

Bulletin

NUMBER: 2010-13

TO: Freddie Mac Sellers

June 15, 2010

SELLING CHANGES

INTRODUCTION

We have amended certain requirements in the *Single-Family Seller/Servicer Guide* (“Guide”) related to:

- Planned Unit Developments
- Freddie Mac Relief Refinance MortgagesSM – Same Servicer, and Freddie Mac Relief Refinance MortgagesSM – Open Access
- Interested party contributions

We have removed the restriction that requires Sellers to obtain Freddie Mac approval to sell Texas Equity Section 50(a)(6) Mortgages.

In addition, we are advising Sellers of requirements regarding the selection of the appropriate loan-to-value (LTV) ratio range in connection with the sale of Section 502 GRH Mortgages for Cash through the Selling System.

We are also reminding Sellers of the loan-level origination data requirements discussed in Bulletin 2009-27 that will soon become effective.

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately, unless otherwise noted.

Planned Unit Developments (PUDs)

We are rescinding project review requirements announced in Bulletin 2009-24, for Mortgages secured by units in PUDs and reverting back to the eligibility requirements in place prior to that Bulletin, with the exception of the PUD appraisal requirements and the allowance of reciprocal project reviews, which remain in effect. We continue to assess our PUD eligibility requirements to determine whether to make future changes.

Guide Chapter 43, *Special Warranties for Planned Unit Developments*, has been revised to reflect the rescinded changes.

Relief Refinance Mortgage Enhancements

To increase eligibility and streamline our requirements, we have revised the requirements for Relief Refinance Mortgages – Same Servicer, and Relief Refinance Mortgages – Open Access to:

- Permit the omission of a Borrower, for any cause not exclusively due to death or divorce, and require that the omitted Borrower be removed from the deed and not retain any ownership interest in the Mortgaged Premises
- Permit an increase in the amount of a junior lien for reasons not related to the Relief Refinance Mortgage transaction

Relief Refinance Mortgages – Open Access

In addition to the revised requirements listed above, for Relief Refinance Mortgages – Open Access we are permitting the addition of a Borrower, provided that at least one Borrower(s) from the Mortgage being refinanced is retained. A non-occupying Borrower may not be added to a Mortgage secured by a Primary Residence.

Chapter A24, *Freddie Mac Relief Refinance Mortgages – Same Servicer*, and Chapter B24, *Freddie Mac Relief Refinance Mortgages – Open Access*, have been revised to reflect these changes.

Interested party contributions

We are revising our eligibility requirements and providing additional information related to the types of permissible interested party contributions for Mortgages eligible for sale to Freddie Mac. The changes state that funds paid by the property seller that are fees or costs customarily paid by the property seller according to local convention are not subject to the maximum financing concession limitations.

Mortgages with any abatement (that is, funds provided to a lender or third party by an interested party to pay or reimburse in whole or in part a certain number of monthly payments of principal, interest, taxes, insurance and other assessments on the Borrower's behalf in excess of Prepaids/Escrows associated with the Mortgage closing) are not eligible for sale to Freddie Mac.

Chapter 25, *Secondary Financing and Other Financing Agreements*, and the Glossary have been changed to reflect these revised requirements.

Texas Equity Section 50(a)(6) Mortgages

Sellers are no longer required to obtain Freddie Mac approval to sell Texas Equity Section 50(a)(6) Mortgages. Sellers with a negotiated term may now deliver these Mortgages in accordance with the requirements of Guide Section 24.8, *Requirements for Texas Equity Section 50(a)(6) Mortgages*.

Section 24.8 has been revised to reflect this change.

Section 502 GRH Mortgages LTV ratio range selection

We are advising Sellers that in connection with the sale of Section 502 GRH Mortgages for Cash through the Selling System, for purposes of the LTV range selection on the Take Out a Cash Contract screen, Sellers must select the LTV ratio as calculated under Freddie Mac's requirements rather than the LTV ratio calculated under the Guaranteed Regulations. We continue to permit the delivery of eligible GRH Mortgages with LTV ratios as calculated using the Guaranteed Regulations for LTV/TLTV ratios, and in addition, as announced in Guide Bulletin 2010-9, the LTV/TLTV ratio cannot exceed 115%, as calculated under the requirements of Section 23.2, *Calculating LTV, TLTV and HTLTV ratios*.

Loan-level origination data requirements

In Bulletin 2009-27, Freddie Mac provided additional information regarding new loan-level origination data requirements for Mortgages with application dates on or after July 1, 2010. As a reminder, for these Mortgages Freddie Mac will collect:

- Loan Originator identifiers that are assigned by the Nationwide Mortgage Licensing System (NMLS) and are required pursuant to the Secure and Fair Enforcement for Mortgage Licensing Act of 2008 ("SAFE Mortgage Licensing Act")
- Loan Origination Company identifiers that are assigned by the NMLS
- Appraiser's State license number issued by the State in which the subject property is located
- Supervisory appraiser's State license number, if applicable

As with all data submitted to Freddie Mac in connection with the purchase of Mortgages, the new required delivery data must be true, complete, and accurate.

Appraiser State license numbers

As provided in Bulletin 2009-27, **Sellers must deliver appraiser's State license numbers for all Mortgages with application dates on or after July 1, 2010**, regardless of whether identifiers are available for Loan Originators and Loan Origination Companies.

Loan Originator/Loan Origination Company identifiers

With respect to delivery of the unique identifiers for Loan Originators and Loan Origination Companies, we are reminding Sellers of the following requirements provided in Bulletin 2009-27:

State requirements

For Mortgages originated in a State that requires Loan Originators and Loan Origination Companies to obtain unique identifiers, Sellers must ensure that the identifiers are provided on Form 65, *Uniform Residential Loan Application*, and must deliver the identifiers on Form 11, *Mortgage Submission Schedule*, or Form 13SF, *Mortgage Submission Voucher*, for Mortgages with loan application dates on or after July 1, 2010. If the State has not yet required Loan Originators or Loan Origination Companies to obtain identifiers, Sellers are not required to enter the identifiers on Form 65 or to deliver this information on Form 11 or Form 13SF. Once the State requires Loan Originators and/or Loan Origination Companies to obtain identifiers, Sellers must deliver this data for Mortgages with application dates on or after the date the requirement becomes effective.

Federal requirements

If a Seller is a federally regulated institution and the Seller's appropriate federal regulator has not yet required registration of the Loan Originators and/or Loan Origination Companies, the Seller will not be required to enter the Loan Originator and/or Loan Origination Company identifier on Form 65 or to deliver this information on the Form 11 or Form 13SF. Once Loan Originator and/or Loan Origination Company identifiers are required, Sellers must deliver this data for Mortgages with application dates on or after the date the requirement becomes effective.

Additional information

- Visit <http://www.csbs.org> for guidance on obtaining unique identifiers through NMLS
- Visit <http://www.stateregulatoryregistry.org> to find out how to register with NMLS
- View FHFA's original press release, [FHFA Announces New Mortgage Data Origination Requirements](#)
- Visit http://www.freddiemac.com/sell/secmktg/new_details.htm for information about Freddie Mac delivery requirements for FHFA-required loan-level origination data

REVISIONS TO THE GUIDE

The revisions included in this Bulletin impact the following:

- Chapters 24, A24, B24, 25, 37, 43, and 44
- Glossary

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call (800) FREDDIE.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia J. McClung". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patricia J. McClung
Vice President
Offerings Management