

Resolving Loan-Level Edits Quick Reference Guide

April 2009



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Notice

The information in this manual is intended to provide general guidance to Freddie Mac Servicers. The information is offered as an aid in, not a substitute for, complying with requirements set forth in the *Single-Family Seller/Servicer Guide* (the Guide). Each Freddie Mac approved Servicer must comply with all applicable provisions in the Guide, and all other purchase documents, as that term is defined in the Guide. This manual does not constitute as one of the purchase documents.

The requirements and the guidelines in this manual are subject to change at any time by Freddie Mac.

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Resolving Loan-level Edits Quick Reference Guide

Overview

When Freddie Mac receives your loan-level transactions, we notify you the next business day of any data discrepancies between what you reported and what we expected. We compare the data you transmit to us each day against our database and notify you of any discrepancies via our daily edit reports. Each discrepancy (or edit) is listed on our daily edit reports with an edit code that identifies and explains the discrepancy. Freddie Mac expects you to resolve the edits listed on your daily edit reports and ensure that you have given us accurate information.

This quick reference guide provides charts containing edit and warning codes that apply to both missing loans and activity for monthly and interim processing. Any exception for the edit or warning code is noted.

Monthly Transactions

Exception Code	Activity	Description	Report activity within	Remittances are due
N/A	Newly funded mortgage	Mortgage we funded during the current accounting cycle.	Five business days after the accounting cutoff.	By the contract specified remittance option due date.
	Active	Current or delinquent mortgage that has not been inactivated and is not in foreclosure.		
40	Inactivation	Mortgage in which you have initiated and notified us of foreclosure and are transferring the loans to an inactive status.		By the contract specified remittance option due date.
N/A	Inactive	Mortgage you inactivated in a previous accounting cycle; no principal or interest due.		N/A
50	Reinstatement	Mortgage inactivated in a previous accounting cycle, brought current. Can include mortgages that have a completed workout or loan modification.		By the contract specified remittance option due date.

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Exception Code	Activity	Description	Report activity within	Remittances are due
72	FHA/VA foreclosure/conveyance	A claim has been filed with the FHA/VA on a property that did not sell at foreclosure sale.	Five business days after the accounting cutoff.	No funds are due; you receive a credit for the interest advanced on the contract specified remittance option due date.
70	Transfer to REO (real estate owned)	Mortgage property was acquired by us through foreclosure or deed-in-lieu of foreclosure.		
80	Principal Balance Correction	Mortgage on which the ending UPB is higher than the beginning UPB.		By the contract-specified remittance option due date.

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Interim Transactions

Exception Code	Activity	Description	Report activity within	Remittances are due
60	Payoff - Matured	Mortgage was paid in full during the accounting cycle.	Two business days after the receipt of funds.	Within five business days of receipt of funds.
61	Payoff – Prepaid			
65	Payoff – Repurchase	You are repurchasing (buying back) a mortgage with our approval.	30 days following the date of our notification requiring or approving the repurchase.	Within five business days of the exception date.
66	Payoff – ARM converting to a fixed rate	Borrower is exercising the conversion option for convertible ARM sold under the repurchase program.	Five business days after the exception date (exception date may be no later than the deadline specified in the contract).	
71	Third-party foreclosure sale - Conventional	Property was purchased by a third-party at foreclosure sale.	Two business days after the receipt of funds. Note: The exception date is the foreclosure sale date.	Within five business days of receipt of funds.
73	Third-party foreclosure sale – FHA/VA mortgage			

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The Charts

The charts provide information for each edit or warning code, and list the transaction type(s) affected. The charts also:

- Explain the meaning of the edit code
- Give a possible cause for the edit or warning
- Tell you what reporting and remitting action you need to take
- Describe future reporting impacts
- Describe custodial account action(s)
- Describe preventative maintenance needed

Below is a sample chart.

Chart Description

Transaction: Identifies the transactions that most commonly have this edit.

Charts for Missing Loans, Edit or Warning Codes have	That	
An Explanation	Summarizes why our system rejected the transaction and assigned the edit code.	
Possible Causes of Data Error(s)	Provides common causes of problems and tells you how to identify and resolve the problems. Some edit codes have multiple potential causes.	
Required Reporting Action	Tells you what must be done to resolve the edit and whether you must transmit a revision for the current cycle. In all cases you should try to resolve the problem so that it does not happen again in the next cycle.	
	If you resolve an edit from	Then
	The <i>Edits to be Cleared</i> report	Transmit a revision to clear the edit.
	The <i>Loan- Level Missing</i> report	You must transmit information on the loan immediately. (It does not have to be a revision.)
	The <i>System Cleared Edits</i> report	Transmit a revision if necessary.
	The <i>Loan Reconciliation Difference</i> report	You cannot transmit a revision if we have finished processing load data for the cycle. Resolve the problem by the next accounting cutoff.

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Charts for Missing Loans, Edit or Warning Codes have	That
Required Remittance Action	<p>Provides information when we think the error require an adjustment to your remittance.</p> <ul style="list-style-type: none"> ▪ If you need to make a remittance adjustment and funds are past due, you must immediately remit through GPI any funds owed. If you over-remitted, reduce the amount of your next remittance. ▪ A remittance adjustment is necessary when the amount you remitted is different from the Amount Due we processed for a loan. <p>Some loans have more than one edit code. A remittance adjustment may not be necessary for each code. You need to use the total change in amount due to determine if there is a remittance action necessary.</p>
Future Reporting Impacts	<p>Identifies future cycle impacts that occur if we cannot process the transaction you request.</p>
Custodial Account Action	<p>Provides information when we think the error requires an adjustment to your custodial account.</p> <p>A custodial account adjustment is necessary when the amount you deposited or the amount you adjusted your delinquent prepaid interest for is different from the Amount Due we processed for a loan.</p> <p>Some loans have more than one edit code. A custodial account adjustment may not be necessary for each code. You need to use the total change in amount due to determine if there is a custodial account action necessary.</p>
Preventative Maintenance	<p>Provides steps you can take to help prevent the problem(s) from happening in the future.</p>

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Missing Loans

Transaction: Not applicable to missing loans.

Missing Loans											
Explanation	You have not reported this loan number. Any loan on the <i>Loan-Level Missing</i> report without an asterisk (*) is a missing loan. To resolve a loan with an asterisk (*), refer to the <i>Edits To Be Cleared</i> report and resolve the individual edit codes.										
Possible Causes of Data Error(s)	Missing loans are usually caused by one of the following reasons: <ul style="list-style-type: none"> ▪ You transmitted this loan with an invalid loan number and the loan is on the <i>Edits To Be Cleared</i> report with edit code 101. ▪ You did not designate on your investor reporting system that this loan was sold to us. ▪ You closed this loan on your system, but we have not closed it on ours. ▪ There is a transfer of servicing problem. 										
Required Reporting Action	To resolve this problem, you must transmit the activity for this loan.										
Required Remittance Action	You are responsible for remitting for missing loans; you need to adjust your remittance.										
Future Reporting Impacts	None identified at this time.										
Custodial Account Action	You are responsible for accounting for missing loans in your custodial account reconciliation.										
Preventative Maintenance	<table border="1"> <thead> <tr> <th>If the problem is due to</th> <th>Then we suggest you</th> </tr> </thead> <tbody> <tr> <td>An invalid loan number</td> <td>Automate your new loan setup by using the export function from MIDANET® for the PC.</td> </tr> <tr> <td>The loan not being set up on your investor reporting system</td> <td>Automate your new loan setup by using the export function from MIDANET® for the PC.</td> </tr> <tr> <td>You closing the loan</td> <td>Focus more on resolving errors on the edit reports. The reports should indicate that we did not process the transaction you transmitted to close the loan.</td> </tr> <tr> <td>A transfer of servicing problem</td> <td>Focus more on the listing and timing on Form 981, <i>Agreement for Subsequent Transfer of Servicing</i>.</td> </tr> </tbody> </table>	If the problem is due to	Then we suggest you	An invalid loan number	Automate your new loan setup by using the export function from MIDANET® for the PC.	The loan not being set up on your investor reporting system	Automate your new loan setup by using the export function from MIDANET® for the PC.	You closing the loan	Focus more on resolving errors on the edit reports. The reports should indicate that we did not process the transaction you transmitted to close the loan.	A transfer of servicing problem	Focus more on the listing and timing on Form 981, <i>Agreement for Subsequent Transfer of Servicing</i> .
	If the problem is due to	Then we suggest you									
	An invalid loan number	Automate your new loan setup by using the export function from MIDANET® for the PC.									
	The loan not being set up on your investor reporting system	Automate your new loan setup by using the export function from MIDANET® for the PC.									
You closing the loan	Focus more on resolving errors on the edit reports. The reports should indicate that we did not process the transaction you transmitted to close the loan.										
A transfer of servicing problem	Focus more on the listing and timing on Form 981, <i>Agreement for Subsequent Transfer of Servicing</i> .										

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Edit Code 100

Transaction: This edit may occur with any transaction.

Edit Code 100	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 100 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 101

Transaction: This edit may occur with any transaction.

Edit Code 101									
Explanation	<p>Invalid Freddie Mac loan number.</p> <p>You reported a Freddie Mac loan number that our system does not recognize because</p> <ul style="list-style-type: none"> ▪ You keyed in the incorrect loan number or, ▪ You reported a valid loan number but we closed that loan in a previous cycle by processing a payoff, third party sale, or REO transaction, or ▪ You reported a loan number for a loan we do not own. 								
Possible Causes of Data Error(s)	<p>Cross reference all loans without an asterisk (*) on the <i>Loan-Level Missing</i> report to determine if a data entry error occurred when the loan was set up on your investor reporting system.</p> <p>Research the cause of the error by going back to the first cycle the edit code appeared for this loan and then refer to the following table:</p>								
	<table border="1"> <thead> <tr> <th>If</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>You reported this loan using your institution's loan number, it will appear on the edit report</td> <td>It may be easier for you to research this loan by referencing your loan number.</td> </tr> <tr> <td>Your records indicate that the loan was a new funding the cycle it first appeared with this edit code</td> <td>Locate the funding detail for this loan to determine the correct loan number.</td> </tr> <tr> <td>This is not a data entry error on a new loan</td> <td> <p>The problem is probably due to a</p> <ul style="list-style-type: none"> ▪ Payoff for a newly funded loan that occurred before the first accounting cycle cutoff, or ▪ Loan we processed in a previous cycle as an REO or an FHA/VA HUD Conveyance it was not removed from your servicing system. </td> </tr> </tbody> </table>	If	Then	You reported this loan using your institution's loan number, it will appear on the edit report	It may be easier for you to research this loan by referencing your loan number.	Your records indicate that the loan was a new funding the cycle it first appeared with this edit code	Locate the funding detail for this loan to determine the correct loan number.	This is not a data entry error on a new loan	<p>The problem is probably due to a</p> <ul style="list-style-type: none"> ▪ Payoff for a newly funded loan that occurred before the first accounting cycle cutoff, or ▪ Loan we processed in a previous cycle as an REO or an FHA/VA HUD Conveyance it was not removed from your servicing system.
	If	Then							
	You reported this loan using your institution's loan number, it will appear on the edit report	It may be easier for you to research this loan by referencing your loan number.							
Your records indicate that the loan was a new funding the cycle it first appeared with this edit code	Locate the funding detail for this loan to determine the correct loan number.								
This is not a data entry error on a new loan	<p>The problem is probably due to a</p> <ul style="list-style-type: none"> ▪ Payoff for a newly funded loan that occurred before the first accounting cycle cutoff, or ▪ Loan we processed in a previous cycle as an REO or an FHA/VA HUD Conveyance it was not removed from your servicing system. 								

