

Feature	Home Possible 97	Home Possible Neighborhood Solution 97		
Special Characteristics Codes (SCC)	<p>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.</p> <table border="1" data-bbox="337 449 1523 621"> <tr> <td data-bbox="337 449 894 621"> 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 </td> <td data-bbox="894 449 1523 621"> 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 </td> </tr> </table>		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
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Other SCCs	<p>You may also need to deliver one or more of these SCCs based on the characteristics of the mortgage:</p> <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 			
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 			
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	<p>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.</p>			
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 			

Note: Vertical revision bars "|" are used in the margin of this quick reference to highlight new requirements and significant changes

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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.	
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> <ul style="list-style-type: none"> ▪ 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. ▪ Day 16: Mail late payment notice to borrower ▪ Day 20: Telephone or meet with the borrower to determine cause of missed payment ▪ Day 30: Offer counseling to the borrower ▪ Day 45: Schedule or conduct initial counseling session with borrower <p>See Guide Section 64.4 for more details.</p>	

See Guide Section 17.13.1 for complete delivery requirements.

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