



## Overview of Recent Requirement Changes for Sellers

In the past several months we've introduced many changes to our credit, pricing and execution requirements through our *Single-Family Seller/Service Guide* (Guide) Bulletins. We encourage you to use this overview in conjunction with the referenced Guide Bulletins and Guide Exhibit 19 to become familiar with the key changes and effective dates. **The information below reflects key changes for Sellers<sup>1</sup> announced from July 8, 2009, through October 9, 2009.**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>CREDIT-RELATED CHANGES</b>			
<b>Updated existing junior-lien requirements for all Relief Refinance Mortgages, effective on or after October 9, 2009</b>			
Updated our existing junior-lien requirements for all Relief Refinance Mortgages  Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a>	<ul style="list-style-type: none"> <li>▪ Permitting any Freddie Mac-approved Seller/Serviceicers originating a Relief Refinance Mortgage to refinance an existing junior lien, regardless of whether or not they are the servicer of the existing junior lien, simultaneously with the first mortgage.</li> <li>▪ The first mortgage and the existing junior lien may only be refinanced for the purposes described in Guide Sections A24.3(a) and B24.3(c).</li> </ul>	Effective immediately upon publication of Guide Bulletin 2009-24	
<b>Revised our requirements for mortgages secured by manufactured homes, effective on or after October 9, 2009</b>			
Revised our requirements for mortgages secured by manufactured homes to reflect HUD codes related to the installation and inspection of manufactured homes  Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a>	<ul style="list-style-type: none"> <li>▪ Revising our installation requirements for mortgages secured by manufactured homes to reflect HUD codes related to the installation and inspection of manufactured homes once they are placed on a site.</li> <li>▪ These updated requirements for manufactured housing installation and inspection comply with the <i>National Manufactured Home Construction and Safety Standards Act of 1974</i>, 42 U.S.C. 5401-5426.</li> <li>▪ The installation and inspection of new manufactured homes must comply with the HUD codes if the installation was on or after October 20, 2008. Homes installed before October 20, 2008, must meet our prior requirements.</li> </ul>	Effective immediately upon publication of Guide Bulletin 2009-24	

<sup>1</sup> This document does not include information on Freddie Mac's implementation of the Home Affordable Modification program. For more information on our requirements, visit [FreddieMac.com/singlefamily/service/mha\\_modification.html](http://FreddieMac.com/singlefamily/service/mha_modification.html)

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Updated our requirements related to borrowers on a refinance mortgage transaction, effective on or after October 9, 2009</b>			
<p>Revised our requirements for continuity of ownership or obligation related to borrowers on the mortgage for all refinance mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Revising our general requirements to reflect that when an existing mortgage will be satisfied as a result of a refinance transaction at least one borrower on the refinance mortgage must have met the following criteria:               <ul style="list-style-type: none"> <li>○ Have been a borrower on the mortgage being refinanced; or</li> <li>○ Held title to and resided in the mortgaged premises as their Primary Residence for at least 12 months and the mortgage file contains documentation evidencing that the borrower, either:                   <ul style="list-style-type: none"> <li>▪ Has been making timely mortgage payments, including the payments for any secondary financing, for the most recent 12-month period; or</li> <li>▪ Is a related person to a borrower on the mortgage being refinanced; or</li> </ul> </li> <li>○ Inherited the property; or</li> <li>○ Awarded the mortgaged premises by a court in the case of divorce, separation or dissolution of a domestic partnership.</li> </ul> </li> </ul>	<p>Effective immediately upon publication of Guide Bulletin 2009-24</p>	