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Edit Code 101, continued		
Required Reporting Action	If you	Then
	Keyed in the incorrect loan number	Correct the loan number and retransmit.
	Reported a loan <ul style="list-style-type: none"> ▪ We did not purchase, or ▪ That has been processed as a payoff, third party sale, or REO in a previous cycle 	Remove the loan from your Freddie Mac portfolio on your investor reporting system.
	Processed the loan as a payoff in error or as a FHA/VA conveyance and it was redeemed	Contact your Freddie Mac Loan Portfolio Specialist.
	Processed the loan as an REO and the loan is a redemption	Forward the funds to our REO Department.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

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Edit Code 102

Transaction: This edit may occur with any transaction.

Edit Code 102	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 102 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 103

Transaction: This edit may occur with any transaction.

Edit Code 103	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 103 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 104

Transaction: This edit may occur with any transaction.

Edit Code 104	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 104 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 105

Transaction: This edit may occur with any transaction.

Edit Code 105		
Explanation	Invalid Servicer number for this loan. You reported this loan with a Servicer number that is different from the number of the Servicer of record on our system. A transfer of servicing problem or data entry error can cause this error.	
Possible Causes of Data Error(s)	The following table lists possible causes of Edit Code 105.	
	If	Then
	This loan is not involved in a transfer of servicing	The incorrect Servicer number was in the header record of your CPU-to-CPU transmission.
	You use MIDANET [®] for the PC	You entered the wrong Servicer number when you logged on.
	You are transferring the loan to another Servicer	We processed Form 981 and transferred the loan before you did.
	You received the loan in a transfer of servicing and the loan was on Form 981	We have not yet transferred the loan to you on our system.
	You received the loan in a transfer of servicing, but the loan was not included on Form 981	We have not transferred the loan to you on our system.

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Edit Code 105, continued							
Required Reporting Action	Regardless of the cause of the problem, this loan needs to be transmitted as a revision with the correct Servicer number.						
	<table border="1"> <thead> <tr> <th>If</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>This loan is not involved in a transfer of servicing</td> <td>You need to retransmit the loan with the correct Servicer number.</td> </tr> <tr> <td>This loan is, or was recently, involved in a transfer of servicing</td> <td> <p>You must coordinate reporting and remitting with the other Servicer involved until the transfer problem is resolved.</p> <p>To resolve a transfer of servicing problem you need to:</p> <ul style="list-style-type: none"> ▪ Determine the appropriate accounting cycle for the loan to be transferred. ▪ Coordinate reporting and remitting with the other Servicer involved. ▪ Submit an amended Form 981, <i>Agreement for Subsequent Transfer of Servicing</i>, if necessary. ▪ Inform your Freddie Mac Loan Portfolio Specialist of the status of the problem. </td> </tr> </tbody> </table>	If	Then	This loan is not involved in a transfer of servicing	You need to retransmit the loan with the correct Servicer number.	This loan is, or was recently, involved in a transfer of servicing	<p>You must coordinate reporting and remitting with the other Servicer involved until the transfer problem is resolved.</p> <p>To resolve a transfer of servicing problem you need to:</p> <ul style="list-style-type: none"> ▪ Determine the appropriate accounting cycle for the loan to be transferred. ▪ Coordinate reporting and remitting with the other Servicer involved. ▪ Submit an amended Form 981, <i>Agreement for Subsequent Transfer of Servicing</i>, if necessary. ▪ Inform your Freddie Mac Loan Portfolio Specialist of the status of the problem.
	If	Then					
This loan is not involved in a transfer of servicing	You need to retransmit the loan with the correct Servicer number.						
This loan is, or was recently, involved in a transfer of servicing	<p>You must coordinate reporting and remitting with the other Servicer involved until the transfer problem is resolved.</p> <p>To resolve a transfer of servicing problem you need to:</p> <ul style="list-style-type: none"> ▪ Determine the appropriate accounting cycle for the loan to be transferred. ▪ Coordinate reporting and remitting with the other Servicer involved. ▪ Submit an amended Form 981, <i>Agreement for Subsequent Transfer of Servicing</i>, if necessary. ▪ Inform your Freddie Mac Loan Portfolio Specialist of the status of the problem. 						
Required Remittance Action	<p>The Servicer of record is responsible for remitting for activity on this loan.</p> <p>If you <i>are not</i> the Servicer of record and have already remitted for this loan, you may adjust a future remittance to recoup the funds.</p> <p>If you <i>are</i> the Servicer of record and have not yet remitted for this loan, you need to remit the funds.</p>						
Future Reporting Impacts	If the invalid Servicer number is due to a transfer of servicing, the problem will continue until the transfer of servicing problem is resolved. The Servicer of record on our system is responsible for reporting and remitting for this loan.						
Custodial Account Action	Account for this loan in the Servicer of record's custodial account, including accounting for all funds, and delinquent or prepaid interest. Both Servicers are responsible for coordinating the movement of funds.						
Preventative Maintenance	If you are actively involved in transfers of servicing, you need to pay close attention to ensure only the loans reported on Form 981 are transferred and that the transfer coincides with the effective date on the form.						

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Edit Code 106

Transaction: This edit may occur with any transaction.

Edit Code 106	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 106 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 107

Transaction: This edit may occur with any transaction.

Edit Code 107	
Explanation	Invalid Servicer number.
Possible Causes of Data Error(s)	<p>Edit Code 107 will be generated if the Servicer number you reported is not defined in our system as servicing any loans in the cycle you are reporting for.</p> <p>This edit will occur if you</p> <ul style="list-style-type: none">▪ Entered an incorrect Servicer number.▪ Are using a new Freddie Mac Servicer number before you are authorized to use it.▪ Are using a Servicer number we have discontinued.
Required Reporting Action	Transmit a revision with the correct the Servicer number. Contact your Freddie Mac Loan Portfolio Specialist if you need assistance.
Required Remittance Action	You must make all remittances using the correct Servicer number.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Account for the loan in the Servicer of record's custodial account, including accounting for all funds and, delinquent or prepaid interest.
Preventative Maintenance	None identified at this time.

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Edit Code 108

Transaction: This edit may occur with any transaction.

Edit Code 108	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 108 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 109

Transaction: This edit may occur with any transaction.

Edit Code 109	
Explanation	<p>Transaction received after system closing. You transmitted a loan-level transaction after we completed processing the data for the accounting cycle you specified. Once we “close” or “final” a cycle, we cannot accept any transactions with that cycle date.</p> <p>Note: Any outstanding edits that we do not clear by our accounting close become 109E edits until approximately the first of each month, when they will automatically drop off the <i>Edits to Be Cleared</i> report.</p>
Possible Causes of Data Error(s)	Edit Code 109 will be generated if your transmission was received after we completed our processing cycle and closed the system.
Required Reporting Action	You need to ensure that the correct transaction is processed in the next accounting cycle.
Required Remittance Action	Verify that you remit funds for this transaction based on the transmission that we processed.
Future Reporting Impacts	If you were trying to change a transaction we processed, this may impact what you report for the next cycle. The principal and interest that we expect will be calculated on the transaction we processed this cycle.
Custodial Account Action	If the funds deposited, delinquent interest, or prepaid interest are different for the transmission we processed and this transmission, the difference will be part of your cash receipts and cumulative variance.
Preventative Maintenance	Transmit revisions to accounting data only prior to our finalizing loan level. We final loan level approximately three days before the end of the month. Contact your Freddie Mac Loan Portfolio Specialist for the exact dates for a particular cycle.

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Edit Code 110

Transaction: This edit may occur with any transaction.

Edit Code 110	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 110 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 200

Transaction: This edit may occur with any transaction.

Edit Code 200	
Explanation	<p>Invalid exception action code. The numeric code you reported in the exception code field of your transmission was not one of the codes listed below. Any numeric entry in the exception code field other than those listed below will result in this edit code.</p> <p>Only the following transaction codes may be reported:</p> <ul style="list-style-type: none"> blank = Non-Exception 40 = Inactivation 50 = Reinstatement 60 = Payoff - Matured 61 = Payoff - Prepaid 65 = Payoff - Repurchase 66 = Payoff - Conversion 70 = REO 71 = Foreclosure Third Party Sale 72 = Foreclosure - FHA/VA conveyance 73 = Foreclosure - FHA/VA Third Party Sale 80 = Balance Correction
Possible Causes of Data Error(s)	Edit Code 200 is usually caused by a data entry error or a system problem.
Required Reporting Action	Transmit a revision for this loan with a valid Freddie Mac exception code as soon as you receive this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	<p>This edit will not occur for MIDANET[®] for the PC transmissions.</p> <p>If you manually key in exception code numbers, try to program your system to only accept numbers from a list of valid Freddie Mac exception codes.</p> <p>If your system automatically inserts the exception code, you need to get the programming fixed so that the correct exception code is inserted.</p>

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Edit Code 201

Transaction: This edit may occur with transactions reported with exception codes 71, 72 or 73.

Edit Code 201	
Explanation	<p>Exception code specifies wrong loan type. You reported an exception code specific to a type of product that is different from this loan's product.</p> <p>Example:</p> <p>This edit is generated if a conventional loan is reported with an exception code 72, which indicates the loan is an FHA/VA HUD conveyance.</p>
Possible Causes of Data Error(s)	<p>Edit Code 201 is generated if you:</p> <ul style="list-style-type: none">▪ Reported exception code 72 or 73 for a conventional foreclosure.▪ Reported exception code 71 for an FHA/VA foreclosure.▪ Delivered the incorrect loan type to Freddie Mac.
Required Reporting Action	<p>You need to determine the correct loan product (FHA/VA or conventional) and either transmit a revision or notify us if our database is wrong.</p>
Required Remittance Action	<p>None identified at this time.</p>
Future Reporting Impacts	<p>None identified at this time.</p>
Custodial Account Action	<p>None identified at this time.</p>
Preventative Maintenance	<p>None identified at this time.</p>

Resolving Loan-level Edits Quick Reference Guide

Edit Code 202

Transaction: This edit may occur with transactions reported with exception codes 40, 50, 70, 71, 72, or 73.

