

The Uniform Collateral Data Portal® (UCDP®) is a single portal for the electronic submission of appraisal data files to Freddie Mac, and facilitates the electronic collection of appraisal report data. Appraisal report forms for all conventional mortgages delivered to Freddie Mac must be submitted to the UCDP if an appraisal is required.

Loan Collateral Advisor® integrates with the UCDP and analyzes Uniform Appraisal Dataset (UAD) appraisal submissions in real time. Loan Collateral Advisor also evaluates the Form 70/1004 Uniform Residential Appraisal Report (URAR) for collateral representation and warranty relief eligibility. Loan Collateral Advisor returns information in the UCDP regarding eligibility; however, the final decision of whether to grant such relief is subject to loan eligibility checks in Freddie Mac Loan Selling AdvisorSM.

This reference provides details about what you need to know to successfully use the UCDP to take advantage of collateral rep and warranty relief with an appraisal. The following topics are included:

- [Accessing Freddie Mac Collateral Rep and Warranty Relief Eligibility Messages](#)
- [Understanding the Collateral Rep and Warranty Relief Messages](#)
- [Additional Resources](#)



Collateral rep and warranty relief may also be offered with Loan Product Advisor's automated collateral evaluation capability which provides the option to waive the appraisal requirements on certain loans. For information on automated collateral evaluation, refer to the [Automated Collateral Evaluation](#) job aid.

Accessing Freddie Mac Collateral Rep and Warranty Relief Eligibility Messages

You can access the Freddie Mac collateral rep and warranty relief eligibility messages within the UCDP from the *Appraisal: View/Edit* page or on the Freddie Mac Submission Summary Report (SSR). These messages are also available if you use a vendor-provided solution with an integrated system interface to the UCDP and should be located with the other Freddie Mac proprietary messages.

When the collateral rep and warranty relief message is returned, you will see a Freddie Mac-specific proprietary Hard Stop code, FRE000 or FRE001, under the *Freddie Mac* tab within the Hard Stops section, along with messages in the Findings section, as shown in the following examples.

Appraisal: View/Edit Page - Eligible

Hard Stop FRE000: Collateral R&W Relief Eligible

| Appraisal 1: Hard Stops | | | |
|--|--|--|---|
| UCDP | | Freddie Mac | |
| 1. Collateral R&W Relief Eligible | Hard Stop FRE000 Found This appraisal is eligible for collateral representation and warranty relief, pending an assessment of the loan. You may upload a new or corrected file using File Operations above. | Override Request Reason: Automated override request | Override Request Comments: User ID: SYSTEM |
| | | Override Decision: Override automatically approved | Override Decision Comments: User ID: SYSTEM |
| 2. Freddie Mac Findings (one or more warnings) | Hard Stop FRE800 Found Appraisal failed one or more Freddie Mac findings classified as a warning. Please review the Freddie Mac findings with a Warning severity below for more detail. You may upload a new or corrected file using File Operations above. | Override Request Reason: Automated override request | Override Request Comments: User ID: SYSTEM |
| | | Override Decision: Override automatically approved | Override Decision Comments: User ID: SYSTEM |

Findings Message FRE0000: *This appraisal is eligible for the collateral representation and warranty relief, pending an assessment of the loan.*

Appraisal 1: Findings

| Message ID | Form Section | Form Field Name | Datapoint Name | Property Affected | Action Message | Severity |
|------------|--------------|-----------------|----------------|-------------------|---|----------|
| FRE0000 | N/A | N/A | N/A | N/A | This appraisal is eligible for collateral representation and warranty relief, pending an assessment of the loan. | Warning |
| FRE0002 | N/A | N/A | N/A | N/A | Appraisal Quality Risk is assessed at 2 indicating a Low risk of appraisal deficiencies. | Warning |
| FRE0009 | N/A | N/A | N/A | N/A | Valuation Risk is assessed at 1 indicating a very low risk of under or overvaluation. | Warning |
| FRE1125 | Neighborhood | N/A | N/A | Subject | The appraisal indicates a Shortage for Demand/Supply but Over 6 months for Marketing Time. Please confirm that the correct selections have been made. The gross living area of the following comparable sales/listings varies from public records: Comp 1 (report: | Warning |

Appraisal: View/Edit Page – Not Eligible

Hard Stop FRE001: *Collateral R&W Relief Not Eligible*

Appraisal 1: Hard Stops

| | | | |
|--|--|--|---|
| 1. Collateral R&W Relief Not Eligible | <p>Hard Stop FRE001 Found This appraisal is not eligible for collateral representation and warranty relief. Please review the Freddie Mac findings below for more detail. You may upload a new or corrected file using File Operations above.</p> <p>Override Request Reason: Automated override request</p> <p>Override Decision: Override automatically approved</p> | <p>Override Request Comments:</p> <p>Override Decision Comments:</p> | <p>User ID: SYSTEM</p> <p>User ID: SYSTEM</p> |
| 2. Freddie Mac Findings (one or more warnings) | <p>Hard Stop FRE800 Found Appraisal failed one or more Freddie Mac findings classified as a warning. Please review the Freddie Mac findings with a Warning severity below for more detail. You may upload a new or corrected file using File Operations above.</p> <p>Override Request Reason: Automated override request</p> <p>Override Decision: Override automatically approved</p> | <p>Override Request Comments:</p> <p>Override Decision Comments:</p> | <p>User ID: SYSTEM</p> <p>User ID: SYSTEM</p> |


Findings Message FRE0001: *This appraisal is not eligible for the collateral representation and warranty relief.*

