

Bulletin

NUMBER: 2010-30

TO: Freddie Mac Sellers and Servicers

November 22, 2010

Effective date: March 1, 2011

In this *Single-Family Seller/Servicer Guide* (“Guide”) Bulletin, effective for all Mortgages sold to Freddie Mac with Settlement Dates on or after **March 1, 2011**, we are revising our postsettlement delivery fees (“delivery fees”).

INTRODUCTION

These delivery fee changes address the current increased risk and costs associated with certain higher loan-to-value (LTV) Mortgages. The changes help to ensure that we are adequately compensated for the continued provision of essential liquidity to the mortgage market, and are able to continue our support for affordable lending while being diligent stewards of taxpayer funding.

It should be noted that delivery fees do not automatically translate to a change in the rates borrowers pay for mortgages and the Seller, not Freddie Mac, controls the terms offered to a Borrower and consequently determines how an increase in fees is factored into Mortgage pricing. We believe, however, that generally these increases will have a nominal effect on consumer affordability. For example, if a Seller chooses to apply a 25 basis point delivery fee price to an interest rate, the estimated impact to the interest rate is approximately 5 basis points on a fully-amortized 30-year Mortgage. According to standard mortgage calculators, this would add less than \$10 to the monthly payment on a 5%, 30-year fixed-rate mortgage for \$200,000.

For certain Mortgages, we are:

- Increasing the Indicator Score/LTV delivery fee rates by 25 or 50 basis points for Mortgages with certain Indicator Score/LTV ratio combinations
- Increasing the Secondary Financing delivery fee rate by 25, 50, or 75 basis points for Mortgages with certain LTV/total LTV (TLTV) and Indicator Score combinations
- Adding a new Secondary Financing delivery fee for Mortgages with LTV ratios less than or equal to 65%, and TLTV ratios greater than 80% and less than or equal to 95%
- Revising TLTV parameters for Mortgages with Secondary Financing and LTV ratios greater than 65% and less than or equal to 75%

DETAILED CHANGES

Indicator Score/Loan-to-Value delivery fee rates

We are increasing the Indicator Score/Loan-to-Value delivery fee rates for Mortgages with certain Indicator Score/LTV ratio combinations. Revised delivery fees are noted in bold, below:

INDICATOR SCORE / LOAN-TO-VALUE							
Effective for Settlements on or after March 01, 2011							
Product	Credit Score	LTV RATIOS					
		ALL ELIGIBLE					
		≤ 60%	> 60% & ≤ 70%	> 70% & ≤ 75%	> 75% & ≤ 80%	> 80% & ≤ 85%	> 85%
All Eligible Product	≥ 740	-0.25%	0.00%	0.00%	0.25%	0.25%	0.25%
	≥ 720 & < 740	-0.25%	0.00%	0.25%	0.50%	0.50%	0.50%
	≥ 700 & < 720	-0.25%	0.50%	0.75%	1.00%	1.00%	1.00%
	≥ 680 & < 700	0.00%	0.50%	1.25%	1.75%	1.50%	1.25%
	≥ 660 & < 680	0.00%	1.00%	2.25%	2.75%	2.75%	2.25%
	≥ 640 & < 660	0.50%	1.25%	2.75%	3.00%	3.25%	2.75%
	≥ 620 & < 640	0.50%	1.50%	3.00%	3.00%	3.25%	3.25%
	< 620	0.50%	1.50%	3.00%	3.00%	3.25%	3.25%

Mortgages with Secondary Financing Indicator Score/Loan-to-Value delivery fees

We are adding a new delivery fee rate and increasing other rates for certain Mortgages with Secondary Financing and Indicator Score/LTV ratio combinations. Revised delivery fees are noted in bold, below:

MORTGAGES WITH SECONDARY FINANCING				
Effective for Settlements on or after March 01, 2011				
Product	LTV RATIOS	TLTV Ratios	Credit Score	
			< 720	≥ 720
All Eligible Product	≤ 65%	> 80% & ≤ 95%	0.50%	0.25%
	> 65% & ≤ 75%	> 80% & ≤ 95%	0.75%	0.50%
	> 75% & ≤ 80%	> 76% & ≤ 90%	1.00%	0.75%
	> 75% & ≤ 80%	> 90% & ≤ 95%	1.00%	0.75%
	> 80% & ≤ 90%	> 81% & ≤ 95%	1.00%	0.75%
	> 90% & ≤ 95%	> 90% & ≤ 95%	0.50%	0.25%
	ALL	> 95%	1.50%	1.50%

REVISIONS TO THE GUIDE

Exhibit 19, *Postsettlement Delivery Fees*, has been updated to reflect the changes described in this Bulletin. We have also revised Exhibit 19 to delete all references to Initial Interest Mortgages, as these Mortgages are not eligible for delivery to Freddie Mac. Additionally, we have removed delivery fees on the Number of Units grid that no longer apply due to changes announced in previous Bulletins.

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, sweeping underline that extends to the right.

Patricia J. McClung
Vice President
Offerings Management