Edit Code 202	
Explanation	Invalid loan status.
Possible Causes of Data Error(s)	Edit Code 202 is generated if you reported the wrong exception code or the prerequisite action was not reported to us via EDR.
Required Reporting Action	You must do one of the following: <ol style="list-style-type: none"> 1. Validate that you reported the correct activity or sale result via EDR or the Foreclosure/DIL Notification. <ul style="list-style-type: none"> ▪ If the activity reported is incorrect, send another EDR transmission to correct it. ▪ If the sale result reported is incorrect, contact your Freddie Mac Foreclosure/Bankruptcy Specialist. 2. Validate that the correct exception code was reported and send a revision if necessary.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service your Freddie Mac portfolio to prevent this edit.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 203

Transaction: This edit may occur with transactions reported with exception code 40.

Edit Code 203	
Explanation	Loan already inactivated. You reported an inactivation code for a loan we inactivated in a previous cycle.
Possible Causes of Data Error(s)	Edit Code 203 will be generated if you reported a code to inactivate a loan that was already inactivated. Once a loan is inactivated, report the loan as a non- exception until the loan reinstates, pays off, goes to third-party foreclosure sale, or becomes REO. You may need to fix your system programming if it is including code 40 with loans that were previously inactivated.
Required Reporting Action	If this loan is still inactive, we will clear the edit. If another exception code should have been reported, you need to transmit a revision.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 204

Transaction: This edit may occur with transactions reported with exception code 50.

Edit Code 204	
Explanation	Loan is not currently inactivated.
Possible Causes of Data Error(s)	Edit Code 204 is generated if you reported a code to reinstate a loan that is not inactive in our records. Our records may indicate the loan is active if you tried to inactivate the loan in a previous cycle, but we could not process the transaction.
Required Reporting Action	If you intended to report a different exception code, you need to transmit a revision. If you try to reinstate a loan that you reported in the same cycle as an inactivation, report a revised transaction as a non-exception with the correct principal and interest due.
Required Remittance Action	If you are remitting just one month's interest and principal collected during the cycle, there should be no remitting impacts. If you are remitting more than one month's reinstatement interest, you need to adjust your remittance to match what we processed.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	You should verify that you calculated the correct amount of delinquent interest for this loan.
Preventative Maintenance	Adjust your system so it indicates a loan was not inactivated if we could not process the transaction to prevent this edit. You would have received an edit code the cycle you reported the inactivation indicating the problem. There would be no code 40 on the LNH line of the <i>Loan Reconciliation Difference</i> report.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 206

Transaction: This edit may occur with transactions reported with exception code 40.

Edit Code 206	
Explanation	Timely P&I and Alternate Method loans cannot be inactivated. You reported an inactivation for a loan that is reported under one of our investor reporting accounting methods that does not allow for inactivations.
Possible Causes of Data Error(s)	Edit Code 206 will be generated if your system does not reflect a loan's correct accounting method and generates incorrect data to us.
Required Reporting Action	For timely P&I loans, you need to transmit a revision as a non-exception with principal and interest due. For alternate method loans, we will process this loan as a non-exception. If you have any questions regarding reporting methods, please contact your Freddie Mac Loan Portfolio Specialist.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	If the loan is reported under our Timely P&I feature, you need to continue reporting scheduled principal and interest for this loan until it is paid off, sold at a third party sale, or transferred to REO. We do not require you to report scheduled interest on an Alternate Method loan so there is no need to inactivate it.
Custodial Account Action	None identified at this time.
Preventative Maintenance	Ensure that your system correctly indicates loans that are not reported under our Net Yield reporting method to prevent this edit.

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Edit Code 207

Transaction: This edit may occur with any transaction.

Edit Code 207	
Explanation	<p>Field must be numeric. You reported a non-numeric code in the exception code field of your transmission. Only the following transaction (exception) codes may be reported:</p> <ul style="list-style-type: none"> blank = Non-Exception 40 = Inactivation 50 = Reinstatement 60 = Payoff - Matured 61 = Payoff - Prepaid 65 = Payoff - Repurchase 66 = Payoff - Conversion 70 = REO 71 = Foreclosure Third Party Sale 72 = Foreclosure - FHA/VA conveyance 73 = Foreclosure - FHA/VA Third Party Sale 80 = Balance Correction
Possible Causes of Data Error(s)	Edit Code 207 is usually caused by a data entry error.
Required Reporting Action	To resolve this edit, you need to transmit a revision with the correct exception code.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 208

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception.

Edit Code 208	
Explanation	Code 80 needed for balance correction. You reported an ending Unpaid Principal Balance (UPB) that is greater than the beginning UPB on a loan that does not allow negative amortization, but did not report code 80 in the exception field.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	We will clear this edit if the negative principal adjustment needed is equal to or less than \$3,000. If the difference is greater than \$3,000 or you reported the incorrect ending balance you must transmit a revision. You may need to provide supporting documentation if the negative principal reduction is greater than \$3,000. You need to transmit a revision if you reported the incorrect ending balance.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	If we cannot process the needed principal balance correction, you need to contact your Freddie Mac Loan Portfolio Specialist.
Custodial Account Action	None identified at this time.
Preventative Maintenance	You must report exception code 80 for a balance correction if the ending balance will be greater than the beginning balance, unless the difference is due to allowable negative amortization.

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Edit Code 209

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception.

Edit Code 209	
Explanation	Inactive Timely P&I or Alternate Method loan must be reinstated.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	This is a Freddie Mac system problem. Contact your Freddie Mac Loan Portfolio Specialist.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 210

Transaction: This edit may occur with transactions reported with exception code 80.

Edit Code 210	
Explanation	Balance correction not needed. You reported this loan as a balance correction code (80), but the loan's ending balance is not greater than its beginning balance.
Possible Causes of Data Error(s)	You may have reported a code 80 because you had a payment reversal during the cycle. You only report a code 80 if the payment is applied in one cycle and reversed in the following cycle.
Required Reporting Action	We will process this loan without exception code 80 and process principal due to match the ending balance that was reported. If the ending balance is incorrect, you need to transmit a revision.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 211

Transaction: This edit may occur with transactions reported with exception code 65.

Edit Code 211		
Explanation	Reported as a repurchase but not approved as a repurchase.	
Possible Causes of Data Error(s)	Edit Code 211 is generated if exception code 65 is reported for a loan that we have not approved for repurchase.	
Required Reporting Action	Refer to the following table to determine how to resolve this edit.	
	If the loan	Then
	Has been approved for repurchase or is a delinquent recourse loan	Send your Freddie Mac Loan Portfolio Specialist a copy of the repurchase letter or the Freddie Mac approved Form 105. We will adjust our system and the edit error.
	Is an ACARM that you cannot process as a normal conversion	Notify your Freddie Mac Loan Portfolio Specialist. We will adjust our system and the edit error will clear.
	Is a modification/refinance that you must report as a repurchase	Notify your Freddie Mac Loan Portfolio Specialist. We will adjust our system and the edit error will clear.
	Has not been approved for repurchase	Report the loan as a non-exception for the current cycle. Send a letter requesting repurchase if repurchase is desired for the following cycle.
Required Remittance Action	If we do not process a repurchase for this loan, you need to adjust your remittance for the difference between the repurchase proceeds and what we processed.	
Future Reporting Impacts	If we do not process a repurchase, you need to continue reporting this loan as a non-exception until we approve the repurchase.	
Custodial Account Action	If we do not process a repurchase for this loan, you need to adjust your custodial account for the amount of the repurchase proceeds you deposited and for the amount of any adjustments for delinquent or prepaid interest.	
Preventative Maintenance	To prevent this error from occurring, you should ensure that you have copies of all approvals before reporting a repurchase.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 212

Transaction: This edit may occur with transactions reported with exception code 65.

Edit Code 212	
Explanation	Reported repurchase but a waiver has been approved. You reported a transaction to repurchase a loan, but we have waived the repurchase requirement.
Possible Causes of Data Error(s)	Edit Code 212 is generated if you did not receive our notification that we waived the repurchase requirement, and you transmitted a repurchase for this loan.
Required Reporting Action	Transmit a revision to process this loan as a non-exception or, if applicable, a different exception code.
Required Remittance Action	Adjust your remittance for the difference between the repurchase proceeds and the transaction we processed.
Future Reporting Impacts	Continue reporting this loan to us.
Custodial Account Action	Adjust your custodial account for the repurchase proceeds you deposited and for any adjustments for delinquent or prepaid interest.
Preventative Maintenance	Coordinate all required reporting with other areas in your organization that service your Freddie Mac portfolio to prevent this edit.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 213

Transaction: This edit may occur with transactions reported with exception code 66.

Edit Code 213	
Explanation	Reported convertible ARM for a loan that is not a convertible. You reported a convertible ARM repurchase for a loan that our records indicate is either not a convertible ARM or is a convertible that does not use the repurchase path.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	If the loan is a convertible ARM, send supporting documentation to your Freddie Mac Loan Portfolio Specialist. We will adjust our system and the edit will be deleted.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 214

Transaction: This edit may occur with any transaction.

Edit Code 214							
Explanation	You reported a loan transaction for a loan we have previously closed on our system by processing a transfer to REO or a HUD conveyance.						
Possible Causes of Data Error(s)	<p>Edit Code 214 is usually caused:</p> <ul style="list-style-type: none"> ▪ When a closed loan is not removed from your investor reporting system. ▪ When a loan has gone to REO and the borrower has redeemed the property. 						
Required Reporting Action	<p>Stop reporting this loan number unless the loan has gone to Real Estate Owned (REO) and the borrower has redeemed the property.</p> <p>If the property has been redeemed, please contact your Freddie Mac Loan Portfolio Specialist and</p> <ul style="list-style-type: none"> ▪ Correct the loan number and send a revision. ▪ Stop reporting this loan number. 						
	<table border="1"> <thead> <tr> <th>If the loan was processed as a</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>REO and was redeemed</td> <td>Forward the funds to the REO department.</td> </tr> <tr> <td>Payoff in error or as a FHA/VA Conveyance and was redeemed</td> <td>Contact your Freddie Mac Loan Portfolio Specialist.</td> </tr> </tbody> </table>	If the loan was processed as a	Then	REO and was redeemed	Forward the funds to the REO department.	Payoff in error or as a FHA/VA Conveyance and was redeemed	Contact your Freddie Mac Loan Portfolio Specialist.
	If the loan was processed as a	Then					
REO and was redeemed	Forward the funds to the REO department.						
Payoff in error or as a FHA/VA Conveyance and was redeemed	Contact your Freddie Mac Loan Portfolio Specialist.						
Required Remittance Action	If this loan is not a redemption, you will have to adjust your remittance for any amounts you remitted.						
Future Reporting Impacts	You need to remove this loan from your investor reporting system.						
Custodial Account Action	If this loan is not a redemption, you will need to adjust your custodial reconciliation for any delinquent interest that you are including in your totals.						
Preventative Maintenance	To prevent this edit from occurring, you need to ensure that a loan is removed from your investor reporting system once it has been closed. If a loan has been redeemed from REO, you need to ensure that we are notified timely.						

