Bulletin

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TO: Freddie Mac Sellers and Servicers   June 28, 2010

SUBJECT: FREDDIE MAC IMPLEMENTATION GUIDE FOR LOAN DELIVERY DATA PUBLISHED

With this *Single-Family Seller/Servicer Guide* ("Guide") Bulletin, Freddie Mac is announcing the publication of the Freddie Mac Implementation Guide for Loan Delivery Data ("Freddie Mac IG-LD") detailing Freddie Mac specific requirements for implementation of the Uniform Loan Delivery Dataset (ULDD) components applicable to loans delivered to Freddie Mac.

Background

The Federal Housing Finance Agency (FHFA) has directed Freddie Mac and Fannie Mae ("GSEs") to work together to improve the consistency and quality of loan data through a Uniform Mortgage Data Program, announced in a news release dated May 24, 2010.

In a Single-Family Advisory e-mail dated June 8, 2010, Freddie Mac announced publication of the Uniform Loan Delivery Data Specification ("Delivery Specification"), which was jointly developed with Fannie Mae. The Delivery Specification defines and documents the common GSE-approach to the ULDD and provides the technical framework for developing the loan delivery file that will be required for all loans delivered to *either* GSE on or after **September 1, 2011.**

The ULDD identifies data points that at loan delivery may be:

- Required - data points required for all loan deliveries to both GSEs

- Conditionally required - required for loan deliveries to both GSEs when a defined business condition exists (e.g., adjustable-rate Mortgages (ARMs))

- Conditionally independent - GSE-specific data points required for all loan deliveries to one of the GSEs, but not both, when a defined business condition exists

- Optional - reserved for future use

FREDDIE MAC IMPLEMENTATION GUIDE FOR LOAN DELIVERY DATA

While Freddie Mac and Fannie Mae jointly developed the Delivery Specification, each GSE will continue to exercise independent business judgment in evaluating, adopting and maintaining business terms, credit policies, and analytics. The Freddie Mac IG-LD published today details the requirements for implementing the ULDD components applicable to loans sold to Freddie Mac, and can be found in the new Uniform Mortgage Data Program area of our web site at http://www.freddiemac.com/sell/secmktg/uniform_mortgage.html.

These requirements are effective for all loans delivered to Freddie Mac on or after **September 1, 2011**.

The Freddie Mac IG-LD is comprised of the following documents:

- Freddie Mac Implementation Guide for Loan Delivery Data Business Summary ("Business Summary")

  - Exhibit 1, *Business Users Guide to the Uniform Loan Delivery Dataset*

- The Freddie Mac Selling System ("Selling System") MISMO® eXtensible Markup Language (XML) Technical Specification, v1.0.01 ("Technical Specification") with the following supporting appendices:

  - Appendix A – XML Data Requirements

  - Appendix B – Test Case Scenarios

  - Appendix C – XML Samples

Business Summary

The Business Summary, which is designed for business executives and analysts, provides a high-level understanding of Freddie Mac's implementation of the ULDD, and includes a discussion of Freddie Mac's implementation strategy and timeline, with resources and information regarding how Sellers can prepare for the delivery of loan data in the new MISMO-based file format.

Business Summary Exhibit 1, *Business Users Guide to the Uniform Loan Delivery Dataset*, identifies all the data points that Freddie Mac will require for loan deliveries, including data points for specific loan types, loan features and business conditions.

Technical Specification

The Technical Specification is designed for a technology provider or development organization that plans to build or update an interface to the Selling System. Among other things, the Technical Specification, which functions as a comprehensive developer's guide, provides the following guidance:

- Implementation of a subset of the MISMO Version 3.0 Reference Model that will be used in the Selling System

- Creation of a well-formed XML file in accordance with the MISMO Version 3.0 Reference Model

- Data mapping, field formats, valid field values and the hierarchical container structure applicable to the Selling System's usage of the loan delivery XML file

- Explanation of how systems need to transmit or import data to the Selling System

REVISIONS TO THE GUIDE

Prior to **September 1, 2011**, we will update the Guide to reflect the requirements for delivering loan data in accordance with the Freddie Mac IG-LD.

Once the MISMO-based loan delivery requirements become effective, Guide Form 11, *Mortgage Submission Schedule*, and Form 13SF, *Mortgage Submission Voucher,* will be retired and loan delivery data may only be imported to the Selling System using the MISMO XML loan delivery file format.

ADDITIONAL INFORMATION REGARDING THE UNIFORM MORTGAGE DATA PROGRAM, DELIVERY SPECIFICATION AND FREDDIE MAC IG-LD

Additional information about the Uniform Mortgage Data Program, the Delivery Specification and the Freddie Mac IG-LD can be found in the Uniform Mortgage Data Program area on our web site at http://www.freddiemac.com/sell/secmktg/uniform_mortgage.html.

CONCLUSION

The Freddie Mac IG-LD provides unique Freddie Mac-specific loan delivery data implementation requirements in support of the Uniform Mortgage Data Program. Publication of our Implementation Guide is the next step in our efforts to improve data quality and offer Sellers greater confidence that the loan data they deliver to us is complete and accurate.

If you have any questions about the Uniform Mortgage Data Program, the Delivery Specification, or the Freddie Mac IG-LD, please contact your Freddie Mac representative or call (800) FREDDIE.

Sincerely,

Patricia J. McClung
Vice President
Offerings Management