<b>Updated Freddie Mac-owned Streamlined Refinance Mortgage requirements, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Updated our requirements for all Freddie Mac-owned Streamlined Refinance Mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ All Freddie Mac-owned Streamlined Refinance Mortgages must meet the requirements in Guide Section 24.4, including:               <ul style="list-style-type: none"> <li>○ Permitting the mortgage being refinanced to be serviced by the Seller, or an affiliate of the Seller</li> <li>○ Permitting the refinancing of an existing junior lien simultaneously with the refinancing of the first lien mortgage, subject to conditions</li> <li>○ Permitting the new refinance mortgage to be originated to replace an Initial Interest<sup>SM</sup> Mortgage, with a fixed-rate fully amortizing mortgage</li> <li>○ Requiring the new refinance mortgage to be manually underwritten; may not be submitted to Loan Prospector</li> <li>○ Requiring that the mortgage being refinanced be seasoned for at least three months (i.e., the note date of the mortgage being refinanced must be at least three months prior to the note date of the Freddie Mac-owned Streamlined Refinance Mortgage)</li> </ul> </li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after February 1, 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Eliminated the purchase of Non-Freddie Mac-owned Streamlined Refinance Mortgages, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Eliminated purchase of Non-Freddie Mac-owned Streamlined Refinance Mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Freddie Mac will no longer purchase Non-Freddie Mac-owned Streamlined Refinance Mortgages.</li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after February 1, 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p>
<b>Eliminated purchase of Initial Interest<sup>SM</sup> cash-out refinance mortgages, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Eliminated the purchase of Initial Interest cash-out refinance mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Amending the list of mortgages that are not eligible for purchase as an Initial Interest Mortgage to include the following:                             <ul style="list-style-type: none"> <li>○ Cash-out refinance mortgages</li> <li>○ Special Purpose cash-out refinance mortgages</li> </ul> </li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after February 1, 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p>
<b>Updated our requirements for Seller-Owned Modified Mortgages and Seller-Owned Converted Mortgages, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Revised our requirements for Seller-Owned Modified Mortgages and Seller-Owned Converted Mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Requiring that the borrower must be qualified using the converted or modified terms and meet all of Freddie Mac's eligibility, underwriting and documentation requirements.</li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after February 1, 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Amended the appraisal expiration date requirements for Mortgages for Newly Constructed Homes, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Amended the appraisal expiration date requirements for Mortgages for Newly Constructed Homes</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Amending the appraisal expiration date requirement for Mortgages for Newly Constructed Homes to align with the appraisal expiration date requirement in Guide Section 44.7(d). If the effective date of an appraisal is more than 12 months prior to the note date of the mortgage, the appraisal is expired.</li> </ul>	<p>Effective for mortgages with application dates on or after February 1, 2010</p>	
<b>Revised maximum LTV/TLTV/HTLTV ratios for cash-out refinance mortgages, effective for Freddie Mac settlements on or after February 1, 2010</b>			
<p>Revised maximum LTV/TLTV/HTLTV ratio requirements for cash-out refinance mortgages</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Reducing the maximum LTV (without and with secondary financing) /TLTV/HTLTV ratios from 85/80/85/85 percent to 80/75/80/80 percent, respectively, for cash-out refinance mortgages secured by 1-unit primary residences.</li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after February 1 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p>
<b>Amended requirements related to using rental income to qualify borrowers, effective for Freddie Mac settlements on or after April 1, 2010.</b>			
<p>Amended our requirements related to using rental income to qualify borrowers</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ Amending our requirements to reflect that borrowers are only required to demonstrate a two-year history of managing 1- to 4-unit investment properties if rental income is being used to qualify the borrower.</li> </ul>	<p>Effective for mortgages with Freddie Mac settlement dates on or after April 1, 2010</p>	
<b>Updated requirements for Planned Unit Developments, effective for Freddie Mac settlements on or after May 1, 2010</b>			
<p>Updated eligibility requirements for Planned Unit Developments (PUDs)</p> <p>Refer to the <a href="#">October 9 Guide Bulletin 2009-24</a></p>	<ul style="list-style-type: none"> <li>▪ In Guide Chapter 43 we are providing additional guidance on our requirements for mortgages secured by units in Planned Unit Developments (PUDs), including:                             <ul style="list-style-type: none"> <li>○ Updating the definition of a PUD to better distinguish it from a condominium project.</li> <li>○ Combining all of our requirements for mortgages secured by units in PUDs into one location, including an explicit statement that the list of ineligible projects applies to PUDs, as well as condominium projects.</li> </ul> </li> </ul>	<p>Effective for mortgages with application dates on or after May 1, 2010</p>	