Resolving Loan-level Edits Quick Reference Guide

Edit Code 215

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception for an inactive loan.

Edit Code 215							
Explanation	Loan reinstatement by default management. Your EDR transmission indicated that this loan has been reinstated from foreclosure, but you did not transmit a reinstatement (exception code 50) in your loan-level transaction.						
Possible Causes of Data Error(s)	Edit Code 215 may be generated if you were not aware of actions taken on this loan by another department in your organization.						
Required Reporting Action	To resolve this edit, you must determine the correct status of the loan.						
	<table border="1"> <thead> <tr> <th>If this loan</th> <th>Then you must transmit a</th> </tr> </thead> <tbody> <tr> <td>Was moved out of foreclosure by mistake</td> <td>Revised electronic default reporting (EDR) transaction and we will clear the edit.</td> </tr> <tr> <td>Is no longer in foreclosure</td> <td>Revision reinstating this loan.</td> </tr> </tbody> </table>	If this loan	Then you must transmit a	Was moved out of foreclosure by mistake	Revised electronic default reporting (EDR) transaction and we will clear the edit.	Is no longer in foreclosure	Revision reinstating this loan.
	If this loan	Then you must transmit a					
Was moved out of foreclosure by mistake	Revised electronic default reporting (EDR) transaction and we will clear the edit.						
Is no longer in foreclosure	Revision reinstating this loan.						
Required Remittance Action	Adjust your remittance for the amount due for the reinstatement of the loan if it is no longer in foreclosure.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	Verify your deposits and delinquent interest for this loan.						
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service the Freddie Mac portfolio to prevent this edit.						

Resolving Loan-level Edits Quick Reference Guide

Edit Code 216

Transaction: This edit may occur with any transaction.

Edit Code 216	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 216 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Warning Code 220

Transaction: This warning code may occur with transactions reported with exception codes 71 or 73.

Warning Code 220	
Explanation	Redemption may exist; verify transaction.
Possible Causes of Data Error(s)	You reported an FHA/VA conveyance or third party sale and the accuracy of the exception code and the existence of a redemption period should be verified.
Required Reporting Action	You need to take the following actions: <ul style="list-style-type: none">▪ Validate that you have reported the correct FHA foreclosure code.▪ Verify that no redemption period exists. If one does, revise the transaction to a non-exception. Continue to report the loan as a non-exception until the redemption period expires or the property is redeemed.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 221

Transaction: This edit may occur with any transaction.

Edit Code 221	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 221 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 222

Transaction: This edit may occur with any transaction.

Edit Code 222	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 222 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 223

Transaction: This edit may occur with any transaction.

Edit Code 223	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 223 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 224

Transaction: This edit may occur with transactions reported with exception code 70.

Edit Code 224		
Explanation	Sale result is not REO. You reported a transaction to transfer a loan to REO, but a foreclosure sale result has not been reported via Electronic Default Reporting (EDR) to support this action.	
Possible Causes of Data Error(s)	Edit Code 224 will be generated if the information you are reporting to us via loan-level reporting does not match the information being reported to us by a different department in your company.	
Required Reporting Action	Determine what the sale results were and report the REO sale results via the Foreclosure/DIL Notification to resolve this edit.	
	If this loan	Then
	Was not sold at foreclosure sale	Transmit the results through EDR. We will clear this edit once we process the EDR transaction.
	Was sold at foreclosure sale	Transmit the results through EDR and transmit a revision to report this loan as a third-party sale if you <i>have</i> received the proceeds, or as a non-exception if you have <i>not</i> .
	Has not gone to foreclosure sale	Transmit a revision to report this loan as a non-exception.
Required Remittance Action	If	Then
	The REO is processed	No remittance action is required.
	Foreclosure sale resulted in a third-party sale and you have received the proceeds	Adjust your remittance for the interest advanced and you need to remit the third-party sale proceeds.
	Foreclosure sale resulted in a third-party sale and you have <i>not</i> received the proceeds, or if the foreclosure sale has not occurred yet	Adjust your remittance for the interest advanced and you need to remit monthly interest if the loan is not inactive.

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Edit Code 224, continued		
Future Reporting Impacts	If	Then
	The sale result is a third party sale	Continue reporting this loan as a non-exception until you receive the sale proceeds, at which time you will report a third-party sale.
	This loan has not gone to foreclosure sale	Continue reporting this loan as a non-exception until an activity occurs to report as an exception.
Custodial Account Action	If	Then
	REO is processed	No custodial account action required.
	Foreclosure sale resulted in a third-party sale and you have deposited the proceeds	There should be no custodial account impact since you reported the third-party sale as a revised transaction.
	Foreclosure sale resulted in a third-party sale and you have <i>not</i> received the proceeds, or if the foreclosure sale has not occurred yet	Continue to account for the delinquent interest on this loan.
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service your Freddie Mac portfolio to prevent this edit.	

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Edit Code 225

Transaction: This edit may occur with transactions reported with exception codes 71 or 73.

Edit Code 225		
Explanation	Sale result is not third party. You reported a transaction to report a third-party sale, but a sale result has not been reported via Electronic Default Reporting (EDR) to support this action.	
Possible Causes of Data Error(s)	Edit Code 225 is generated if the information you are reporting to us via loan-level reporting does not match the information being reported to us by a different department in your company.	
Required Reporting Action	Determine what the sale results and report the third-party sale result via the Foreclosure/DIL Notification to resolve this edit.	
	If this loan	Then
	Was sold at the foreclosure sale, transmit these results through EDR	We will clear this edit once we process the EDR transaction.
	Was not sold at the foreclosure sale	Transmit the results through EDR and transmit a revision to report this loan as a transfer to REO.
	Has not gone to foreclosure sale	Transmit a revision to report this loan as a non-exception.
Required Remittance Action	If the foreclosure sale	Then
	Resulted in a third-party sale	No remittance adjustment is required.
	Resulted in an REO	Reduce your remittance for the interest advanced and the third-party sale proceeds.
	Has not occurred yet	Adjust your remittance for the third-party sale proceeds and you need to remit monthly interest if the loan is not inactive.
Future Reporting Impacts	If the foreclosure sale has not occurred, continue to report this loan.	

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Edit Code 225, continued		
Custodial Account Action	If	Then
	A third-party sale is processed	There is no custodial account action required.
	The foreclosure sale resulted in an REO	There should be no custodial account impacts since you reported the REO as a revised transaction
	The foreclosure sale has not occurred yet	Continue to account for the delinquent interest on this loan.
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service your Freddie Mac portfolio to prevent this edit.	

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Edit Code 226

Transaction: This edit may occur with transactions reported as non-exceptions.

Edit Code 226							
Explanation	Sale result is deed-in-lieu, loan has not been placed in REO. You have not reported a transaction to transfer this loan to REO, but your Electronic Default Reporting (EDR) transmission indicates this loan is a deed-in-lieu.						
Possible Causes of Data Error(s)	Edit Code 226 is generated if the information you are reporting to us via loan-level reporting does not match the information being reported to us by a different department in your company.						
Required Reporting Action	Determine what the loan status to resolve this edit.						
	<table border="1"> <thead> <tr> <th>If this loan</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>Is a deed-in-lieu</td> <td>Contact your Freddie Mac Loan Portfolio Specialist.</td> </tr> <tr> <td>Is <i>not</i> a deed-in-lieu</td> <td>Contact the Non-Performing Loans department.</td> </tr> </tbody> </table>	If this loan	Then	Is a deed-in-lieu	Contact your Freddie Mac Loan Portfolio Specialist.	Is <i>not</i> a deed-in-lieu	Contact the Non-Performing Loans department.
	If this loan	Then					
Is a deed-in-lieu	Contact your Freddie Mac Loan Portfolio Specialist.						
Is <i>not</i> a deed-in-lieu	Contact the Non-Performing Loans department.						
Required Remittance Action	Make a remittance adjustment for this loan's interest advanced adjustment for the REO.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	Remove all delinquent interest you are carrying for this loan if you report it as an REO.						
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service your Freddie Mac portfolio to prevent this edit.						

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Edit Code 227

Transaction: This edit may occur with transactions reported with exception code 72.

Edit Code 227	
Explanation	Sale result is not FHA/VA conveyance. You reported a transaction to convey this loan to HUD, but your EDR transmission does not support this action.
Possible Causes of Data Error(s)	Edit Code 227 is generated if the information you are reporting to us via loan-level reporting does not match the information being reported to us by a different department in your company.
Required Reporting Action	<ul style="list-style-type: none">▪ Report the third-party sale result via the Foreclosure/DIL Notification.▪ Contact the Non-Performing Loans Department for assistance with correcting the reported sale result or send a revision with the correct exception code.
Required Remittance Action	Make a remittance adjustment for the interest advanced adjustment for this loan.
Future Reporting Impacts	If this loan cannot be closed out, continue reporting it.
Custodial Account Action	Adjust the delinquent interest you are carrying for this loan if you do not close it out this cycle.
Preventative Maintenance	Coordinate all required reporting with other areas in your company that service your Freddie Mac portfolio to prevent this edit.

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Edit Code 228

Transaction: This edit may occur with any transaction.

Edit Code 228	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 228 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 229

Transaction: This edit may occur with any transaction.

Edit Code 229	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 229 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 230

Transaction: This edit may occur with any transaction.

Edit Code 230	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 230 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 231

Transaction: This edit may occur with transactions reported with exception code 66.

Edit Code 231	
Explanation	Reported convertible repurchase for matured loan. You reported a convertible repurchase transaction for a loan that we indicate is matured.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	We processed this transaction as a matured payoff. Verify that this is correct.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 232

Transaction: This edit may occur with transactions reported with exception code 60.

