

# Single-Family Loan-Level Dataset Release Notes

January 2026

Cutoff Dates and Records (Full Volume Dataset)						
Release Number	Release Date	Origination Cutoff Date	Performance Cutoff Date	Total Quarters	Approx. Origination Records (Millions)	Approx. Performance Records (Billions)
46	1/28/2026	09/30/2025	09/30/2025	107	48.6 <sup>1</sup>	2.8 <sup>1</sup>
45	10/29/2025	06/30/2025	06/30/2025	106	48.3 <sup>1</sup>	2.8 <sup>1</sup>
44	7/30/2025	12/31/2024	03/31/2025	104	48.0 <sup>1</sup>	2.7 <sup>1</sup>
43	4/30/2025	09/30/2024	12/31/2024	103	47.7 <sup>1</sup>	2.7 <sup>1</sup>
42	1/22/2025	06/30/2024	09/30/2024	102	47.4 <sup>1</sup>	2.6 <sup>1</sup>
41	10/16/2024	03/31/2024	06/30/2024	101	47.1 <sup>1</sup>	2.6 <sup>1</sup>
40	7/17/2024	12/31/2023	03/31/2024	100	46.9 <sup>1</sup>	2.6 <sup>1</sup>
39	4/17/2024	09/30/2023	12/31/2023	99	46.7 <sup>1</sup>	2.5 <sup>1</sup>
38	1/24/2024	06/30/2023	09/30/2023	98	46.4 <sup>1</sup>	2.5 <sup>1</sup>
37	10/23/2023	03/31/2023	06/30/2023	97	46.2 <sup>1</sup>	2.4 <sup>1</sup>
36	07/12/2023	12/31/2022	03/31/2023	96	45.9 <sup>1</sup>	2.4 <sup>1</sup>
35	04/12/2023	09/30/2022	12/31/2022	95	45.8 <sup>1</sup>	2.3 <sup>1</sup>
34	01/25/2023	06/30/2022	09/30/2022	94	45.4 <sup>1</sup>	2.3 <sup>1</sup>
33	11/28/2022	03/31/2022	06/30/2022	93	44.9 <sup>1</sup>	2.3 <sup>1</sup>
32	07/25/2022	12/31/2021	03/31/2022	92	44.4 <sup>1</sup>	2.2 <sup>1</sup>
31	04/11/2022	09/30/2021	12/31/2021	91	43.5 <sup>1</sup>	2.2 <sup>1</sup>
30	01/10/2022	06/30/2021	09/30/2021	90	48.9	2.6
29	10/12/2021	03/31/2021	06/30/2021	89	47.9	2.5
28	07/09/2021	09/30/2020	03/31/2021	87	45.5	2.4
27	04/19/2021	09/30/2020	12/31/2020	87	45.5	2.4
26	01/06/2021	06/30/2020	09/30/2020	86	32.4	1.6
25	09/17/2020	06/30/2019	12/31/2019	82	29.9	1.4
24	04/29/2020	12/31/2018	06/30/2019	80	27.7	1.4
23	11/14/2019	09/30/2018	03/31/2019	79	27.5	1.4
22	02/14/2019	12/31/2017	06/30/2018	76	26.6	1.3
21	10/19/2018	09/30/2017	03/31/2018	75	26.3	1.3
20	08/24/2018	06/30/2017	12/31/2017	74	25.9	1.2
19	03/27/2018	03/31/2017	09/30/2017	73	24.6	1.1
18	11/22/2017	12/31/2016	06/30/2017	72	24.4	1.1

