



Loan Closing AdvisorSM
Closing Confidence

Close loans with greater confidence and reduce your repurchase risk related to closing data.

Loan Closing Advisor, Freddie Mac’s collection solution for the Uniform Closing Dataset (UCD), helps you validate that your closing data aligns with the UCD. More than just a collection solution, Loan Closing Advisor helps drive efficiency by providing actionable feedback on the accuracy of your UCD XML file to assist you in identifying and correcting errors before you close a loan. This helps you save time and money and reduces the likelihood of loan remediation and delays in delivery. Submission of the UCD through Loan Closing Advisor will be required for all loans sold to Freddie Mac with a Note Date on or after **September 25, 2017**.

Key Features

- Helps you identify errors before you close a loan.
- Provides actionable feedback messages on the quality of your UCD to help you resolve closing data defects.
- Uses a rule set of over 6,100 rules and 749 data points.
- Organizes feedback messages by type (for example, completeness, validity, calculations), which are returned to you in the same order as the Closing Disclosure sections.
- Provides comprehensive search and filter capabilities.
- Allows you to view your third-party originators’ (TPO) XML data, Loan Closing Advisor results and the Closing Disclosure PDF prior to purchase.
- Provides easy access through the web-based interface or system-to-system integration.

Key Benefits

- **Confidence.** Provides TPOs direct access to validate the UCD XML file and data before assigning a loan to you.
- **Efficiency.** Helps save time and money by identifying errors before you close a loan.
- **Reliability.** Helps you validate that your closing data aligns with the UCD.
- **Certainty.** Provides eligibility information as it relates to closing data. Future releases will expand our eligibility rule set as we integrate with other Loan Advisor Suite tools, providing greater certainty and reducing repurchase risk related to closing data.
- **Certainty.** Reduces the likelihood of loan remediation and delays in delivery.
- **Quality.** Helps you create a pristine UCD XML file and close loans with more confidence.
- **Efficiency.** *Coming in December to Loan Closing Advisor customer test environment: A complete correspondent solution for correspondents and aggregators.*

For more details on preparing for the UCD mandate, see reverse side. **To sign up** for Loan Closing Advisor, contact your Freddie Mac Account Representative or visit the Loan Closing Advisor web page and click on the “Get Started” button.

Freddie Mac Loan Advisor SuiteSM — it’s the future of how we’ll do better business together.

Smart. Simple. Trusted.[®]



Get Ready for the September 25, 2017 UCD Mandate

September 2017 will be here before you know it. Loan Closing Advisor can help you prepare. It collects the UCD in XML format then assesses the data against the UCD specification, checking for completeness, validity, accuracy of certain calculations and data consistency. The loan closing data can be assessed as many times as needed throughout the loan process to check whether the data meet quality standards prior to delivery.

3 Key Steps to Help You Prepare

1 Build

Work with your Freddie Mac representative to develop a timeline and project plan to implement the UCD and prepare for delivery to Freddie Mac. Review the UCD technical specification and the UCD Implementation Guide on Freddie Mac's UCD web page. Build a UCD XML file.

If you'll need a vendor to help you build your UCD XML file, please visit the Technology Integration Vendors web page on FreddieMac.com to see a list of vendors. If your vendor is not listed, you should verify that they are working toward implementing the UCD and preparing to integrate with Loan Closing Advisor.

2 Test

Once you or your vendor builds your UCD XML file, then you may test your file in our customer test environment (CTE) to validate that it aligns with the UCD specifications. Loan Closing Advisor will give you detailed feedback that can provide you the assistance you need to fully prepare for the UCD mandate.

3 Submit

Loan Closing Advisor offers two ways to submit your UCD XML: web interface and system-to-system (direct) integration. Both allow you to submit UCD XML files for assessment against Loan Closing Advisor rules. You may view and export results through the web interface or receive results in the form of an XML payload via your direct integration.

Want More Details on UCD?

Visit the Loan Closing Advisor or UCD web pages on FreddieMac.com to take advantage of all our UCD resources, including:

- Appendix A and B: *Closing Disclosure Mapping to the MISMO v3.3.0 Reference Model (v1.5)*.
- Appendix E: UCD Implementation Guide.
- Appendix H and I: *UCD Delivery Specification (v1.3)*.
- UCD FAQs.