Edit Code 232	
Explanation	Reported matured loan with outstanding repurchase due. You reported a matured payoff for a loan that we indicate is an outstanding repurchase.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	<ul style="list-style-type: none">▪ Retransmit the loan with the correct exception code.▪ Contact our Fees and Claims unit to request that the repurchase be waived to allow the matured payoff to be processed.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 233

Transaction: This edit may occur with transactions reported with exception code 61.

Edit Code 233	
Explanation	Reported prepaid with outstanding repurchase due. You reported a prepaid payoff transaction for a loan that we indicate is an outstanding repurchase.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	<ul style="list-style-type: none">▪ Retransmit the loan with the correct exception code.▪ Contact our Fees and Claims unit to request that the repurchase be waived to allow the prepaid payoff to be processed.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 234

Transaction: This edit may occur with transactions reported with exception code 65.

Edit Code 234	
Explanation	Reported repurchase - repurchase in appeal. You reported a repurchase payoff transaction for a loan that we indicate is in the appeal process.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Contact our Fees and Claims unit to request that the appeal be removed from this loan.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time

Resolving Loan-level Edits Quick Reference Guide

Edit Code 235

Transaction: This edit may occur with transactions reported with exception code 65.

Edit Code 235	
Explanation	Reported convertible repurchase, outstanding repurchase still due. You reported a convertible repurchase payoff transaction for a loan that we indicate is an outstanding repurchase.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	<ul style="list-style-type: none">▪ Retransmit the loan with the correct exception code.▪ Contact our Fees and Claims unit to request that the repurchase be waived to allow the convertible payoff to be processed.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 236

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65 or 66.

Edit Code 236							
Explanation	Loan in REO status. Payoff cannot be processed. You reported a payoff transaction for a loan that you reported via Electronic Default Reporting as being transferred to REO.						
Possible Causes of Data Error(s)	None identified at this time.						
Required Reporting Action	To resolve this edit, you need to verify the correct activity for this loan.						
	<table border="1"> <thead> <tr> <th>If this loan</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>Should be transferred to REO</td> <td>You need to transmit a revision transferring this loan to REO.</td> </tr> <tr> <td>Should not be transferred to REO</td> <td>Contact the Non-Performing Loans department.</td> </tr> </tbody> </table>	If this loan	Then	Should be transferred to REO	You need to transmit a revision transferring this loan to REO.	Should not be transferred to REO	Contact the Non-Performing Loans department.
	If this loan	Then					
Should be transferred to REO	You need to transmit a revision transferring this loan to REO.						
Should not be transferred to REO	Contact the Non-Performing Loans department.						
Required Remittance Action	If we process an REO instead of a payoff, adjust your remittance for the interest advanced and the payoff proceeds.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	If we process an REO and you deposited repurchase proceeds, withdraw the proceeds.						
Preventative Maintenance	None identified at this time.						

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Edit Code 237

Transaction: This edit may occur with transactions reported with exception code 61.

Edit Code 237	
Explanation	Loan reported as prepaid but loan has matured. You reported a prepaid payoff transaction for a loan that we indicate is matured.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	We process this transaction as a matured payoff (exception code 60). Verify that the transaction we processed is correct.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 238

Transaction: This edit may occur with any transaction.

Edit Code 238	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 238 is generated if there is an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 239

Transaction: This edit may occur with any transaction.

Edit Code 239	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 239 is generated if there is an error in our system database
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 240

Transaction: This edit may occur with transactions reported with exception code 60.

Edit Code 240	
Explanation	Reported matured; repurchase is in appeal.
Possible Causes of Data Error(s)	You reported a loan as matured, but the required repurchase is in appeal.
Required Reporting Action	Contact our Fees and Claims unit to have the repurchase waived so the loan can be processed as a matured payoff.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 241

Transaction: This edit may occur with transactions reported with exception code 61.

Edit Code 241	
Explanation	Reported prepaid; repurchase is in appeal.
Possible Causes of Data Error(s)	You reported a loan as prepaid, but the required repurchase is in appeal.
Required Reporting Action	Contact our Fees and Claims unit to have the repurchase waived so the loan can be processed as a prepaid payoff.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 300

Transaction: This edit may occur with any transaction.

Edit Code 300	
Explanation	The accounting cutoff date is an invalid date. You included a cycle date with your transmission that was not in a valid format.
Possible Causes of Data Error(s)	Edit Code 300 is usually caused by a data entry error or a system problem.
Required Reporting Action	To resolve this edit, you need to transmit a revision with the correct accounting cycle date.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 301

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65 or 66.

Edit Code 301	
Explanation	The reporting cycle is not the current cycle or the next cycle. You reported a valid cycle date, but the cycle date does not correspond to one we can process.
Possible Causes of Data Error(s)	Edit Code 301 is generated if you keyed in the incorrect accounting cycle with your loan-level transaction or if you are trying to report a transaction from a previous cycle.
Required Reporting Action	Transmit a revision with the correct accounting cycle date to resolve this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 302

Transaction: This edit may occur with transactions reported with exception codes 40, 50, 60, 61, 65, 55, 70, 71, 72, or 73.

Edit Code 302	
Explanation	<p>The transaction for the next accounting cycle has been received, but there is no transaction for the current cycle.</p> <p>You transmitted a transaction for this loan for the next cycle before we processed the current cycle transaction for this loan (i.e. a payoff for the 16th is transmitted prior to your monthly transmission for the cycle).</p> <p>You transmitted a transaction too early. We had not yet processed the previous transaction.</p>
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	<p>This edit will clear once the current cycle transaction is transmitted and processed.</p> <p>Check the <i>Loan Level Missing Report</i> for the current cycle.</p> <p>If the</p> <ul style="list-style-type: none"> ▪ Loan <i>has</i> an asterisk (*), check the <i>Edits To Be Cleared</i> report to resolve the edit ▪ Loan <i>does not have</i> an asterisk (*), transmit the loan-level transaction for the current cycle. ▪ Current cycle transaction will change the data on the next cycle's transaction; revise the next cycle's transaction and retransmit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 303

Transaction: This edit may occur with any transaction.

Edit Code 303	
Explanation	Partial duplicate/possible correction. You transmitted another transaction for a loan number we have already processed without identifying it as a revision.
Possible Causes of Data Error(s)	<p>Edit Code 303 is generated if you assigned the same Freddie Mac loan number to more than one loan on your system. This most commonly occurs during loan set-up when there is more than one loan on a Funding Detail.</p> <p>If you transmitted a duplicate, you probably intended to mark one of them as a revision.</p>
Required Reporting Action	<p>To resolve this error, you need to verify that you did not assign the same Freddie Mac loan number to more than one loan in your system. You can do this by researching the unreported loans on your <i>Loan Level Missing Report</i> and the Servicer loan number you reported with the duplicate transaction.</p> <p>If you have a Freddie Mac loan number assigned to more than one loan, you need to correct the loan with the wrong loan number and transmit the data for that loan to us. You will also need to send a revised transaction for the loan that had the correct loan number on your original transmission if we processed a transaction different from what you intended.</p> <p>If you just transmitted a loan number twice, ensure we processed the correct transaction and transmit a revision if we did not.</p>
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	Avoid assigning the same loan number to more than one loan by automating your loan set-up process using the export function from MIDANET® for the PC.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 305

Transaction: This edit may occur with transactions reported with exception codes 40, 50, 70 or 80.

Edit Code 305	
Explanation	Transaction received before the accounting cutoff. You transmitted a loan transaction prior to the accounting cutoff.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	You do not need to take any action. Our system will process this loan after the accounting cutoff.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 306

Transaction: This warning code may occur with any transaction.

Warning Code 306	
Explanation	Freddie Mac database will be revised. You transmitted a revision for a loan we have already accepted.
Possible Causes of Data Error(s)	You transmitted a revision for a loan we have already accepted either because it passed our system edits when it was received, was system cleared and showed up on the System cleared edit report, or was on the edits to be cleared report and was cleared by you or your Freddie Mac Loan Portfolio Specialist.
Required Reporting Action	Verify that the transaction we process is the one you intended for us to process. If the original transaction is the one you wanted us to process, retransmit it as a revision.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None if we process the correct transaction.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Warning Code 308

Transaction: This warning code may occur with any transaction.

Warning Code 308	
Explanation	Exact error transaction ignored. You transmitted a transaction for a loan with an edit, but the values are the same as the original transaction that was in error.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Resolve the original edit codes and transmit a revision to clear the original edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 309

Transaction: This warning code may occur with any transaction.

Warning Code 309	
Explanation	Duplicate error dropped.
Possible Causes of Data Error(s)	You reported the same loan number twice in your transmission or you reported a revised transaction for a loan that had an edit and the revised transaction has different values than the original transaction in error.
Required Reporting Action	Verify the transaction we processed and send a revision if necessary.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Warning Code 310

Transaction: This warning code may occur with any transaction.

Warning Code 310	
Explanation	Exact duplicate transaction ignored.
Possible Causes of Data Error(s)	You transmitted duplicate transactions for the same loan number. The transactions are exactly the same.
Required Reporting Action	No action is necessary, although you should determine why a transaction was reported twice.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 311

Transaction: This edit may occur with transactions reported as non-exceptions and exception codes 40, 50, 70, or 80.

Edit Code 311	
Explanation	Incorrect accounting cycle. You transmitted a transaction with an accounting cycle that is not the cycle we are processing.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Transmit a revision using the correct accounting cycle date to resolve this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 312

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 71, or 73.

Edit Code 312	
Explanation	Next cycle transaction has already processed. You transmitted a transaction for the current cycle, but we have already processed both a transaction for the current cycle and a payoff or third-party sale for the following cycle. We cannot change the current cycle transaction.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	<p>Inform your Freddie Mac Loan Portfolio Specialist that you need to revise the current cycle's transaction.</p> <p>The Freddie Mac Loan Portfolio Specialist deletes the next cycle payoff or foreclosure and...</p> <p>If the current transaction was</p> <ul style="list-style-type: none"> ▪ Marked as a revision, we process it. ▪ Not marked as a revision, send a revision transaction. <p>Retransmit the following cycle's transaction.</p>
Required Remittance Action	If the revised transaction changes the amount of principal and interest due us, adjust your remittance.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 313

Transaction: This warning code may occur with any transaction.

Warning Code 313	
Explanation	Freddie Mac database warning.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	None. We will address this warning
Required Remittance Action	If the revised transaction changes the amount of principal and interest due us, you will have to adjust your remittance.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 314

Transaction: This edit may occur with any transaction.

