lieu of Foreclosure.	Transmit the correct DDLPI via EDR or the correct Sale Date via the Service Loans application using the Report Foreclosure Sale/Deed-in-Lieu Activity functionality.

Foreclosure Sale Reporting Error or Warning Message	Cause	Resolution
99 - Duplicate Transaction has Been Rejected	A duplicate transaction was received for a loan number and has been rejected.	Verify that the correct foreclosure sale results were received. If you need to verify that Freddie Mac received the correct foreclosure sale results, send an e-mail to <a href="mailto:REO_Rollback_Request@FreddieMac.com">REO_Rollback_Request@FreddieMac.com</a> .
T9 - Repurchase Record Exists - Recourse Record	Foreclosure sale data was reported for a loan flagged as a repurchase.	Contact your repurchase representative and process the repurchase.

**Note:** Ensure that you report default action (status) code 43 (Referred to Foreclosure) via EDR prior to reporting the foreclosure sale results via the Service Loans application using the Report Foreclosure Sale/Deed-in-Lieu Activity functionality. Failure to report default action code 43 prior to reporting the foreclosure sale results could delay the expense reimbursement process when you file your claim.