

Understanding the Selling Representation and Warranty Relief Date Report



The *Selling Representation and Warranty Relief Date Report*, from Freddie Mac Loan Coverage AdvisorSM, provides a list of loans that have met the requirements for relief of certain enumerated selling representation and warranties (R&W) pursuant to Freddie Mac's *Single-Family Seller/Service Guide* (Guide) Section 1301.11. This section of the Guide sets forth Freddie Mac's implementation of Versions 1 and 2 of the selling representation and warranty framework (R&W framework). Under the R&W framework, if a mortgage meets certain eligibility criteria, it will not be subject to our remedies, including a repurchase request, for breaches of the R&W requirements.

How may this report be used?

You may use this report to identify loans that have met the criteria for relief, and the Relief Date for each of those loans. "Relief Date" means the date on and after which Freddie Mac will not seek to exercise its remedies in connection with a breach of the R&W, as detailed in Guide Section 1301.11.

When should this report be generated?

You can generate the Selling R&W Relief Date Report for any prior reporting period (dating back to January 2013 when the R&W framework became effective). Given the R&W framework is effective for loans delivered on and after January 1, 2013, the first possible date on which a loan could be eligible for relief is February, 2014.

We recommend generating this report on a consistent recurring basis (i.e., during the same timeframe each month) to have an accurate view of loans that meet the requirements for the Relief Date under the R&W framework. When the desired date range for the report includes the prior month, the best time to generate the report is after EDR final reporting to ensure the accuracy of the information.

What information is included in the report?

The report consists of three sections: Report Header, Report Summary, and Loan Details. Use the following section descriptions and sample report to learn more about the information in the report.

Report Section Descriptions		
1	Report Header	Specifies the selling representation and warranty obligor's number and name, the reporting period, and the date/time when the report was generated. Note: This report is Seller Number specific. If your organization has more than one Seller Number under which you hold representation and warranty responsibility, you must generate the report for each assigned Seller Number to have a comprehensive view of your Freddie Mac loan portfolio.
2	Report Summary	Identifies the number of loans conditionally relieved during the specified reporting period and the aggregate unpaid principal balance (UPB) for those loans.
3	Loan Details	Provides loan-level information for the loans that met the criteria for relief during the specified reporting period, including: the funding date, loan identifying information, current UPB, maturity date and Selling Relief Date. The last column also includes the Selling Relief Date Type which indicates the reason relief was granted (for example, through an acceptable payment history or satisfactory conclusion of a QC file review).

Selling Representation and Warranty Relief Date* Report

1 Seller Number: [REDACTED] Reporting Period: August-2014 Seller Name: [REDACTED] Report Generated on: 10/28/2014 7:47 PM

2 Report Summary
 Number of Loans with Relief Date* in the Selected Period: 4,263
 Total Current UPB: \$707,802,675.88

3

Item Number	Funding Date**	FM Loan Number	Seller Loan Number	Servicer Loan Number	Current UPB	Note Maturity Date	Selling Relief Date*	Selling Relief Date* Type
1	7/11/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$154,191.27	6/1/2043	8/1/2014	Acceptable Pay History
2	6/14/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$189,351.58	7/1/2028	8/1/2014	Acceptable Pay History
3	6/11/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$189,639.47	7/1/2028	8/1/2014	Acceptable Pay History
4	6/11/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$152,704.31	7/1/2028	8/1/2014	Acceptable Pay History
5	6/11/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$148,681.95	7/1/2028	8/1/2014	Acceptable Pay History
6	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$139,511.01	7/1/2043	8/1/2014	Acceptable Pay History
7	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$125,517.45	7/1/2043	8/1/2014	Acceptable Pay History
8	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$229,377.46	7/1/2043	8/1/2014	Acceptable Pay History
9	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$172,195.16	7/1/2043	8/1/2014	Acceptable Pay History
10	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$319,418.46	7/1/2038	8/1/2014	Acceptable Pay History
11	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$176,702.74	7/1/2043	8/1/2014	Acceptable Pay History
12	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$236,087.82	7/1/2043	8/1/2014	Acceptable Pay History
13	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$275,060.39	7/1/2043	8/1/2014	Acceptable Pay History
14	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$225,737.72	7/1/2043	8/1/2014	Acceptable Pay History
15	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$124,313.41	7/1/2043	8/1/2014	Acceptable Pay History
16	6/12/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$259,590.75	7/1/2043	8/1/2014	Acceptable Pay History
17	6/14/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$100,872.96	7/1/2028	8/1/2014	Acceptable Pay History
18	6/14/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$81,960.80	7/1/2028	8/1/2014	Acceptable Pay History
19	6/14/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$95,284.89	7/1/2028	8/1/2014	Acceptable Pay History
20	6/14/2013	[REDACTED]	[REDACTED]	[REDACTED]	\$94,282.50	7/1/2028	8/1/2014	Acceptable Pay History

The information displayed in this report is based on loan activity reported by Seller and/or Servicer and Freddie Mac, and it may not reflect current activities with respect to the Mortgages. This information does not denote that the identified Mortgages comply with the eligibility requirements in the Freddie Mac Seller/Servicer Guide; it is Seller's responsibility to ensure that such requirements, including those in Guide Section 6.14(a), are met. This information is confidential and proprietary, and is for the use of Seller and/or Servicer only.



Data Quality. We rely heavily on the data you provide in generating this report. It is important you provide timely, accurate, and complete data when you use Loan Prospector®, deliver through the selling system, and submit loan data during QC file reviews. Additionally, you must ensure your delinquency reporting is accurate.

Additional Resources

- [Generating the Selling Representation and Warranty Relief Date Report](#) job aid
- [Overview of the Selling Representation and Warranty Framework](#) job aid
- [Loan Coverage Advisor](#) Web page
- [Selling Representation and Warranty Framework](#) Web page

This document is not a replacement or substitute for the information found in the *Single-Family Seller/Servicer Guide*, and /or terms of your Master Agreement and/or Master Commitment. © 2016 Freddie Mac