Edit Code 314	
Explanation	Next cycle transaction reported, but should be current cycle. You reported an exception date that does not correspond with the accounting cycle date. You reported a transaction with an exception date that is within the current accounting cycle, but with an accounting cycle date of a future cycle.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Verify the accounting cycle and report this transaction as a revision with a current accounting cycle date to resolve this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 400

Transaction: This edit may occur with any transaction.

Edit Code 400	
Explanation	DDLPI is an invalid date. You transmitted a loan-level transaction with an invalid Due Date of Last Paid Installment (DDLPI). You must report the DDLPI in a MM/DD/YY format with a valid date.
Possible Causes of Data Error(s)	Edit Code 400 is usually caused by a data entry error.
Required Reporting Action	Transmit a revision with the correct DDLPI in MM/DD/YY format to resolve this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 401

Transaction: This edit may occur with transactions reported with exception codes 40, 71, 72, or 73.

Edit Code 401		
Explanation	DDLPI is not a delinquent date. You reported an exception code that indicates the loan is delinquent, but the Due Date of Last Paid Installment (DDLPI) you reported indicates the loan is current.	
Possible Causes of Data Error(s)	Edit Code 401 is usually caused by a data entry error.	
Required Reporting Action	Transmit a revision with the correct DDLPI to resolve this edit.	
	If	Then
	The loan is current	Report a different exception code.
	A payment was received for this loan	Report a reinstatement.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 404

Transaction: This edit may occur with transactions reported with exception codes 70 or 72.

Edit Code 404							
Explanation	Reported DDLPI does not match DDLPI reported by default management. You reported, with your loan-level accounting transaction, a Due Date of Last Paid Installment (DDLPI) that is different from the DDLPI your Default Management area transmitted to us via Electronic Default Reporting (EDR).						
Possible Causes of Data Error(s)	Edit Code 404 is generated if you transmit information on your loan-level transaction that is different from the information on your EDR transaction.						
Required Reporting Action	Verify the DDLPI and take the appropriate action based on the following table to resolve this edit:						
	<table border="1"> <thead> <tr> <th>If</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>Your Default Management area reported the incorrect DDLPI via EDR</td> <td>Send a new EDR transaction and we will adjust our system to clear the edit.</td> </tr> <tr> <td>The wrong DDLPI was reported on the investor reporting transaction</td> <td>Send us a revised transaction.</td> </tr> </tbody> </table>	If	Then	Your Default Management area reported the incorrect DDLPI via EDR	Send a new EDR transaction and we will adjust our system to clear the edit.	The wrong DDLPI was reported on the investor reporting transaction	Send us a revised transaction.
	If	Then					
Your Default Management area reported the incorrect DDLPI via EDR	Send a new EDR transaction and we will adjust our system to clear the edit.						
The wrong DDLPI was reported on the investor reporting transaction	Send us a revised transaction.						
Required Remittance Action	You may need to make a remittance adjustment if the amount of interest advanced changed.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	None identified at this time.						
Preventative Maintenance	Coordinate all required reporting with other areas of your company that report on your Freddie Mac portfolio to prevent this edit.						

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Edit Code 410

Transaction: This edit may occur with any transaction.

Edit Code 410		
Explanation	Last Payment Received Date (LPRD) missing. You did not include the LPRD with your loan-level transaction.	
Possible Causes of Data Error(s)	Edit Code 410 is generated if your system did not automatically insert the LPRD.	
Required Reporting Action	If	Then
	This edit appears on the System Cleared Edit Report.	Ensure correct LPRD is reported next cycle.
	You receive this edit with another edit on the Edits To Be Cleared Report.	<ul style="list-style-type: none"> ▪ Correct the LPRD and other edits. ▪ Send a revision.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 411

Transaction: This edit may occur with any transaction.

Edit Code 411		
Explanation	Last payment received date (LPRD) is invalid. You reported an invalid LPRD with your loan-level transaction. The LPRD must be in a valid MM/DD/YY format.	
Possible Causes of Data Error(s)	Edit Code 411 is usually caused by a data entry error or system problem.	
Required Reporting Action	If	Then
	This edit appears on the <i>System Cleared Edits</i> report.	Ensure correct LPRD is reported next cycle.
	You receive this edit with another edit on the <i>Edits To Be Cleared</i> report.	<ul style="list-style-type: none"> ▪ Correct the LPRD and other edits. ▪ Send a revision.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 412

Transaction: This edit may occur with any transaction.

Edit Code 412		
Explanation	<p>Last Payment Received Date (LPRD) is prior to the origination date.</p> <p>Your loan-level transaction for this loan reported an LPRD that is earlier than the loan's origination date.</p>	
Possible Causes of Data Error(s)	This is usually caused by a data entry error.	
Required Reporting Action	If	Then
	<p>This edit appears on the <i>System Cleared Edits</i> report.</p> <p>You receive this edit with another edit on the <i>Edits To Be Cleared</i> report.</p>	<p>Ensure correct LPRD is reported next cycle.</p> <ul style="list-style-type: none"> ▪ Correct the LPRD and other edits. ▪ Send a revision.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 413

Transaction: This edit may occur with any transaction.

Edit Code 413		
Explanation	Last Payment Received Date (LPRD) is greater than the current date. Your loan-level transaction for this loan reported an LPRD that is in the future.	
Possible Causes of Data Error(s)	Edit Code 413 is usually caused by a data entry error.	
Required Reporting Action	If	Then
	This edit appears on the <i>System Cleared Edit</i> report	Ensure correct LPRD is reported next cycle.
	You receive this edit with another edit on the <i>Edits To Be Cleared</i> report	<ul style="list-style-type: none"> ▪ Correct the LPRD and other edits. ▪ Send a revision.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

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Edit Code 500

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Edit Code 500	
Explanation	Exception action date is an invalid date. Your loan-level transaction reported an invalid exception date for this loan. The exception date must be in a valid MM/DD/YY format.
Possible Causes of Data Error(s)	Edit Code 500 is usually caused by a data entry error.
Required Reporting Action	Transmit a revision with a valid exception date to resolve this edit.
Required Remittance Action	Make a remittance adjustment if the interest calculations change based on the new exception date.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 501

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Edit Code 501	
Explanation	Exception date is required. You transmitted a loan-level transaction with an exception code that requires an exception date, but the exception date field is blank. An exception date is required for all payoffs, third-party foreclosure sales, transfers to REO, and HUD conveyances.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Transmit a revision with the correct exception date to resolve this edit.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 502

Transaction: This edit may occur with transactions reported with exception codes 40 or 50.

Edit Code 502	
Explanation	Exception date is not applicable. You transmitted a loan-level transaction with an exception date for a transaction that does not require one.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	We will process a transaction without the exception date. Validate the transaction we processed and transmit a revision if it is incorrect.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 503

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Edit Code 503	
Explanation	Exception date is in the future. You transmitted a loan-level transaction with an exception code that requires an exception date, but the exception date is in the future.
Possible Causes of Data Error(s)	Edit Code 503 is usually caused by a data entry error.
Required Reporting Action	Transmit a revision with the correct exception date. Make sure you verify your interest due calculation.
Required Remittance Action	Make a remittance adjustment if the interest calculations change based on the new exception date.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 504

Transaction: This edit may occur with transactions reported with exception code 70.

Edit Code 504	
Explanation	The exception date falls in a future cycle. You reported a transaction to transfer a loan to REO, but the exception date is in the future.
Possible Causes of Data Error(s)	Edit Code 504 is usually due to a data entry error.
Required Reporting Action	Transmit a revision using the correct exception date.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 505

Transaction: This edit may occur with transactions reported with exception codes 71 or 73.

Edit Code 505		
Explanation	Exception date does not equal foreclosure sale date. You transmitted an exception date with your loan-level transaction that is different from the foreclosure sale date reported via Electronic Default Reporting (EDR).	
Possible Causes of Data Error(s)	None identified at this time.	
Required Reporting Action	Verify the exception date and then refer to the following:	
	If	Then
	The foreclosure sale date reported via the Foreclosure/DIL Notification was incorrect	Transmit a corrected EDR transaction.
	The exception date reported was incorrect	Transmit a revised loan-level transaction.
Required Remittance Action	Make a remittance adjustment if the interest calculations change based on the new exception date.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Warning Code 506

Transaction: This warning code edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Warning Code 506	
Explanation	Exception date is before current cycle. You reported an exception date that is before the current cycle.
Possible Causes of Data Error(s)	The actual transaction date (foreclosure sale date for example) was in a previous cycle.
Required Reporting Action	Verify the exception date and send a revision if necessary.
Required Remittance Action	Make a remittance adjustment if the interest calculations change based on the new exception date.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 507

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Edit Code 507	
Explanation	Exception date is not in reported cycle. You reported an exception date that is in the next cycle, but reported a cycle date for the current cycle.
Possible Causes of Data Error(s)	Edit Code 507 is usually caused by a data entry error.
Required Reporting Action	Transmit a revision with the correct exception date and cycle date.
Required Remittance Action	Make a remittance adjustment if the interest calculations change based on the new exception date.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 508

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65 or 66.

Edit Code 508		
Explanation	Exception date is prior to funding date. You reported an exception date with your payoff transaction that was prior to the funding date. If a loan pays off between delivery and funding, you must use the funding date as the payoff date.	
Possible Causes of Data Error(s)	You reported the actual payoff date, but the payoff occurred between delivery and funding. When this occurs you must use the funding date as the payoff date instead of the actual payoff date. This is because we paid you interest from the first of the month to the day prior to funding and we need to be reimbursed for that interest.	
Required Reporting Action	If the exception date reported	Then
	Is correct and the purchase date is incorrect	Notify us and we will adjust the purchase date.
	Is incorrect and the purchase date is correct	Send a revised transaction with the correct exception date.
Required Remittance Action	Make a remittance adjustment based on interest due to the funding date.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Deposit the interest for the time period between the payoff date and the funding date.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 509

Transaction: This edit may occur with transactions reported with exception codes 60, 61, 65, 66, 70, 71, 72, or 73.

Edit Code 509	
Explanation	Interest was not edited due to invalid exception date. You received edit code 509 on this transaction because we could not validate the interest due you reported with this transaction.
Possible Causes of Data Error(s)	This edit error only occurs with edit codes 500, 503, 504, 505 and 507 is issued when an exception date edit error occurs.
Required Reporting Action	You must recalculate the interest due for this loan when you transmit the revision to correct the exception date.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 510

Transaction: This edit may occur with transactions reported with exception codes 70, 71, 72 or 73.

