

Home Possible® Delivery and Servicing Requirements



Feature	Home Possible® 100	Home Possible Neighborhood Solution® 100	Home Possible 97	Home Possible Neighborhood Solution 97
Executions	<ul style="list-style-type: none"> ▪ Servicing-retained cash ▪ Servicing-released cash ▪ Gold Cash® (MIDANET®)* ▪ Fixed-rate cash ▪ WAC ARM Cash ▪ Fixed-rate Guarantor ▪ WAC ARM Guarantor ▪ MultiLender Swap <p>*Home Possible Neighborhood Solution Mortgages that are Extended Buydown Mortgages are ineligible for sale under Gold Cash through MIDANET in accordance with Guide Section 17.20(c).</p>			
Pooling Requirements	Mortgages may be pooled with other non-Home Possible Mortgages. Refer to Chapter 13 for pooling requirements for fixed-rate mortgages and Chapter A13 for pooling requirements for ARMs.			
Special Characteristics Codes (SCC)	Home Possible Mortgages require the delivery of an alphanumeric SCC. Check with your loan origination software (LOS) vendor to find out if your system supports alphanumeric SCCs.			
	G02: Home Possible 100 071: Affordable Housing Initiative	G03: Home Possible Neighborhood Solution 100 071: Affordable Housing Initiative	G00: Home Possible 97 G20: 1-unit Primary Residence with 3% from Borrower's Personal Funds or has 3% equity for a refinance 071: Affordable Housing Initiative	G01: Home Possible Neighborhood Solution 97 G21: 1-unit Primary Residence with 3% from Borrower's Personal Funds or has 3% equity for a refinance 071: Affordable Housing Initiative
Other Special Characteristics Codes (SCC)	You may also need to deliver one or more of these SCCs based on the characteristics of the mortgage: <ul style="list-style-type: none"> ▪ G18: Home Possible with Affordable Seconds when entered into Loan Prospector field "Total Gift Fund" ▪ D25: Employer Assisted Homeownership Benefit ▪ 532: Noncredit Payment References ▪ 535: TLTV ratio greater than 100 percent ▪ 547: Cash on hand used as Borrower Personal Funds ▪ 583: Affordable Seconds used 			

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Borrower Education Counseling Codes	<ul style="list-style-type: none"> ▪ L = Lender (Freddie Mac Seller/Servicer) ▪ N = Non-profit organization ▪ P = Public or government agency ▪ O = Other 			
Form 11 or 13SF	<p>The following data must be delivered on Form 11 or Form 13SF:</p> <ul style="list-style-type: none"> ▪ Loan Prospector AUS Key Number ▪ Closing Cost Amount ▪ Down Payment Amount ▪ Secondary Financing Amount 			
Closing Cost Sources	<p>The following are required on Form 11 and 13SF:</p> <ul style="list-style-type: none"> ▪ 01 = Gift from relative ▪ 02 = Gifts or grants from a nonprofit religious organization or nonprofit community organization ▪ 03 = Gifts or grants from a federal government program ▪ 04 = Gifts or grants from a state government program ▪ 05 = Gifts or grants from a local government program ▪ 06 = Gifts or grants from employer ▪ 07 = Borrower's own funds ▪ 08 = Unsecured loan ▪ 09 = Property seller contributions ▪ 10 = Other ▪ 11 = Premium funds ▪ 12 = Secondary financing 			
Secondary Financing Source Code	<p>The following are required on Form 11 and 13SF:</p> <ul style="list-style-type: none"> ▪ 01 = Originating lender ▪ 03 = Federal government program ▪ 04 = State government program ▪ 05 = Local Government program ▪ 06 = Employer ▪ 08 = Not applicable ▪ 10 = Other <p>Note: Secondary Financing other than Affordable Second or RHS Leveraged Second are not permitted.</p>			
Post-settlement Delivery Fee	See Guide Exhibit 19 for post-settlement delivery fees that may or may not apply.			
Servicing	Servicer must be a Tier One or Tier Two Servicer.			

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Early Delinquency Counseling	<p>Servicer must provide Early Delinquency Counseling to borrowers who become delinquent during the first year of the mortgage.</p> <p>Early Delinquency Counseling emphasizes the importance of</p> <ul style="list-style-type: none"> ▪ Making mortgage payments on time ▪ Advising borrowers about working through financial problems with proper budgeting, and ▪ Entering into repayment plans in the early stages of delinquency <p>The timetable for Early Delinquency Counseling must begin after a delinquency occurs, based on the following schedule:</p> <p>Day 10: Mail or make telephone contact with the borrower with a payment notice that reminds them of the importance of making each payment on or before the due date.</p> <p>Day 16: Mail late payment notice to borrower</p> <p>Day 20: Telephone or meet with the borrower to determine cause of missed payment</p> <p>Day 30: Offer counseling to the borrower</p> <p>Day 45: Schedule or conduct initial counseling session with borrower</p> <p>See Guide Section 64.4 for more details.</p>			

See Guide Section 17.13.1 for complete delivery requirements.

For underwriting details refer to the [Home Possible: At A Glance](#) quick reference.

Note: It is important that Borrowers have sufficient information on the terms of a Mortgage product and that the associated features, benefits, and risks of the selected Mortgage product are clearly explained to the Borrower prior to the Borrower making a product or payment choice.

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