

Bulletin

NUMBER: 2011-14

TO: Freddie Mac Sellers

August 4, 2011

SUBJECT: UNIFORM LOAN DELIVERY DATASET DELIVERY REQUIREMENTS AND RETIREMENT OF MIDANET® FOR DELIVERY

With this *Single-Family Seller/Servicer Guide* (“Guide”) Bulletin, we are updating the Guide to include the requirements for delivery of Uniform Loan Delivery Dataset (ULDD) data for the initial implementation phase (“Phase I implementation”) using the MISMO® Version 3.0 Reference Model (“MISMO v3.0”). These requirements apply to all Mortgages delivered to Freddie Mac on or after **March 19, 2012** that have Application Received Dates on or after December 1, 2011.

We are also announcing that effective **March 19, 2012**, we are retiring MIDANET for delivery and removing references to it from the Guide. Therefore, products that were only available for delivery through MIDANET will no longer be eligible for sale to Freddie Mac.

UNIFORM LOAN DELIVERY DATASET

Effective for Mortgages delivered on or after March 19, 2012, with Application Received Dates on or after December 1, 2011

Background

As announced in Bulletin 2010-15, in May 2010, the Federal Housing Finance Agency (FHFA) directed Freddie Mac and Fannie Mae to work together to improve the consistency and quality of loan data through the Uniform Mortgage Data Program® (UMDPSM). As part of the UMDP, we published the Freddie Mac Implementation Guide for Loan Delivery Data (“Freddie Mac IG-LD”) on June 28, 2010, and updated those requirements on March 29, 2011. The Freddie Mac IG-LD details the requirements for implementing the ULDD for Mortgages sold to Freddie Mac.

New Guide Chapter A17, *Mortgage Delivery Instructions*

With this Bulletin, we are adding new Guide Chapter A17, *Mortgage Delivery Instructions*, which, effective **March 19, 2012**, is a replacement of Chapter 17, *Mortgage Delivery and Settlement Processing*. The new chapter serves the same function as current Chapter 17, in providing comprehensive data delivery instructions for Mortgages sold to Freddie Mac, and it is organized in a manner that is similar to current Chapter 17. The new chapter sets forth the ULDD data requirements for Phase I implementation. Sellers should review Chapter A17 in its entirety to obtain a clear understanding of Freddie Mac’s delivery requirements using the ULDD.

The delivery instructions set forth in Chapter A17 are consistent with the data requirements of the ULDD for Phase I implementation identified in Appendix A, *XML Data Requirements, Version 1.0.4*, of the Freddie Mac IG-LD (“Appendix A”) and the *Appendix A Addendum* located under the Technical Resources tab on the ULDD page of our web site at

http://www.freddiemac.com/sell/secmktg/uniform_delivery.html

Guide Section A17.3, *Organization and Usage of Delivery Requirements*, provides an overview of Chapter A17 and explains how the delivery instructions are organized.

Data delivery instructions with more general applicability appear earlier in the chapter, and the instructions relating to Mortgages with special characteristics follow. The delivery instructions are cumulative. For example, the Seller must provide data regarding the specific delivery program, the particular Mortgage product, the property, loan and Borrower, as well as any special characteristics that the Mortgage may have.

Retirement of Guide Forms 11, *Mortgage Submission Schedule* and 13SF, *Mortgage Submission Voucher*

We are retiring Guide Forms 11, *Mortgage Submission Schedule*, and 13SF, *Mortgage Submission Voucher*, on **March 19, 2012**, when the new delivery requirements become effective.

Applicable Guide sections have been updated to remove references to Forms 11 and 13SF.

Additional Guide updates

The following Guide sections have also been updated to incorporate ULDD requirements and instructions: 2.2.1, *Introduction to Loan Prospector*[®]; 22.15, *Wholesale Home Mortgages*; 23.3, *Maximum Original Loan Amounts for Home Mortgage Purchases*; A24.4, *Delivery and Pooling Requirements*; B24.3, *Requirements for Freddie Mac Relief Refinance Mortgages*SM – *Open Access*; B24.4, *Delivery and Pooling Requirements*; 25.1, *Purchase Mortgages with Secondary Financing*; L33.5, *Underwriting Requirements*; A34.8, *Credit Underwriting*; 37.5, *Credit Scores*; 42.12, *Delivery Requirements*; 44.11, *Seller Representations and Warranties Regarding the Mortgaged Premises*; and 46.21, *Evidence of Flood Insurance*.

Guide Exhibit 17S, *Available Mortgage Products*, formerly known as *Mortgage Products Available Through the Selling System* has also been updated.

Appendix A Addendum

Correction to delivery requirement for Mortgages with secondary financing

Appendix A contains an error in the requirements for delivering Mortgages with secondary financing. Sellers are instructed to deliver data related to secondary financing only if the secondary financing was concurrently originated with the subject Mortgage. This delivery instruction is inconsistent with the requirements of Guide Sections 25.1, *Purchase Mortgages with Secondary Financing*, and 25.2, *Refinance Mortgages with Secondary Financing*, and with Freddie Mac's expectation that Sellers provide loan data for all secondary financing.