Edit Code 510		
Explanation	Exception date is before purchase date. You transmitted a loan-level transaction with a foreclosure sale date that is earlier than the loan funding date.	
Possible Causes of Data Error(s)	Edit Code 510 is usually caused by a data entry error.	
Required Reporting Action	If the exception data reported	Then
	Is correct and the purchase date is incorrect	Notify us and we will adjust the purchase date.
	Is incorrect and the purchase date is correct	Send a revised transaction with the correct exception date.
Required Remittance Action	Make a remittance adjustment based on interest due to the funding date.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 512

Transaction: This edit may occur with transactions reported with exception codes 70 or 73.

Edit Code 512		
Explanation	Foreclosure sale date cannot be before foreclosure start date. You transmitted a loan-level transaction with a foreclosure sale date that is earlier than when you started the foreclosure proceedings on this loan, according to your EDR transmission.	
Possible Causes of Data Error(s)	Edit Code 512 is usually caused by a data entry error.	
Required Reporting Action	Verify the foreclosure sale.	
	If the foreclosure sale date reported	Then
	Is correct and the begin date is incorrect	Send another EDR transmission to correct the date.
	Is incorrect and the begin date is correct	Contact your Freddie Mac Foreclosure/Bankruptcy Specialist.
Required Remittance Action	Make a remittance adjustment based on interest due to the funding date.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 600

Transaction: This edit may occur with any transaction.

Edit Code 600	
Explanation	Interest due is calculated incorrectly. The interest due you reported with your loan-level transaction is not equal to the interest we calculate is due.
Possible Causes of Data Error(s)	Edit Code 600 is usually due to your system having a different ANY then our system. Verify the correct service fee and ANY from the funding detail report.
Required Reporting Action	Verify the Accounting Net Yield Rate.
Required Remittance Action	Interest errors usually require a remittance adjustment.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Interest errors usually require a custodial account adjustment.
Preventative Maintenance	You can usually prevent this error by automating your loan set-up process.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 601

Transaction: This edit may occur with transactions reported with exception code 50.

Edit Code 601		
Explanation	Interest due cannot be zero. You reported a reinstatement transaction with zero interest due.	
Possible Causes of Data Error(s)	Edit Code 601 is usually caused by a data entry error or system problem.	
Required Reporting Action	You need to determine if the transaction is for a full reinstatement or a partial reinstatement.	
	If	Then
	You are reporting a full reinstatement	Recalculate the interest due and transmit a revision.
	You are reporting a valid partial reinstatement	We will clear the edit.
Required Remittance Action	Adjust your remittance for the amount of interest due us.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	We require interest for all reinstatement transactions (partial reinstatements can have a zero reported interest amount). Verify the interest due calculations prior to transmitting.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 602

Transaction: This edit may occur with any transaction.

Edit Code 602	
Explanation	Interest cannot be zero on an active loan. You did not report any interest due on an active loan.
Possible Causes of Data Error(s)	Edit Code 602 is usually caused by a calculation error, a system problem, the loan listed in your records as inactive, or the wrong funding date in your system.
Required Reporting Action	We will change the interest due to match what we expect. Contact your Freddie Mac Loan Portfolio Specialist if you do not agree with our transaction.
Required Remittance Action	Adjust your remittance for the amount of interest due us.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Verify that you either have cash receipts or an increase in delinquent interest to offset the interest due.
Preventative Maintenance	We require interest unless the loan was inactivated in a previous cycle, is on the alternate method of accounting, or is a new purchase funded between the first and 15 th of the current calendar month. You need to ensure that your loans are designated properly.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 605

Transaction: This edit may occur with transactions reported with exception codes 50, 60, 61, 65, 66, 71, and 73.

Warning Code 605	
Explanation	Delinquent interest may be due on alternate method loans.
Possible Causes of Data Error(s)	You reported a transaction for a loan reported under our alternate method program where delinquent interest may be due.
Required Reporting Action	Verify if any delinquent interest is due and send a revision if necessary.
Required Remittance Action	Adjust your remittance for the amount of interest due us.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Verify that you either have cash receipts and a decrease in delinquent interest to offset the interest due.
Preventative Maintenance	When calculating interest due on loans reported under our alternate method-reporting program, remember to pass through all delinquent interest when the loan liquidates.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 606

Transaction: This edit may occur with non-exception transactions reported on an inactive loan.

Edit Code 606		
Explanation	Interest due must be zero for an inactive loan. You reported interest due on a loan that was inactive as of the previous accounting cutoff.	
Possible Causes of Data Error(s)	Edit Code 606 is usually caused by a payment being received on an inactive loan or a data entry error.	
Required Reporting Action	Determine if a payment was received on this loan.	
	If	Then
	A payment was received	You must transmit a revision reinstating this loan.
	No payment was received	No action is required. We will process the loan with zero interest due.
Required Remittance Action	Adjust your remittance for the amount of interest you included if the loan is still inactive.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	No custodial account action is required if the delinquent interest calculation is correct.	
Preventative Maintenance	<p>Once a loan is inactivated, you report the loan every cycle as a non-exception with zero interest and principal due until the loan reinstates, pays off, is sold at a third-party sale, is transferred to REO, or is conveyed to HUD.</p> <ul style="list-style-type: none"> ▪ Reinstatement the loan if a payment is received. ▪ Ensure that your system is programmed to report these transactions following our requirements. 	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 700

Transaction: This edit may occur with exception codes 50, 60, 61, 65, 66, 71, 73, or 80.

Edit Code 700	
Explanation	Principal due is calculated incorrectly. You reported a transaction for which our previous cycle's ending balance minus the current cycle's reported ending balance does not equal the principal due reported.
Possible Causes of Data Error(s)	Edit Code 700 is usually caused by: <ul style="list-style-type: none"> ▪ New fundings ▪ New fundings beginning balance is the purchase balance. The actual loan balance may not match the purchase balance when the loan is set up on your system because payments were received that reduced the purchase balance or the scheduled payment was not received to match the scheduled balance delivered. ▪ Data entry errors ▪ A payment and a payoff being received in the same cycle. The principal due on all payoffs must equal the previous cycle's ending balance. If you receive a payment and the loan then pays off in the same cycle, the actual payoff amount will be less than the beginning UPB. You must include the principal reduction received with the payment in the payoff principal.
Required Reporting Action	If you reported the wrong ending balance or exception code, transmit a revision. We will process principal due on this loan to tie into your ending balance if the difference is equal to or less than \$3,000. If the difference is greater than \$3,000, you need to work with your Freddie Mac Loan Portfolio Specialist.
Required Remittance Action	Adjust your remittance to match the principal due that we processed.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Verify what was deposited for this transaction and adjust the amount to match the principal due that we processed.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 700, continued	
Preventative Maintenance	<p>Last cycle's ending balance minus the current cycle's reported ending balance should equal the principal due reported.</p> <p>New fundings:</p> <ul style="list-style-type: none">▪ Always verify the UPB set up on you investor accounting with the UPB on the funding detail report. We suggest you automate this process using the MIDANET[®] for the PC export function.▪ Change your system logic if your system does not include all principal payments with the payoff UPB.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 701

Transaction: This edit may occur with exception code 50.

Edit Code 701		
Explanation	Principal due is less than zero, but negative amortization is not allowed. You transmitted a reinstatement with negative principal reduction on a loan that does not allow for negative amortization.	
Possible Causes of Data Error(s)	None identified at this time.	
Required Reporting Action	Validate the principal reduction reported and the product type. If the loan allows for negative amortization, contact your Freddie Mac Loan Portfolio Specialist and provide supporting documentation.	
	If the loan does not allow for negative amortization and the principal reduction	Then
	Is correct	Send a revision to reinstate the loan with zero principal due and report a balance correction next cycle.
	Is incorrect	Send a revised statement.
Required Remittance Action	Adjust your remittance for the change in principal due.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Verify your principal deposit.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 702

Transaction: This edit may occur with exception codes 40, 70, or 72.

Edit Code 702		
Explanation	Principal due must be zero.	
Possible Causes of Data Error(s)	Edit Code 702 is usually caused by the Servicer processing principal reduction on a loan that is inactive or a data entry error.	
Required Reporting Action	You need to determine if principal reduction was received:	
	If	Then you must transmit a revision
	A payment was received	Reinstating the loan.
	No payment was received	With zero principal due.
Required Remittance Action	Adjust your remittance for the change in principal due.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Verify your principal deposit.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 703

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception.

Edit Code 703		
Explanation	Principal due is less than zero on loan that does not allow negative amortization. You reported negative principal due with a non-exception transaction for a loan that does not allow negative amortization.	
Possible Causes of Data Error(s)	Edit Code 703 is caused by a negative principal due amount reported on a loan, with no balance correction code, that does not allow negative amortization.	
Required Reporting Action	<ul style="list-style-type: none"> ▪ Validate the principal reduction reported and the product type. ▪ If the loan allows for negative amortization, contact your Freddie Mac Loan Portfolio Specialist and provide supporting documentation. 	
	If the loan does not allow for negative amortization and the principal reduction	Then send a
	Is correct	Revision with the balance correction code.
	Is incorrect	Revision.
Required Remittance Action	Adjust your remittance for the change in principal due.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Verify your principal deposit.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 705

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception.

Edit Code 705		
Explanation	Principal due must be zero for an inactive loan. You reported principal reduction on an inactive loan with a non-exaction exception code.	
Possible Causes of Data Error(s)	Edit Code 705 is usually caused by the Servicer processing principal reduction on a loan that is inactive or a data entry error.	
Transaction affected	This edit code may occur with transactions reported with the exception code field left blank to indicate a non-exception.	
Required Reporting Action	Determine if a payment was received.	
	If	Then
	A payment was received	You must transmit a revision reinstating the loan.
	No payment was received	We will process the transaction with zero principal due.
Required Remittance Action	Adjust your remittance for the change in principal due.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Verify your principal deposit.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Warning Code 706

Transaction: This warning may occur with transactions reported with the exception code field left blank to indicate a non-exception or a code 80.

Warning Code 706	
Explanation	Negative principal in excess of \$3,000. You reported a transaction with a negative principal amount greater than \$3,000.
Possible Causes of Data Error(s)	This warning is automatic if the negative principal reduction is greater than \$3,000.
Required Reporting Action	No action is required if we approve the negative principal reduction. If we do not approve the negative principal reduction request, you may be requested to transmit a revision.
Required Remittance Action	Adjust your remittance for the change in principal due.
Future Reporting Impacts	None if we process the negative principal reduction.
Custodial Account Action	Verify your principal deposit.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 801

Transaction: This edit may occur with transactions reported with the exception codes 40, 50, 70, 72, 80, or non-exception.