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Revised delivery requirements for reporting rate spread, effective for mortgages with application dates on or after October 1, 2009, and mortgages with note dates on or after January 1, 2010, regardless of the application date</b>			
<p>Revised delivery requirements for rate spread consistent with amended Regulation Z (HPML requirements) and revised Home Mortgage Disclosure Act (HMDA) reporting rules.</p> <p>Refer to the <a href="#">July 8 Guide Bulletin 2009-17</a> for details.</p>	<p>Based on recent changes in Federal Reserve Board regulations for HMDA reporting rules:</p> <ul style="list-style-type: none"> <li>▪ The rate spread will be determined by calculating the difference between a loan's APR and the APOR for a comparable transaction.</li> <li>▪ Sellers will be required to deliver the rate spread on Form 11 and Form 13SF for all mortgages in which the rate spread is equal to or greater than 1.5 percentage points. Sellers will be required to deliver this data 1) regardless of whether the mortgage is secured by a primary residence, 2) regardless of whether the Seller originated the mortgage and 3) regardless of whether the Seller is a HMDA reporter.</li> </ul>	<p>These requirements are effective for all mortgages with application dates on or after October 1, 2009, and for all mortgages with note dates on or after January 1, 2010, regardless of the application date.</p>	<p>On <b>September 25, 2009</b>, the "Rate Spread" field on Form 11, <i>Mortgage Submission Schedule</i> and Form 13SF, <i>Mortgage Submission Voucher</i>, will be updated to prevent Sellers from reporting a rate spread that is below 1.5 percentage points after October 1, 2009.</p>
<b>Revised underwriting requirements with respect to borrower income, effective for Freddie Mac settlements on or after April 1, 2010</b>			
<p>Revised underwriting requirements to help you determine that the source and amount of income used to qualify the borrower are stable.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide Chapters 37.13 and 13.22 for details.</p>	<p>Income requirements have been revised to reflect the following:</p> <ul style="list-style-type: none"> <li>▪ A two-year history of receiving income to qualify the borrower is required in most instances.</li> <li>▪ A written analysis of how the income was calculated must be provided and included in the mortgage file.</li> <li>▪ Income from alimony, child support or separate maintenance payments requires documentation showing the payor was obligated to remit payments to the borrower for the past 12 months and is obligated to continue making such payments for the next three years.</li> <li>▪ Specific documentation requirements for various income sources, including: <ul style="list-style-type: none"> <li>- commission</li> <li>- bonus</li> <li>- overtime</li> <li>- automobile allowance</li> <li>- mortgage differential</li> <li>- military entitlement</li> <li>- tips</li> <li>- notes receivable</li> <li>- dividends and interest</li> <li>- housing allowance</li> <li>- a trust</li> <li>- capital gains</li> <li>- royalty payments</li> <li>- public assistance</li> <li>- foster care</li> <li>- alimony</li> <li>- child support or separate maintenance payments</li> <li>- Section 8 homeownership assistance payments</li> </ul> </li> </ul>	<p>As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009, and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was for mortgages with application dates on and after October 1, 2009, and mortgages with Freddie Mac settlement dates on and after January 1, 2010</p>	<p>Loan Prospector will be updated on December 14, 2009</p> <p>If you wish to implement the underwriting changes prior to Loan Prospector being updated, use our <a href="#">online tool</a> to help you apply the manual overlays and manage the feedback messages.</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<p><b>Cont'd</b>  Revised underwriting requirements to help you determine that the source and amount of income used to qualify the borrower are stable.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide Chapters 37.13 and 13.22 for details.</p>	<p><b>Cont'd</b></p> <ul style="list-style-type: none"> <li>▪ Trailing co-borrower income can no longer be used as qualifying income.</li> <li>▪ Documentation such as, but not limited to, tax returns, must be provided to verify that an income source is not taxable, in order to gross up tax-exempt income.</li> <li>▪ If the borrower is self-employed, but not using the self-employed income to qualify, the borrower's federal tax returns must be obtained and analyzed to determine if there is a potential business loss that would impact the income used to qualify the borrower.