Cutoff Dates and Records (Full Volume Dataset)						
17	09/29/2017	09/30/2016	03/31/2017	71	23.9	1.1
16	06/21/2017	06/30/2016	12/31/2016	70	23.5	1.1
15	03/03/2017	03/31/2016	09/30/2016	69	23.1	1.1
14	11/04/2016	09/30/2015	03/31/2016	67	22.5	1.1
13	07/13/2016	06/30/2015	12/31/2015	66	22.2	1.0
12	03/21/2016	03/31/2015	09/30/2015	65	21.8	1.0
11	12/07/2015	12/31/2014	06/30/2015	64	21.5	1.0
10	06/22/2015	03/31/2014	09/30/2014	61	17.5	0.8
9	03/23/2015	09/30/2013	03/31/2014	59	17.2	0.8
8	11/24/2014	06/30/2013	12/31/2013	58	16.9	0.8
7	09/15/2014	06/30/2013	12/31/2013	58	16.9	0.7
6	06/16/2014	03/31/2013	09/30/2013	57	16.7	0.7
5	03/31/2014	12/31/2012	06/30/2013	56	16.5	0.7
4	12/16/2013	09/30/2012	03/31/2013	55	16.2	0.7
3	08/08/2013	06/30/2012	12/31/2012	54	16.0	0.7
2	05/20/2013	12/31/2011	06/30/2012	52	15.7	0.6
1	03/01/2013	09/30/2011	03/31/2012	51	15.4	0.6

<sup>1</sup>Counts include Standard dataset loans and records only. The Non-Standard dataset has not been updated since Release 30.

## Release Changes

### Release 46 – January 2026

#### Standard Dataset:

1. Added loan Origination Data from July 1, 2025 through September 30, 2025 and Performance data up to September 30, 2025.
2. The codes used to describe Property Valuation Method were redefined as follows:
  - 1 = Appraisal Waiver (ACE)
  - 2 = Appraisal
  - 3 = Other
  - 4 = ACE + PDR
  - 7 = Not Available
3. Minor bug fixes and data corrections.

### Release 45 – October 2025

#### Standard Dataset:

1. Added loan Origination Data from January 1, 2025 through June 30, 2025 and Performance data up to June 30, 2025.
2. The field previously named Step Modification Flag is now referred to as Interest Rate Step Indicator. This field has been enhanced to show the indicator in the period of modification and all subsequent periods. Previously, the indicator was only populated in the period of modification.

3. Minor bug fixes and data corrections.

#### **Release 44 – July 2025**

##### **Standard Dataset:**

1. Added loan Origination Data from October 1, 2024 through December 31, 2024 and Performance data up to March 31, 2025.
2. Minor bug fixes and data corrections.

#### **Release 43 – April 2025**

##### **Standard Dataset:**

1. Added loan Origination Data from July 1, 2024 through September 30, 2024 and Performance data up to December 31, 2024.
2. Updated loan inclusion criteria for the Standard Dataset to better align with current eligibility requirements for Single-Family Credit Risk Transfer ("CRT") Transactions.
3. Minor bug fixes and data corrections.

#### **Release 42 – January 2025**

##### **Standard Dataset:**

1. Added loan Origination Data from April 1, 2024 through June 30, 2024 and Performance data up to September 30, 2024.
2. Minor bug fixes and data corrections.

#### **Release 41 – October 2024**

##### **Standard Dataset:**

1. Added loan Origination Data from January 1, 2024 through March 31, 2024 and Performance data up to June 30, 2024.
2. Minor bug fixes and data corrections.

#### **Release 40 - July 2024**

##### **Standard Dataset:**

1. Added loan Origination Data from October 1, 2023 through December 31, 2023 and Performance data up to March 31, 2024.
2. Minor bug fixes and data corrections.

#### **Release 39 - April 2024**

##### **Standard Dataset:**

1. Added loan Origination Data from July 1, 2023 through September 30, 2023 and Performance data up to December 31, 2023.
2. Adjusted Loan Age to now reset only for modifications and not Payment Deferrals.
3. Minor bug fixes and data corrections.

#### **Release 38 - January 2024**

##### **Standard Dataset:**

1. Added loan Origination Data from April 1, 2023 through June 30, 2023 and Performance data up to September 30, 2023.

2. Minor bug fixes and data corrections.

### **Release 37 - October 2023**

#### **Standard Dataset:**

1. Added loan Origination Data from January 1, 2023 through March 31, 2023 and Performance data up to June 30, 2023.
2. Minor bug fixes and data corrections.