Edit Code 801							
Explanation	Ending UPB must not be zero. You reported a transaction with a zero ending balance, but you are not liquidating the loan.						
Possible Causes of Data Error(s)	Edit Code 801 is caused by an incorrect transaction being reported or a data entry error.						
Required Reporting Action	Verify the transaction loan record and refer to the following:						
	<table border="1"> <thead> <tr> <th>If</th> <th>Then transmit a revision with the correct</th> </tr> </thead> <tbody> <tr> <td>The balance is zero</td> <td>Payoff or third-party sale exception code.</td> </tr> <tr> <td>The balance is not zero</td> <td>Ending balance.</td> </tr> </tbody> </table>	If	Then transmit a revision with the correct	The balance is zero	Payoff or third-party sale exception code.	The balance is not zero	Ending balance.
	If	Then transmit a revision with the correct					
The balance is zero	Payoff or third-party sale exception code.						
The balance is not zero	Ending balance.						
Required Remittance Action	Adjust your remittance if the principal due changes.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	None identified at this time.						
Preventative Maintenance	None identified at this time.						

Resolving Loan-level Edits Quick Reference Guide

Edit Code 802

Transaction: This edit may occur with transactions reported with the exception codes 60, 61, 65, 66, 71, or 73.

Edit Code 802	
Explanation	Ending UPB must be zero. You reported a transaction liquidating the loan, but still have an ending balance. The ending balance must always be zero for payoffs and third-party foreclosure sales.
Possible Causes of Data Error(s)	Edit Code 802 is caused by an incorrect transaction being reported or a data entry error.
Required Reporting Action	Verify what you are reporting and transmit a revision with the correct calculations and exception code.
Required Remittance Action	Adjust your remittance if the principal due changes.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 803

Transaction: This edit may occur with transactions reported with the exception code 50.

Edit Code 803	
Explanation	Ending UPB increase by negative amortization is not allowed. You reported a reinstatement with a principal balance greater than the principal balance of the loan when the loan was inactivated.
Possible Causes of Data Error(s)	Edit Code 803 is caused by an incorrect inactivation UPB or a data entry error.
Required Reporting Action	<ul style="list-style-type: none">▪ Report principal reduction to reinstate the loan.▪ Transmit a revision with the correct balance.▪ Recalculate the interest and principal due.
Required Remittance Action	Adjust your remittance if the principal due changes.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 804

Transaction: This edit may occur with transactions reported with exception codes 40, 70, or 72.

Edit Code 804		
Explanation	Ending UPB is not equal to previous cycle's ending UPB. You reported a change in principal balance for a loan that is inactive.	
Possible Causes of Data Error(s)	Edit Code 804 is caused by the incorrect transaction being reported because a payment was received or a data entry error.	
Required Reporting Action	Verify the correct ending balance and transmit a revision.	
	If	Then send a revision
	You did not receive a payment.	With the corrected UPB
	You did receive a payment and the loan was <i>inactive</i> .	As a reinstatement
	You did receive a payment and the loan was <i>active</i> .	As a non-exception
Required Remittance Action	Adjust your remittance if the principal due changes.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 805

Transaction: This edit may occur with transactions reported with the exception code field left blank to indicate a non-exception.

Edit Code 805							
Explanation	Reported UPB is not equal to previous UPB. You reported a change in the principal balance on an inactive loan with a non-exception code.						
Possible Causes of Data Error(s)	Edit Code 805 is caused by the incorrect transaction being reported because a payment was received or a data entry error.						
Required Reporting Action	Determine if a payment was received.						
	<table border="1"> <thead> <tr> <th>If</th> <th>Then</th> </tr> </thead> <tbody> <tr> <td>A payment was received</td> <td>You must transmit a revision reinstating the loan.</td> </tr> <tr> <td>No payment was received</td> <td>We will process the transaction with no change in the UPB.</td> </tr> </tbody> </table>	If	Then	A payment was received	You must transmit a revision reinstating the loan.	No payment was received	We will process the transaction with no change in the UPB.
	If	Then					
A payment was received	You must transmit a revision reinstating the loan.						
No payment was received	We will process the transaction with no change in the UPB.						
Required Remittance Action	Adjust your remittance if the principal due changes.						
Future Reporting Impacts	None identified at this time.						
Custodial Account Action	None identified at this time.						
Preventative Maintenance	None identified at this time.						

Resolving Loan-level Edits Quick Reference Guide

Warning Code 806

Transaction: This warning code may occur with transactions reported with exception code 80.

Warning Code 806	
Explanation	Negative amortization balance not adjusted due to balance correction (code 80). You reported a principal balance correction for a loan that allows negative amortization.
Possible Causes of Data Error(s)	This warning occurs any time a code 80 is reported for a loan that allows negative amortization.
Required Reporting Action	Verify that you intended for a negative principal reduction, and not an increase in negative amortization. Send a revision if necessary.
Required Remittance Action	Adjust your remittance if the principal due changes.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 807

Transaction: This edit may occur with transactions reported with exception codes 50, 80, or non-exception.

Edit Code 807	
Explanation	Ending UPB must not be less than zero. You reported a negative ending unpaid principal balance.
Possible Causes of Data Error(s)	None identified at this time.
Required Reporting Action	Verify the correct transaction for this loan and transmit a revision.
Required Remittance Action	Adjust your remittance if the principal due changes.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 808

Transaction: This edit may occur with any transaction.

Edit Code 808	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 808 is usually caused by an error in our system database.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 809

Transaction: This edit may occur with any transaction.

Edit Code 809	
Explanation	None identified at this time.
Possible Causes of Data Error(s)	Edit Code 809 is usually caused by an error in our system database.
Transaction affected	None identified at this time.
Required Reporting Action	We will resolve this error. You do not need to take any action.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 810

Transaction: This edit may occur with transactions reported with the exception codes 60, 61, 65, or 66.

Edit Code 810	
Explanation	Payoff balance is greater than purchase balance. You reported a payoff transaction and the principal due is greater than the balance we paid for the loan.
Possible Causes of Data Error(s)	<p>Edit Code 810 occurs when a reported payoff balance is greater than the purchase amount, usually for one of the following reasons:</p> <ul style="list-style-type: none"> ▪ Data entry error ▪ Funding error (which may have been corrected through negative principal reduction) ▪ A new loan purchased at the scheduled balance, but paid off prior to the first payment.
Required Reporting Action	The payoff amount must be equal to our previous cycle's ending balance, or the purchase amount if it is a new funding. You need to verify the loan balance and transmit a revision if the incorrect payoff amount was used. If the payoff amount is correct you will need to research why it is greater than the purchase UPB. Contact your Freddie Mac Loan Portfolio Specialist if you need assistance.
Required Remittance Action	Adjust your remittance if the principal due changes.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Adjust your deposit if you deposited the additional principal and interest.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 900

Transaction: This edit may occur with transactions reported with the exception codes 60, 61, 65, 66, 71, or 73.

Edit Code 900		
Explanation	Prepayment penalty must be zero.	
Possible Causes of Data Error(s)	You reported a prepayment penalty that is not due to us.	
Required Reporting Action	Verify on the note if a prepayment penalty is due.	
	If	Then
	A prepayment is due	Contact your Freddie Mac Loan Portfolio Specialist.
	A prepayment penalty is not due	We will process the transaction with no prepayment penalty.
Required Remittance Action	Adjust your remittance for prepayment penalties not due us.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	Withdraw and return to the borrower, any prepayment penalties you collected but are not due us.	
Preventative Maintenance	None identified at this time.	

Resolving Loan-level Edits Quick Reference Guide

Edit Code 901

Transaction: This edit may occur with transactions reported with the exception codes 40, 50, 60, 61, 65, 66, 71, or 73.

Edit Code 901	
Explanation	Note holder field has an invalid code. You reported a transaction with something other than 0, 1, or 2 in the note holder field.
Possible Causes of Data Error(s)	The note holder field must be one of the values listed below: 0= Freddie Mac 1= Seller/Servicer 2= Third Party
Required Reporting Action	Transmit a revision with the correct note holder code.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

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Edit Code 902

Transaction: This edit may occur with transactions reported with the exception codes 60, 61, 65, or 66.

Edit Code 902	
Explanation	Note holder is required. You reported a transaction that requires the note holder to be indicated, but the note holder field was blank.
Possible Causes of Data Error(s)	The note holder field must be reported. Valid values are: 0= Freddie Mac 1= Seller/Servicer 2= Third Party
Required Reporting Action	Transmit a revision with the correct note holder code.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 903

Transaction: This warning code may occur with any transaction.

Warning Code 903	
Explanation	Freddie Mac database warning.
Possible Causes of Data Error(s)	Internal Freddie Mac database warning.
Required Reporting Action	None. We will address this warning.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Warning Code 905

Transaction: This warning code may occur with transactions reported with the exception codes 60, 61, 65, or 66.

Warning Code 905	
Explanation	Prepayment premium not due.
Possible Causes of Data Error(s)	You reported a prepayment penalty that is not due to us.
Required Reporting Action	Transmit a revision without a prepayment penalty.
Required Remittance Action	None identified at this time.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	None identified at this time.
Preventative Maintenance	None identified at this time.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 906

Transaction: This edit may occur with transactions reported with the exception code 61.

Edit Code 906	
Explanation	Prepayment penalty cannot be a negative amount. You reported a negative prepayment with your transaction.
Possible Causes of Data Error(s)	Edit Code 906 is usually caused by a data entry error.
Required Reporting Action	Transmit a revision with the correct prepayment penalty.
Required Remittance Action	Adjust your remittance for any changes in the prepayment penalty.
Future Reporting Impacts	None identified at this time.
Custodial Account Action	Adjust your custodial account for any changes in the prepayment penalty.
Preventative Maintenance	Ensure that any prepayment penalties reported to us are actually due us and that the calculations are correct.

Resolving Loan-level Edits Quick Reference Guide

Edit Code 908

Transaction: This edit may occur with transactions reported with the exception code for multifamily and selected single family payoffs.

Edit Code 908		
Explanation	Prepayment premium must be verified. You reported a prepayment premium on a loan where we require verification.	
Possible Causes of Data Error(s)	For mortgages where we have the rights to the prepayment penalty, the amount reported on the transaction cannot be negative.	
Transaction affected	This edit code may occur with transactions reported with the exception code for multifamily and selected single family payoffs.	
Required Reporting Action	Verify the prepayment premium and then refer to the following:	
	If	Then
	The prepayment premium is correct	Contact your Freddie Mac Loan Portfolio Specialist and we will clear the edit.
	The prepayment premium is incorrect	Transmit a revision.
Required Remittance Action	None identified at this time.	
Future Reporting Impacts	None identified at this time.	
Custodial Account Action	None identified at this time.	
Preventative Maintenance	None identified at this time.	