</li> </ul>	<p><b>Cont'd</b>  As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009, and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010</p>	<p><b>Cont'd</b>  Loan Prospector will be updated on December 14, 2009</p> <p>If you wish to implement the underwriting changes prior to Loan Prospector being updated, use our <a href="#">online tool</a> to help you apply the manual overlays and manage the feedback messages</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<p>Revised underwriting requirements that add flexibility when evaluating income and qualifying a borrower.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide Chapters 37.13 for details.</p>	<p>For added flexibility, we are allowing you to consider the income of a borrower who:</p> <ul style="list-style-type: none"> <li>▪ Has been employed for less than two years, <b>provided</b> the borrower was previously attending school or in a training program.</li> <li>▪ Has less than two years of recent employment and is re-entering the workforce, <b>provided</b> the borrower has been at the current employment for at least six months and the documentation supports a previous employment history.</li> </ul> <p>We are also removing the requirement that you should consider the creditworthiness of the payor of other income such as alimony, child support and separate maintenance.</p>	<p>As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009 and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010.</p>	<p>Loan Prospector will be updated on December 14, 2009</p> <p>If you wish to implement the underwriting changes prior to Loan Prospector being updated, use our <a href="#">online tool</a> to help you apply the manual overlays and manage the feedback messages.</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<p>Provided further guidance on existing requirements and tools to help analyze and determine stable income.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide Chapters 37.13 for details.</p>	<p>To help you with the analysis and calculation of income, we:</p> <ul style="list-style-type: none"> <li>▪ Provided specific guidance on how to calculate income that is paid on an hourly, weekly, bi-weekly, semi-monthly and monthly basis.</li> <li>▪ Included examples of calculations determining the income amount that must be used to qualify a borrower.</li> <li>▪ Added more guidance on assessing the income of a borrower who is self-employed.</li> <li>▪ Introduced new Guide Form 91, <i>Income Analysis Form</i>, to be used when calculating the income of a borrower who is self-employed.</li> <li>▪ Introduced new Guide Form 90, <i>Verbal Verification of Employment Form</i>, which you can use when conducting verbal verifications.</li> </ul>	<p>As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009 and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010.</p>	<p>Provided further guidance on existing requirements and tools to help analyze and determine stable income.</p> <p>Refer to <a href="#">Guide Bulletin 2009-18</a> and <a href="#">Guide Chapters 37.13</a>.</p>
<p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a> for details.</p>	<p>Please review Guide Bulletin 2009-18 for certain existing underwriting requirements we are emphasizing with respect to borrower capacity.</p>	<p>Refer to <a href="#">Guide Bulletin 2009-18</a>.</p>	<p>Please review Guide Bulletin 2009-18 for certain existing underwriting requirements we are emphasizing with respect to borrower capacity.</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Revised underwriting requirements with regard to assets</b>			
<p>Revised underwriting requirements with regard to assets to ensure borrowers have sufficient funds to close.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide chapters 37.22-23 and 26.2 for details.</p>	<p>When underwriting a borrower's assets:</p> <ul style="list-style-type: none"> <li>▪ You must subtract outstanding loans secured by the account when determining the vested balance for a retirement account.</li> <li>▪ We are permitting 70% (or the net balance minus the minimum federal income tax withholdings required by the IRS) of the vested balance of these accounts to be used.</li> </ul>	<p>As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009 and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was for mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010.</p>	<p>Loan Prospector will be updated on December 14, 2009</p> <p>If you wish to implement the underwriting changes prior to Loan Prospector being updated, use our <a href="#">online tool</a> to help you apply the manual overlays.</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<b>Revised borrower documentation requirements</b>			
