



Selling System Net Price

More pricing certainty for cash contracts

Net Price is an “all-in” pre-funding price feature that is available exclusively through the selling system. With Net Price, when you allocate mortgages to a cash contract in the selling system, you automatically receive a Contract Price that is the Freddie Mac asset price for the mortgage you are committing. Specifically, you'll receive a Net Price that equals the Freddie Mac price net any applicable *Single-Family Seller/Servicer Guide* (Guide) Exhibit 19 delivery fees for each individual mortgage. We fund your mortgages at the Net Price resulting in Net Funding.

Key Features

- All-in price for each loan you allocate to a cash contract
- Ability to view Contract Price, Net Price, and total delivery fees for each mortgage
- Net Price includes all Exhibit 19 delivery fees applicable for any mortgage
- Enables pre-funding quality control reviews on the fees assessed for your loans

Lender Benefits

- Gain more pricing certainty at the point of sale
- Minimize keying errors and post-purchase data corrections
- Reduce the amount of time spent on reconciling fees each month since all delivery fees are built into your Net Price
- Streamline your secondary market capabilities with access to both a comprehensive Net Price for each mortgage, a Contract Price without delivery fees, and access to delivery fee details through the Total Fee field
- Create and export reports to support your business processes

SELLING SYSTEM NET PRICE CAPABILITY

Eligible Mortgages	<p>Net Price capabilities work with all mortgage products eligible to be committed for cash through the system, including:</p> <ul style="list-style-type: none"> • 15-, 20-, and 30-year fixed-rate mortgages. • 5- and 7-year balloon/reset mortgages. • Non-convertible ARMs. • Home Possible® 97 and Home Possible Neighborhood Solutions 97 Mortgages, including those with Temporary Subsidy Buydowns. • Initial InterestSM 10/20 and 15/15 fixed-rate mortgages, and Initial Interest ARMs. • All other fixed-rate, ARM and balloon/reset specialty mortgage products available through the selling system.
How it Works	<p>When you access the selling system's Net Pricing capabilities, take out a cash contract, and allocate loans to that contract, you will:</p> <ul style="list-style-type: none"> • Automatically see the Contract Price in the "Summary of Contract Terms" section, and the Net Price in the "Loan Details" section of the "Contract Details" screen. • Select "Price Loans Against Contract," and you'll notice that the "Net Price" field is now populated with a dollar amount each time you allocate a loan to a contract, which means that you have now been given access to Net Price capabilities. • Access fee-only detail information applicable to each mortgage through a link from the "Total Fees" field. <p>With Net Price capabilities, Freddie Mac will fund your mortgages at the price reflected in the Net Price field, and will no longer bill you for delivery fees on your monthly Seller Invoice.</p>
About Net Price and Contract Price	<ul style="list-style-type: none"> • The Contract Price is the asset price for the mortgage product type for which you are taking out a commitment. • The Net Price is the loan price with any applicable delivery fees netted out. • Freddie Mac funds your mortgages at the Net Price.
Fees	<p>Net Price capabilities provide up front information for all delivery fees listed in Guide Exhibit 19 that are applicable to your mortgage. You'll obtain a Net Price for each mortgage when you provide complete mortgage information as you allocate the mortgage to your contract.</p>

Contract price includes:

- The interest rate range for the cash contract product selected.
- The cash pricing product price, if applicable.

Contract Name:	spr net	Remaining Balance:	\$664.83	Name
Contract #:	787806165	Contract Amount:	\$1,000,000	Add Loan(s)
Contract Type:	Mandatory	Contract Status:	Accepted	Pair-off
Contract Product:	30-Year Fixed Rate Conventional	Accepted Date:	08/24/2005 10:58:07	View/Print Contract Confirmation
Contract Product:	30-Year Fixed Rate Conventional	Pair-off Amount:		
Contract Product:	30-Year Fixed Rate Conventional	Expiration Date:	09/23/2005	
Contract Product:	30-Year Fixed Rate Conventional	Servicing Option:	Retained	
Contract Product:	30-Year Fixed Rate Conventional	Servicer #:	777710	
Contract Product:	30-Year Fixed Rate Conventional	Servicing Fee Rate:	0.250%	
Contract Product:	30-Year Fixed Rate Conventional	Remittance Option:	Gold	
Contract Product:	30-Year Fixed Rate Conventional	Total UPB:	\$999,335.17	

Click to view:

- Delivery fee name
- Cost of fee in:
 - Dollar amount
 - Basis points
 - Date of most recent fee calculation

Interest Rate Range: 5.000% 5.125% 5.250% 5.375% 5.500%

Contract Price: 95.789 96.426 97.087 97.724 98.343

Loan Details

[Go to Loan Pipeline to view additional columns for these loans](#)

Seller Loan Number	Borrower Last Name	Interest Rate	Loan Product	Loan Status	Unpaid Principal Balance	WHL Servicer	Net Price	Total Fees
FFL-111909	GAMBLE	5.000%	30-Year Fixed-Rate Conventional	New	\$249,807.30	No 777710	93.789	\$4,996

Net cash price after reduction for delivery fee cost converted to basis points.

Learn more about Net Price:

- Visit FreddieMac.com or call 800-FREDDIE