### **Release 36 - July 2023**

#### **Standard Dataset:**

1. Added loan Origination Data from October 1, 2022 through December 31, 2022 and Performance data up to March 31, 2023.

*The Non-Standard Dataset was not updated for this release.*

### **Release 35 - April 2023**

#### **Standard Dataset:**

1. Added loan Origination Data from June 30, 2022 through September 30, 2022 and Performance data up to December 31, 2022.
2. Added a valid value to the Property Valuation Method field of 4 which represents ACE + PDR loans.
3. Reperforming Loan Sales will no longer be categorized as a 15 Zero Balance Code. Instead, they will have a 16 Zero Balance Code. For 16 Zero Balance Code loans, no losses will be disclosed. Non-performing Loan Sales (Note Sales) will continue to be disclosed as a 15 Zero Balance Code and will include loss data. Reperforming Loan Sale will not be considered a default event.
4. A new field, MI Cancellation Indicator, has been added to the end of the origination data file. This field will distinguish between loans which have active MI, were originated with MI but whose MI has been subsequently cancelled, and loans that were not originated with MI. Please see the User Guide for more details.

*The Non-Standard Dataset was not updated for this release.*

### **Release 34 - January 2023**

#### **Standard Dataset:**

1. Added loan Origination Data from March 31, 2022 through June 30, 2022 and Performance data up to September 30, 2022.

*The Non-Standard Dataset was not updated for this release.*

### **Release 33 - November 2022**

#### **Standard Dataset:**

1. Added loan Origination Data from January 1, 2022 through March 31, 2022 and Performance data up to June 30, 2022.

*The Non-Standard Dataset was not updated for this release.*

### **Release 32 - July 2022**

### **Standard Dataset:**

1. Added loan Origination Data from October 1, 2021 through December 31, 2021 and Performance data up to March 31, 2022.
2. Added a valid value to the Program Indicator field to differentiate Freddie Mac Refi Possible<sup>SM</sup> loans from other loans.
3. When a Credit Event loan is found to have defects, all credit loss-related data fields are now set to \$0. Previously, only the Actual Loss Calculation field was set to \$0.
4. The loan age calculation is now set to the difference in months between the loan's first payment date and the current period of the loan plus one month. After a loan is modified, the modification first payment date of the most recent modification is used in place of the loan's first payment date.

*The Non-Standard Dataset was not updated for this release.*

### **Release 31 - April 2022**

#### **Standard Dataset:**

1. Added loan Origination Data from July 1, 2021 through September 30, 2021 and Performance data up to December 31, 2021.
2. Added a valid value to the Program Indicator field which will differentiate Home Possible loans originated by Housing Finance Agencies (HFAs) from other Home Possible loans.

*The Non-Standard Dataset was not updated for this release.*

### **Release 30 - January 2022**

#### **Standard and Non-Standard Dataset:**

1. Added loan Origination Data from April 1, 2021 through June 30, 2021 and Performance data up to September 30, 2021.

*The Non-Standard Dataset was updated for this release.*

### **Release 29 - October 2021**

#### **Standard and Non-Standard Dataset:**

1. Added loan Origination Data from October 1, 2020 through March 31, 2021 and Performance data up to June 30, 2021.
2. Added the Interest Bearing UPB for all records within the performance dataset.
3. Replaced the Repurchase Flag variable with the Defect Settlement Date variable. The conditions under which a value is populated remains the same.
4. Updated the 06 - *Confirmed Defect prior to Property Disposition* Zero Balance Code with 96 - *Confirmed Defect prior to Property Disposition* to better align Zero Balance Code values with Credit Risk Transfer (CRT) transactions.
5. Included performance records for performance cycles after REO Acquisition and before REO Disposition.
  - a. REO Acquisition delinquency indicator has been changed from 'R' to 'RA'.
6. Expanded the valid value ranges for the following origination attributes. This change only impacts loans originated 2018Q2 and later.
  - a. Original Loan-to-Value

- i. 1-998%
- b. Original Combined Loan-to-Value
  - i. 1-998%
- c. Number of Borrowers
  - i. 1-10

*The Non-Standard Dataset was updated for this release.*

### **Release 28 - July 2021**

#### **Standard and Non-Standard Dataset:**

1. Inclusion of monthly modification cost for loans that went through a rate modification, UPB forbearance, or payment deferral, in performance dataset, in addition to existing total modification cost.
2. Additional Performance data up to March 31 2021. Detailed changes are found in SFLLD Release 28 User Guide.

