

Servicer #1

Exhibit B

**FREDDIE MAC
SERVICER DILIGENCE QUESTIONS
SALE OF NON-PERFORMING SINGLE FAMILY MORTGAGE LOANS**

Bidder Legal Entity Name:

Servicer Legal Entity Name:

Date:

All prospective Bidders must complete, or have their Servicers complete, this entire questionnaire.

Capacity / Product / Investor

1. Is your firm an approved Seller (Originator) / Servicer by:

Investor	# Years Served	Seller/Originator? (Y/N)	Servicer? (Y/N)	As a Subservicer? (Y/N)	Comments
GNMA					
FNMA					
FHLMC					
FHA					
VA					
Rural Housing					
HAMP - SPA					
HAMP - GSE					

1a. Does your firm service loans in all 50 states and does your firm have the required local, state, and federal licenses as required to service the loans?
YES NO

2. Current Servicing Volume

2a. Primary Servicing (Owned MSRs)

Investor Breakdown	Loan Count	UPB	Delinquency Rate	Comments
FHLMC				
FNMA				
GNMA				
Private Investors				
RMBS				
Others?				
Whole Loans / HFI				
HAMP - SPA				
HAMP - GSE				
Other - please describe				
Total				

2b. Subservicing

Investor Breakdown	Loan Count	UPB	Delinquency Rate	Comments
FHLMC				
FNMA				
GNMA				
Private Investors				
RMBS				
Others?				
Whole Loans / HFI				
HAMP - SPA				
HAMP - GSE				
Other - please describe				
Total				

2c. What is the name of the current servicing platform (system) your firm utilizes?

Staffing / Training

3. What is your firm's overall Staffing Breakdown?

Staffing Metrics	Prior Year (as of 12/31/13)		Current Year (as of 12/31/14)	
	Default	Non Def.	Default	Non Def.
Total Staff				
Open Positions				
% employees < 1 year tenure				
Average length industry experience (managers)				
Average company tenure (managers)				
Average company tenure (non managers)				
Turnover % total (annualized)				

4. How many employees does your firm expect to hire to support this portfolio, and what is the associated timeline and space plans?

Employee New Hires	Number	Timeline	Location
Default			
Non Default			

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Acquisition Experience

5. What were the two largest loan transfers your firm recently completed?

Transfer #1	Input Responses Below
Loan Count	
Product	
Platform	
Date	
Delinquency Rate	

Transfer #2	Input Responses Below
Loan Count	
Product	
Platform	
Date	
Delinquency Rate	

Customer Impacts

6. In the table below, provide your firm's experience in the past two years for the following loan level asset management disposition for NPL loans:

Asset Management "Waterfall"	Loan Count	UPB	% of Portfolio >90	Comments
Reinstatement of Borrower (to performing loan)				
HAMP Modification - SPA				
HAMP Modification - GSE				
Proprietary Modification				
HARP				
Market Refinance				
Hardest Hit Fund				
Short Sale				
Deed-in-Lieu				
Foreclosure				

7. Please provide or attach a high level description of your firm's loss mitigation process/waterfall, including earliest collection activities with borrowers.

8. Please detail any special collection strategies, e.g. overnight mail delivery, door knocks, enhanced skip tracing, etc.

9. How does your firm ensure receipt of sufficient information regarding loans in any state of loss mitigation at the time of transfer e.g. trial or permanent modifications, short sale, DIL, foreclosure, forbearance?

10. Does your firm leverage any special servicing practices or apply special servicing programs to specific geographic areas that have a high percentage of delinquent loans (180 + days delinquent), high foreclosure rates and or high vacancy rates? If yes, can you explain? How do you safeguard borrowers in these communities? Please describe any collaboration with community and borrower advocacy groups.

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 YES _____ NO _____

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Others?				
Whole Loans / HFI				
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HAMP - GSE				
Other - please describe				
Total				

2b. Subservicing

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Total				

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Servicer #2 (optional)

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Servicer #3 (optional)

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Product	
Platform	
Date	
Delinquency Rate	

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