

Overview of Freddie Mac Loan Repurchase and Appeal Process



	Repurchases due to violation of sale representations and warranties	Repurchases and repurchase alternatives due to servicing violations	
Freddie Mac requests a file for review	Seller/Servicer must provide the requested mortgage file within 30 days from the day of the request. If the file is not received within requested timeframe, a repurchase request may be issued.	Servicer must provide the requested mortgage file within 30 days from the day of the request. If the file is not received within requested timeframe, a repurchase request may be issued.	
The mortgage is found to have deficiencies or servicing violations	Freddie Mac will issue a repurchase request.	Violation can be cured	Violation cannot be cured
		<ul style="list-style-type: none"> Servicer will be provided with the timeframe to cure the violation. Even if the Servicer cures the violation, Freddie Mac may issue a repurchase alternative for any loss, damage or expense that it may sustain. If the violation is not cured within the specified timeframe, a repurchase or repurchase alternative remedy request will be issued. 	A repurchase or a repurchase alternative remedy request is issued.
A repurchase alternative may be provided	In certain circumstances, Freddie Mac may, in its sole discretion, provide the Seller/Servicer with an alternative to the immediate repurchase of the mortgage. Freddie Mac will notify the Seller/Servicer of the type and terms of the repurchase alternative.	<ul style="list-style-type: none"> Freddie Mac may provide the Servicer with an alternative to the immediate repurchase of the mortgage. The Servicer will be notified of the terms of the repurchase alternative. Servicer has 60 days from the date of Freddie Mac's notification letter to remit payment of the repurchase alternative amount or file an appeal. If the Servicer does not comply with the terms of the repurchase alternative and does not remit payment or file an appeal within the timeframe specified in the notification letter, the repurchase alternative is rescinded and no longer available. Freddie Mac may then require repurchase. In such cases, the Servicer may no longer file an appeal if a repurchase request for the loan is subsequently issued. 	
A repurchase request may be appealed	If a repurchase request is issued, in most cases, the Seller/Servicer has 60 days to remit the repurchase funds or file a written appeal.	If a repurchase request is issued, in most cases, the Servicer has 60 days to remit the repurchase funds or file a written appeal.	
The appeal package	The appeal must include: <ul style="list-style-type: none"> A statement of all relevant facts concerning the mortgage An explanation of why these facts were not disclosed in the file during origination A statement of why Freddie Mac's decision should be reversed Documentation supporting the basis for the appeal 	The appeal of the repurchase or repurchase alternative must include: <ul style="list-style-type: none"> A statement of all relevant facts concerning the servicing of the mortgage A statement of why Freddie Mac's decision should be reversed Documentation supporting the basis for the appeal 	

continued on next page

Continued from previous page	Repurchases due to violation of sale representations and warranties	Repurchases and repurchase alternatives due to servicing violations
The appeal is denied	<ul style="list-style-type: none"> Seller/Servicer must complete the repurchase of the mortgage within 15 days from the date of the denial letter; or If new information becomes available after submission of the first appeal, the Seller/Servicer may submit a second appeal within 15 days from the date of the denial letter. 	<ul style="list-style-type: none"> Servicer must complete the repurchase of the mortgage or execute the repurchase alternative within 15 days from the date of the denial letter; or If new material information becomes available after submission of the first appeal, the Servicer may submit a second appeal within 15 days from the date of the denial letter.
A late remittance fee may be charged	If the repurchase funds are not received by the repurchase due date, the Seller/ Servicer may be charged a late remittance fee each month on the total amount owed. (Until further notice, this fee will be assessed at 120 days from the repurchase request date.)	If the repurchase funds are not received by the repurchase due date, the Seller/ Servicer may be charged a late remittance fee each month on the total amount owed.
For more information	See <i>Single-Family Seller/Servicer Guide</i> sections 3401.1, 3602.1, 3602.4, 3602.7.	See <i>Single-Family Seller/Servicer Guide</i> sections 8108.7, 3602.2, 3602.4, 3602.8.

The information in this document is not a replacement or substitute for information found in the *Single-Family Seller/ Servicer Guide* and other *Purchase Documents*.