



TO: Freddie Mac Servicers

July 8, 2015

2015-11

SUBJECT: SERVICING UPDATES

This *Single-Family Seller/Servicer Guide* (“Guide”) Bulletin announces [updates to Guide Exhibit 93](#) to account for changes to the evaluation hierarchy for loss mitigation alternatives.

In addition, we are announcing the extension of the [mandatory effective date for changes related to filing reimbursement claims on Real Estate Owned \(REO\) expenses](#) as announced in Bulletin 2015-5.

EXHIBIT 93 UPDATES

Effective immediately

We are updating applicable model clauses in Exhibit 93 for the Home Affordable Modification Program (HAMP®), the Freddie Mac Standard Modification and the Freddie Mac Streamlined Modification to account for changes to the evaluation hierarchy for loss mitigation alternatives following the introduction of the Freddie Mac MyCity Modification.

CLAIM SUBMISSION TIME FRAMES FOR REO EXPENSES

Effective for foreclosure sales on and after September 1, 2015

In Bulletin 2015-5, we changed the time frames for each claim submission type to be based on the foreclosure sale date rather than the acquisition date (i.e., the latter of the foreclosure sale date, date of the expiration of the redemption period and/or confirmation/ratification date). Freddie Mac required Servicers to file claims for reimbursement of REO expenses based on the updated REO expenses table in Guide Section 71.13 on and after July 17, 2015.

In response to Servicer feedback, we are revising our requirements to state that, while Servicers may file claims for reimbursement of REO expenses based on the updated requirements immediately, they must file claims for reimbursement of REO expenses based on the updated REO expenses table in Section 71.13 for foreclosure sales on and after September 1, 2015.

For foreclosure sales before September 2015, Servicers can still file claims for reimbursement of REO expenses based on the acquisition date.

Sections 71.13 and 71.19 have been updated to remove the July 17, 2015 effective date and instead reflect the new September 1, 2015 mandatory effective date.

CONCLUSION

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

Sincerely,



Yvette W. Gilmore
Vice President
Servicer Performance Management