*The Non-Standard Dataset was updated for this release.*

### **Release 27 - April 2021**

Inclusion of “Non-Standard dataset.” This dataset represents loans in-eligible for CRT. The combination of Standard and Non-Standard dataset would encompass all loans originated (and subsequently acquired by Freddie Mac) since 1999. Loan Origination data through September 30 2020, and Performance data up to December 31 2020. ***Detailed changes and related documents are found in the SF LLD Release 27 User Guide.***

#### **Standard Dataset:**

1. Loan population
  - a. Added Fixed 15/20/40 year loans originated prior to 2005.
  - b. Included all HARP loans including any ARM loans that refinanced into Fixed loans through the Relief Refinance program
2. Attribute Changes
  - a. New field Interest Only indicator, this field will always have a “N” value since IO loans are not included in the Standard Dataset.
  - b. Calculation change for loan identifier to include amortization type, origination quarter and year, as well as allow more than 999999 loan IDs for any given quarter.

#### **Non-Standard Dataset:**

1. Loan population: Inclusion of loans that are CRT ineligible. The loan population includes:
  - a. Adjustable Rate Mortgages (ARMs), Initial Interest, balloons, and any mortgages with step rates.
  - b. Government-insured mortgages, including Federal Housing Administration/Veterans Affairs (FHA/VA), Guaranteed Rural Housing (GRH), and HUD-Guaranteed Section 184 Native American mortgages.
  - c. Home Possible<sup>®</sup>/Home Possible Advantage<sup>®</sup> Mortgages originated on or prior to February 28, 2015.
  - d. Other affordable mortgages (including lender branded affordable loan products) that are not part of the Home Possible program.

- e. Mortgages delivered to Freddie Mac under alternate agreements.
  - f. Mortgages for which the documentation is not verified or not waived.
  - g. Mortgages associated with Mortgage Revenue Bonds purchased by Freddie Mac.
  - h. Mortgages delivered to Freddie Mac with credit enhancements other than primary mortgage insurance, with the exception of certain lender-negotiated credit enhancements.
2. Attribute Changes:
    - a. Changes to Amortization Type field to allow valid values of ARM in addition to FRM.
    - b. New field Interest Only indicator which allows to identify loans with interest only feature.
    - c. Changed enumerations in program indicator flag to allow identification of Home possible loans prior to 2015.
    - d. Calculation change for loan identifier to include Amortization type, Origination quarter and year, as well as allow more than 999999 loan IDs for any given quarter.

*The Non-Standard Dataset was updated for this release.*

### **Release 26 - January 2021**

1. Added property valuation methodology indicator to the dataset going back to 2017.
2. Combine HARP & Non-HARP into one disclosure and add a HARP flag ='Y' for HARP loans.
3. Change Servicer name and Seller Name logic to display Global Seller-Servicer family name seller-servicer family name.
4. Remove rounding of net sale proceeds to nearest 100
5. Added loan Origination Data July 1 2019 through June 30 2020 and Performance data up to September 30 2020.

### **Release 25 - September 2020**

1. Adjusted affordable and home possible loan filters for HARP and Non-HARP, so only home possible advantage loans originated after March 2015 will be disclosed.
2. Added <= 80 LTV loans to the HARP dataset.
3. Added a "Disaster Eligibility Indicator" field to the performance dataset, indicating a borrower's impact by natural disaster or national emergency.
4. Added a "Borrower Assistance Status" field to the performance dataset, indicating the type of borrower payment relief option (forbearance, repayment, trial mod) for a given servicing cycle.
5. Adjusted Modification Flag field logic to change treatment for Deferred Payment Plan as a non-modification event. This information will be displayed in a Deferred Payment Plan flag.
6. Changed Modification Cost field calculation to exclude any increase in "Non-Interest Bearing UPB" resulting from a Deferred Payment Plan.
7. Added loan Origination Data January 1, 2019 through June 30, 2019 and Performance data up to December 31, 2019.

