



Please review this summary of the requirement and operational changes Freddie Mac announced recently through *Single-Family Seller/Service Guide* (Guide) Bulletins and *Single-Family Update* emails.

Access the online [Summary of Upcoming Requirement Changes](http://bit.ly/2mmdpqk): <http://bit.ly/2mmdpqk>.

SELLING REQUIREMENTS	
Topic/Effective Date	Announcement
Effective September 2017	
Updates to certain credit underwriting requirements related to: Assets as a basis for repayment of obligations, restricted stock/restricted stock units, asset eligibility requirements Effective September 14, 2017	September 14, 2017, Guide Bulletin 2017-20
Added 5-year ARM option for super conforming mortgages Effective September 14, 2017	September 14, 2017, Guide Bulletin 2017-20
Updates to certain appraisal requirements related to: Unlicensed and trainee appraisers, super conforming mortgages, MLS photographs Effective September 14, 2017	September 14, 2017, Guide Bulletin 2017-20
Updates to owner-occupancy requirements for new condominium projects Effective September 14, 2017	September 14, 2017, Guide Bulletin 2017-20
Updates to condominium insurance requirements Effective September 14, 2017	September 14, 2017, Guide Bulletin 2017-20
Updates to Automated Collateral Evaluation Eligibility Effective September 1, 2017	August 23, 2017, Guide Bulletin 2017-13
Requirements for the Uniform Closing Dataset (UCD) Effective for mortgages with note dates on and after September 25, 2017 NOTE: Sellers have until at least April 2018 to meet the specific requirement of embedding the Closing Disclosure PDF within the UCD XML file.	July 12, 2017, Guide Bulletin 2017-10

Effective October 2017	
New appraisal not required when the settlement date is more than 120 days after the note date Effective October 18, 2017	October 18, 2017, Guide Bulletin 2017-23
Updates to Loan Collateral Advisor representation and warranty relief and automated collateral evaluation (ACE) eligibility requirements Effective October 18, 2017	October 18, 2017, Guide Bulletin 2017-23
Updates to delivery requirements for mortgages with ACE appraisal waivers and super conforming mortgages. Effective October 18, 2017	October 18, 2017, Guide Bulletin 2017-23
Effective November 2017	
Expanded requirements to make 5/5 ARMs eligible for additional mortgage products Effective November 15, 2017	November 15, 2017, Guide Bulletin 2017-26
Home Possible Mortgages: borrower income and eligibility requirements Effective November 15, 2017	November 15, 2017, Guide Bulletin 2017-26
Updates to Texas Equity Section 50(a)(6) Mortgages Effective November 15, 2017	November 15, 2017, Guide Bulletin 2017-26
Enhancements to Loan Product Advisor relating to reserves requirements Effective for all mortgages submitted or resubmitted to Loan Product Advisor on and after November 12, 2017 with settlement dates on and after November 13, 2017	November 15, 2017, Guide Bulletin 2017-26
Lender Gifts and Grants for Home Possible® Mortgages Requirement Updates Effective November 1, 2017	July 26, 2017, Guide Bulletin 2017-11
Agency-Provided Funds (including down payment assistance) Requirement Updates Effective November 1, 2017	July 26, 2017, Guide Bulletin 2017-11
Effective December 2017	
Selling System rebranded to Loan Selling AdvisorSM Effective December 11, 2017	November 15, 2017, Guide Bulletin 2017-26
Effective January 2018	
Calculating the month debt payment-to-income ratio and treatment for student loan debt and contingent liabilities Effective for mortgages with settlement dates on and after January 18, 2018 , but Sellers may implement immediately	October 18, 2017, Guide Bulletin 2017-23

Reporting appraisal updates only on Guide Form 442 Effective for mortgages with settlement dates on and after January 18, 2018 , but Sellers may implement immediately	October 18, 2017, Guide Bulletin 2017-23
Unlicensed or trainee appraisers may perform an appraisal update Effective for mortgages with settlement dates on and after January 18, 2018 , but Sellers may implement immediately	October 18, 2017, Guide Bulletin 2017-23
Effective February 2018	
Revised Rental Income Requirements and Guidance Effective February 9, 2018	August 9, 2017, Guide Bulletin 2017-12
Effective March 2018	
New Non-discrimination policy Effective March 15, 2018	November 15, 2017, Guide Bulletin 2017-26
Effective November 2018	
Enhanced Relief Refinance MortgageSM requirements Effective for mortgages with application received dates on and after November 1, 2018	September 8, 2017, Guide Bulletin 2017-17
Effective December 2018	
Extension of Relief Refinance MortgagesSM (Same Server and Open Access) Effective for mortgages with application received dates on or before December 31, 2018 and Settlement Dates on or before September 30, 2019	September 8, 2017, Guide Bulletin 2017-17
SERVICING REQUIREMENTS	
Topic/Effective Date	Announcement
Effective October 2017	
Updates Related to the Servicemembers Civil Relief Act (SCRA) Effective October 11, 2017	October 11, 2017, Guide Bulletin 2017-22
Guide Bulletin 2016-22 Announces New Freddie Mac Flex Modification Effective October 1, 2016	December 14, 2016, Guide Bulletin 2016-22
Effective November 2017	

Updates to the Property Condition Certificate (PCC) Effective November 15, 2017	October 11, 2017, Guide Bulletin 2017-22
Effective June 2018	
Revising certain requirements related to borrower hardship, income and other documentation for a complete Borrower Response Package. Effective June 1, 2018 .	September 13, 2017, Guide Bulletin 2017-18
Effective July 2018	
Imminent default evaluation and process for mortgage modifications Effective July 1, 2018	October 11, 2017, Guide Bulletin 2017-22