<p>Revised borrower documentation requirements to assist you in ensuring the information about the borrower is current, accurate and complete.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide chapters 37.20 through 37.23 for details.</p>	<p>Borrower documentation requirements have been revised to reflect the following:</p> <p><u>Verbal verification of employment and income</u></p> <ul style="list-style-type: none"> <li>▪ Form 90, <i>Verbal Verification of Employment</i>, or a similar document must be used to provide the required information for a verbal verification of employment.</li> <li>▪ The phone number for the individual contacted, the dates of employment and status of the borrower's employment are additional requirements for verbal verification of employment. The phone number for the contact must have been obtained from an independent party.</li> <li>▪ A verbal verification of employment must be obtained not more than 10 days prior to the note date.</li> <li>▪ We removed the option to provide an additional pay stub in lieu of a verbal verification of employment for Streamlined Accept and Standard Accept documentation requirements (except for military income).</li> <li>▪ You may use an executed IRS Form 4506-T to verify income reported to the IRS.</li> <li>▪ For a self-employed borrower, you must verify the existence of the business through a third-party source not more than 30 days prior to closing.</li> </ul> <p><u>Sources of funds</u></p> <p>The following must be provided in the mortgage file:</p> <ul style="list-style-type: none"> <li>▪ Evidence of the source of funds for a cash or earnest money deposit.</li> <li>▪ Evidence of liquidation, if the funds from stocks, bonds, any part of a retirement account or any other non-liquid accounts are used for down payment, closing and financing costs and prepaids/escrows.</li> <li>▪ When business assets are used for the transaction, a letter from an accountant stating that the borrower has access to the funds for withdrawal and that withdrawal of the funds will not have a detrimental effect on the business. The accountant cannot be an interested party to the transaction and cannot be related to the borrower.</li> </ul>	<p>As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009 and Freddie Mac settlement dates on or after April 12, 2010.</p> <p>The previous effective date for these changes was mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010.</p>	<p>Loan Prospector will be updated on December 14, 2009.</p> <p>Refer to our <a href="#">Loan Prospector Documentation Matrix</a> for requirements under the Streamlined Accept and Standard documentation levels.</p>

**Overview of recent credit requirement changes for Sellers (cont.)**

New Requirements	Key Information	Effective Dates	Operational/System Changes
<p><b>Cont'd</b> Revised borrower documentation requirements to assist you in ensuring the information about the borrower is current, accurate and complete.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>, <a href="#">October 9 Guide Bulletin 2009-24</a>, and Guide chapters 37.20 through 37.23 for details.</p>	<p><b>Cont'd</b></p> <p><u>Streamlined Accept and Standard documentation requirements</u> We have revised the documentation requirements for income sources and assets for Loan Prospector's Streamlined Accept and Standard documentation levels.</p> <p><u>Post-funding quality control</u> All documentation in the mortgage file sent to Freddie Mac will be considered and used when conducting a post-purchase quality control review, even if the mortgage file contains more documentation than required.</p>	<p><b>Cont'd</b> As announced in Guide Bulletin 2009-24, the effective date for these changes is now for all mortgages with application dates on or after December 14, 2009 and Freddie Mac settlement dates on or after April 1, 2010</p> <p>The original effective date for these changes was mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlement dates on and after January 1, 2010.</p>	<p><b>Cont'd</b> Loan Prospector will be updated on December 14, 2009</p> <p>Refer to our <a href="#">Loan Prospector Documentation Matrix</a> for requirements under the Streamlined Accept and Standard documentation levels.</p>
<p>Modified documentation for properties with energy-efficient features.</p> <p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a> for details.</p>	<p>We have eliminated Form 70A, <i>Energy Addendum</i>, as an addendum to the appraisal. See Guide Chapters 37.15 and 44.13 for documentation you can use to identify and evaluate a property's energy-efficient features and qualify for underwriting flexibilities intended for energy-efficient properties.</p>	<p>Form 70A can no longer be used for mortgages with application dates on and after October 1, 2009 and mortgages with Freddie Mac settlements on and after January 1, 2010</p>	
<b>Underwriting Appraisals</b>			
<p>Refer to <a href="#">July 10 Guide Bulletin 2009-18</a>.</p>	<p>Please review Guide Bulletin 2009-18 for existing requirements and best practices we are emphasizing with respect to underwriting appraisals.</p>		