With this Bulletin, we have posted a new document, *Appendix A Addendum*, as part of the Freddie Mac IG-LD, which corrects the error in Appendix A by revising the conditionality details for Mortgages with secondary financing. This correction is presented as replacement rows to Appendix A for Sort IDs 510-517 and 519. *Appendix A Addendum* can be found under the Technical Resources tab on the ULDD page of our web site.

As indicated in the *Appendix A Addendum*, the delivery of ULDD Data Points for all secondary financing associated with Mortgages sold to Freddie Mac becomes mandatory for deliveries on or after **August 1, 2012**. Until that date, you may provide the ULDD Data Points either for concurrently originated secondary financing only, or for all secondary financing associated with the Mortgage. However, we encourage you to provide the information for all secondary financing for Mortgages delivered on and after March 19, 2012.

Additional clarifications in the Appendix A Addendum

The *Appendix A Addendum* also sets forth technical clarifications to several ULDD Data Points, based on Seller feedback. The clarifications include three updates to implementation notes (see Sort ID 224 regarding *Application Received Date*, Sort ID 232 regarding *Convertible Indicator*, and Sort ID 259 regarding *Loan Modification Effective Date*) and three changes to enumerations to correct the capitalization of "Non Profit" (see Sort IDs 545 and 624 regarding *Legal Entity Type*, and Sort ID 577 regarding *Counseling Confirmation Type Other Description*). These clarifications are effective for Mortgage deliveries on the dates specified in the Appendix A Addendum.

Training and resources

Freddie Mac remains committed to providing Sellers with the resources necessary for ULDD implementation. To further that goal, we are offering webinar training to help ensure our Sellers understand the requirements announced in this Bulletin. Sellers are urged to enroll in our new webinar, *Get Set for ULDD: Guide Update*, through Freddie Mac's Learning Center. Information is available at <http://www.freddiemac.com/ontrack/html/LearningCenter/ClassDescription.jsp?crsNum=ULDDGetSet>

Sellers should review the Learning Center web page at <http://www.freddiemac.com/learn/uw/umdp.html> for additional ULDD training information and resources.

RETIREMENT OF MIDANET FOR DELIVERY

Effective March 19, 2012

With this Bulletin, we are announcing the retirement of MIDANET for delivery. Mortgage products that were only available for delivery through MIDANET will no longer be eligible for sale to Freddie Mac.

We have updated applicable sections of the Guide to remove references to MIDANET for delivery and to products that were only available for delivery through MIDANET.

The following exhibits and forms relating to sale under MIDANET have been removed in their entirety: Exhibit 17, *Offer Product and Offer Program Numbers*; Exhibit 30, *Standard ARM Index Descriptions*; Exhibit 33, *MIDANET Data Delivery Requirements for Documents to be Certified by the Designated Custodian*; Form 1, *Fixed-Rate Mortgage Purchase Contract Confirmation (RNY Cash)*; Form 2, *Adjustable-Rate Mortgage Purchase Contract Confirmation*; Form 3, *Summary Agreement (Guarantor)*; Form 5, *Summary Agreement (MultiLender Swap)*; Form 9, *Fixed-Rate Mortgage Purchase Contract Confirmation (Gold Cash[®])*; Form 381, *Contract Delivery Summary*; and Form 939, *Guarantor Program: Security Settlement Information and Delivery Authorization*.

We have also removed the definition for MIDANET from the Glossary.

MIDANET products

Sellers will no longer be able to sell Mortgages to Freddie Mac for cash under Gold Cash, RNY Cash and ARM Cash.

In addition, Freddie Mac will no longer purchase Convertible ARMs and Mortgages sold on a participation basis.

As a result, we have removed the following chapters, sections and exhibits from the Guide: Chapter A9, *RNY Cash Through MIDANET*; Chapter B9, *Gold Cash Through MIDANET*; Chapter A10, *ARM Cash Through MIDANET*; Section 30.9, *Convertible ARMs*; and Exhibit 22A, *Form of Additional Supplement – Convertible Adjustable-Rate Mortgages (ARMs)*.

GLOSSARY UPDATES

We have added definitions for the following terms in the Glossary:

- Application Received Date
- Appraisal Identifier
- ARM
- Best Efforts Contract
- Fixed-Rate Guarantor Contract
- MultiLender Swap Contract
- Purchase Contract Expiration Date
- Servicing Released Sales Process

- ULDD Data Point
- WAC ARM Guarantor Contract

REVISIONS TO THE GUIDE

The revisions included in this Bulletin impact the following:

- Chapters 2, 6, 8, 9, A9, B9, 10, A10, 11, 12, 13, A13, B15, C15, D15, 16, A17, 18, 19, 22, 23, 24, A24, B24, 25, 26, 27, 30, 32, 33, B33, C33, D33, E33, F33, H33, I33, K33, L33 A34, 35, 37, 42, 44, 46 and 80
- Forms 1, 2, 3, 5, 9, 11, 13SF, 381, 939 and 996
- Exhibits 4, 6, 8, 17, 17S, 22, 22A, 30 and 33
- Glossary

CONCLUSION

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

Sincerely,

A handwritten signature in cursive script that reads "Laurie A. Redmond". The signature is written in black ink on a light-colored background.

Vice President
Offerings Effectiveness