

FEDERAL HOME LOAN MORTGAGE CORPORATION

SINGLE-FAMILY UNIFORM INSTRUMENTS

2008 NEWS & UPDATES

September 2008

Revised New Mexico Deed of Trust

Freddie Mac has revised the New Mexico Deed of Trust (Form 3032 1/01 (rev. 3/08) section 22 titled "Acceleration; Remedies" to describe the borrower notice requirements and Section 25 titled "Redemption Period" to include non-judicial foreclosure sales.

The revised New Mexico Deed of Trust tagline will show a version date of (Form 3032 1/01 (rev. 9/08). Loan originators may begin using revised version immediately; it will be effective April 1, 2009.

Revised Wisconsin Prototype Mortgage Form Title Page

Freddie Mac has updated the Wisconsin Prototype Mortgage Form Title Page to provide a signature block for the recording party.

Revisions To Authorized Changes Page For Notes

Freddie Mac has revised the mandatory authorized change instruction for Maine if the loan is subject to a prepayment penalty. The instruction now reads: "originators must delete the first sentence of the **second** paragraph in the Paragraph of the Note titled "BORROWER'S RIGHT TO PREPAY".

Revisions To Security Instruments

In response to discrepancies brought to our attention, Freddie Mac has reformatted the security instruments of the following states: Arizona, District of Columbia and Guam to be consistent with our other security instruments posted on the Fannie Mae website.

The revised Arizona Deed of Trust tagline will show a version date of (Form 3003 1/01 (rev. 6/02). The revised District of Columbia tagline will show a version date of (Form 3009 1/01 (rev. 5/02). The Guam Mortgage tagline will show a version date of (Form 3052 1/01).

Frequently Asked Questions

Please note Freddie Mac has added a new Frequently Asked Question numbered 18. When do I use the revised Uniform Instruments?

All Frequently Asked Questions are currently posted on our website and can be found at:

<http://www.freddiemac.com/uniform/uniffaq.html>

Revisions To List of Single-Family Uniform Instruments

Please note there have been updates to the Single-Family Uniform Instruments list.

A detailed list of all of the Single-Family Uniform Instruments currently provided by Freddie Mac is posted on our website and can be found at: <http://www.freddiemac.com/uniform/>

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June 2008

Revised Idaho Deed of Trust

As a result of a change in law for Idaho, effective on July 1, 2008, Freddie Mac has revised the Idaho Deed of Trust (Form 3013 1/01) section 22 titled "Acceleration; Remedies" regarding default notices and section 25 titled "Area and Location of Property" to comply with other recent amendments to the Idaho Code.

The revised Idaho Deed of Trust tagline will show a version date of (Form 3013 1/01 (rev. 7/08)).

May 2008

Uniform Instrument Format Reminder

Freddie Mac has received several questions concerning the format for Uniform Instruments, most specifically about the use of the taglines.

Loan originators are reminded that the only permitted alterations to the text of the loan instrument are those made:

- (a) Pursuant to a change authorized by Freddie Mac, in writing;
- (b) Pursuant to the requirements of applicable law and/or state and local recording requirements (after consultation with Freddie Mac); and,
- (c) Pursuant to the Authorized Changes provided on this website

Freddie Mac permits changes to the format (font, type size, page size and margins) of the Uniform Instrument to make the document easier to read and complete or to reduce the number of pages.

The Fannie Mae/Freddie Mac, or Freddie Mac tagline must be present **on each page** of the loan instrument for Uniform Instruments used to originate mortgages for sale to Freddie Mac. Under no circumstances should the tagline be removed or altered. Notations such as "Modified" are not necessary should not appear in the tagline if the modification is an Authorized Change. Notations in the tagline cause the loan instrument to be a nonUniform Instrument.

New Wisconsin Master Form & Short Form

Upon advice from Wisconsin counsel based on clarification from the Wisconsin Recorder of Deeds, we will now permit the use of a Master Form/Short Form in Wisconsin. Freddie Mac has added a new Wisconsin Master Form and Short Form, which consist of a title page and loan specific information to its suite of Security Instruments.

The document listed above can be found at:
<http://www.freddiemac.com/uniform/unifsecurity.html>

Freddie Mac will continue to post Master Form and Short Form documents for other states as they adopt the required statutes.

Revisions To Authorized Changes Page For Notes

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Freddie Mac has added a mandatory authorized change for Maine to insert a new sentence in the Paragraph titled "BORROWER'S RIGHT TO PREPAY" if the loan is subject to a prepayment penalty.

Revisions To Authorized Changes Page For Security Instruments

Effective July 1, 2008, Massachusetts originators are required to add the name, address, and license number of the mortgage loan originator.

Also, please note under the Massachusetts required language we have included special instructions for the Massachusetts MERS SAMPLE page.

March 2008

Revised New Mexico Deed Of Trust And Authorized Changes For MERS

The New Mexico Deed of Trust (Form 3032 1/01 (rev. 1/08)) has been reformatted to be consistent with our other security instruments.

The revised New Mexico Deed of Trust tagline will show a version date of (Form 3032 1/01 (rev. 3/08)).

In addition, the MERS Sample for New Mexico (Form 3032 1/01) and the Authorized Changes for MERS version of the New Mexico Deed of Trust has been revised to reflect the changes made to the New Mexico Deed of Trust based on the adoption of the Deed of Trust Act.

The revised MERS Sample for New Mexico tagline will show a version date of (Form 3032 1/01 (rev. 3/08)).

Revisions To Authorized Changes Page For, Notes And Riders And Special Purpose Instruments

Please note that there have been technical corrections to the Authorized Changes pages to be consistent with the Single-Family Seller/Service Guide.

The following states have been updated:

Notes: West Virginia

Riders/Special Purposes: New Hampshire and West Virginia

Revisions To Authorized Changes Page For Security Instruments

Freddie Mac's Authorized Changes page for the Security Instrument has been updated.

Freddie Mac has deleted the optional requirement related to payment of the intangible tax on mortgage refinancings for the Florida Mortgage. Upon further analysis, we have determined the intangible tax is due if a new Mortgage is executed and recorded. We have deleted the refinance transactions authorized change language.

Also, Freddie Mac has added a mandatory authorized change for Massachusetts to insert a new paragraph for the name, address, and license number of the mortgage broker if the closing agent has knowledge that a mortgage broker originated the loan.