Appraisal 1: Findings

| Message ID | Form Section | Form Field Name | Datapoint Name | Property Affected | Action Message | Severity |
|------------|--------------|-----------------|----------------|-------------------|--|----------|
| FRE0001 | N/A | N/A | N/A | N/A | This appraisal is not eligible for collateral representation and warranty relief. (1) Data inconsistencies exist that impact the quality and/or eligibility of the appraisal. Please review the Freddie Mac findings for additional information. (2) The overall quality of the appraisal is insufficient. Please review the Freddie Mac findings for more detail. | Warning |
| FRE0002 | N/A | N/A | N/A | N/A | Appraisal Quality Risk is assessed at 5 indicating a Very High risk of appraisal deficiencies. | Warning |
| FRE0009 | N/A | N/A | N/A | N/A | Valuation Risk is assessed at 1 indicating a very low risk of under or overvaluation. | Warning |

You can also access these messages under the Hard Stops section and Findings section of the SSR. Within the SSR Report, scroll down to “Freddie Mac Proprietary Hard Stops” to view the Hard Stops and severity; and “Freddie Mac Proprietary Edit Findings” section to view the appraisal messages as shown in the following example.

SSR Report - Eligible



| UCDP Submission Summary Report (SSR) | | | | | | | | | |
|---------------------------------------|---------------------|-----------------|-------------------|--|---------------------|----------|----------------------------|---------------------------------|-----------------------------|
| Doc File ID | | | | Report Date/Time | 03/14/2017 18:02:31 | | | | |
| Document File Status (FRE) | Successful | | | Seller/Service Number | | | | | |
| Lender Name | UAT1 | | | Lender Loan Number | | | | | |
| Appraisal 1 | | | | | | | | | |
| Original Submitted Date/Time | 03/08/2017 21:44:48 | | | Document Status | Successful | | | | |
| Number of Resubmissions | 0 | | | Form Type | FNM 1004/FRE 70 | | | | |
| Last Submission Date/Time | 03/08/2017 21:44:48 | | | Appraised Value | \$715000 | | | | |
| Subject Address | | | | Appraisal Effective Date | 3/8/2017 | | | | |
| Appraiser | | | | Supervisory Appraiser | | | | | |
| Borrower Name | | | | Appraiser | | | | | |
| Comps | Comp Address | | | Adjusted Sale Price | | | | | |
| Comp1 | , CA 91807 | | | \$715000 | | | | | |
| Comp2 | , CA 91807 | | | \$714000 | | | | | |
| Comp3 | ge, CA 91807 | | | \$716000 | | | | | |
| Comp4 | , CA 91807 | | | \$720000 | | | | | |
| Comp5 | A 91807 | | | \$728000 | | | | | |
| Comp6 | CA 91807 | | | \$726500 | | | | | |
| UCDP Hard Stops | | | | | | | | | |
| Message ID | Form Section | Form Field Name | Property Affected | Full Message Description | | Severity | Override Request Reason | Override Decision Reason | Override Decision Date/Time |
| No findings returned | | | | | | | | | |
| Freddie Mac Proprietary Hard Stops | | | | | | | | | |
| FRE000 | N/A | N/A | N/A | Collateral R&W Relief Eligible | | Warning | Automated override request | Override automatically approved | 03/08/2017 21:46:07 |
| FRE800 | N/A | N/A | N/A | Freddie Mac Findings (one or more warnings) | | Warning | Automated override request | Override automatically approved | 03/08/2017 21:46:07 |
| JAD Compliance Findings | | | | | | | | | |
| No findings returned | | | | | | | | | |
| Freddie Mac Proprietary Edit Findings | | | | | | | | | |
| FRE0000 | N/A | N/A | N/A | This appraisal is eligible for collateral representation and warranty relief, pending an assessment of the loan. | | Warning | N/A | N/A | N/A |
| FRE0002 | N/A | N/A | N/A | Appraisal Quality Risk is assessed at 2 indicating a Low risk of appraisal deficiencies. | | Warning | N/A | N/A | N/A |
| FRE0009 | N/A | N/A | N/A | Valuation Risk is assessed at 1 indicating a very low risk of under or overvaluation. | | Warning | N/A | N/A | N/A |

Understanding the Collateral Rep and Warranty Relief Messages

The collateral rep and warranty relief proprietary Hard Stops and Findings messages provide an early view into the appraisal's eligibility for collateral rep and warranty relief. Receiving the Freddie Mac Hard Stop code FRE000 or FRE001 is a warning message and has no effect on a "Successful" submission status in the UCDP.

When the message indicates the appraisal is eligible, it is subject to final confirmation in Loan Selling Advisor. If eligible at time of delivery, collateral rep and warranty relief is immediately granted upon purchase of the loan.

If an appraisal does not initially receive collateral rep and warranty relief, use the messages in the Findings section to determine why a property may not be eligible. Based on the information provided, you may be able to address or correct issues with the appraisal report and resubmit. Upon resubmission, Loan Collateral Advisor will complete a new analysis and return the results in both Loan Collateral Advisor and the UCDP.

Keep in mind, if the appraisal is eligible for collateral rep and warranty relief, you must still perform an appraisal review. Because the loan is relieved of collateral reps and warranties, a comprehensive review may not be necessary. However, you should still ensure the appraiser has not provided a misleading appraisal and the property meets Freddie Mac requirements.

Additional Resources

If you have questions about UCDP functionality, please refer to the following resources:

- [Uniform Collateral Data Portal web page](#)
- [Originate and Underwrite Learning Center web page](#)

This document is not a replacement or substitute for the information found in the Freddie Mac *Single-Family Seller/Service Guide* and/or terms of your Master Agreement and/or other Pricing Identifier Terms.

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