### **Release 24 - April 2020**

1. Adjusted delinquency assignment logic to remove the one month offset.
2. Added columns to disclose the Removal UPB and Delinquent Accrued Interest dollar amounts. In the case of covered sales, the Net Sale Proceeds will be represented as the sum of these two numbers rather than 'C'.
3. Changed disclosure of the Seller Name and Servicer Name fields to display an uncompressed string.

- Added IMAGIN loans to the dataset.
- Added loan Origination Data October 1, 2018 through December 31, 2018 and Performance data up to June 30, 2019.

#### **Release 23 - November 2019**

- Added loan Origination Data January 1, 2018 through September 30, 2018 and Performance data up to March 31, 2019.

#### **Release 22 - February 2019**

- Added loan Origination Data October 1, 2017 through December 31, 2017 and Performance data up to June 30, 2018.

#### **Release 21 - October 2018**

- Added loan Origination Data July 1, 2017 through September 30, 2017 and Performance data up to March 31, 2018.
- Separation of Third Party Sales from Short Sales & Charge Offs. Third Party Sales will now be indicated by zero balance code = '02', while Short Sales & Charge Offs will remain zero balance code = '03'.
- Disclose Estimated LTV to the performance dataset: Estimated LTV is calculated as Current UPB divided by Freddie Mac's estimate of the current property value. This field will be provided only for performance cycles on or after April 2017.

#### **Monthly Performance Data File**

26	Estimated Loan to Value – A ratio indicating current LTV based on the estimated current value of the property obtained through Freddie Mac's Automated Valuation Model (AVM). For more information on our proprietary AVM please visit <a href="http://www.freddie.mac.com/hve/hve.html">http://www.freddie.mac.com/hve/hve.html</a> .	<ul style="list-style-type: none"> <li>Blank = Not Available</li> </ul>	Numeric Literal Decimal	4
----	--	---	-------------------------------	---

#### **Release 20 - August 2018**

- Added loan Origination Data March 31, 2017 through June 30, 2017 and Performance data up to December 31, 2017.
- Separation of Non-Performing Loans (NPL) / Reperforming Loans (RPL) from Foreclosure Alternative (FA) Group: NPL, RPL's are liquidations that will be separated from FA's in Release 20. Freddie Mac labels NPL's and RPL's disclosure with a zero-balance code='15'.
- Disclose Deferred Payment Mod indicator to dataset: A new Y/N field called dpm\_ind will be added to the performance dataset to indicate deferred payment modification for the loan.

#### **Monthly Performance Data File**

25	DEFERRED PAYMENT MODIFICATION – A Y/N flag will be disclosed to indicate Deferred Payment Modification for the loan.	<ul style="list-style-type: none"> <li>Y = Yes</li> <li>N = No</li> </ul>	Alpha	1
----	--	---	-------	---

#### **Release 19 - March 2018**

- Added loan Origination Data January 1, 2017 through March 31, 2017 and Performance data up to September 30, 2017.

2. Changed enumerations in origination file to align with Single Security disclosure guidelines.
3. Added step mod indicator field in performance files.

### Origination Data File

COLUMN POSITION	FORMAL NAME AND DEFINITION	VALID VALUES/ CALCULATION	TYPE	LENGTH
1	CREDIT SCORE - A number, prepared by third parties, summarizing the borrower's creditworthiness, which may be indicative of the likelihood that the borrower will timely repay future obligations. Generally, the credit score disclosed is the score known at the time of acquisition and is the score used to originate the mortgage.	<ul style="list-style-type: none"> <li>• 301 - 850</li> <li>• 9999 = Not Available, if Credit Score is &lt; 301 or &gt; 850.</li> </ul>	Numeric	4
3	FIRST TIME HOMEBUYER FLAG - Indicates whether the Borrower, or one of a group of Borrowers, is an individual who (1) is purchasing the mortgaged property, (2) will reside in the mortgaged property as a primary residence and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the mortgaged property. With certain limited exceptions, a displaced homemaker or single parent may also be considered a First-Time Homebuyer if the individual had no ownership interest in a residential property during the preceding three-year period other than an ownership interest in the marital residence with a spouse.  Investment Properties, Second Homes and Refinance transactions are not eligible to be considered First-Time Homebuyer transactions. Therefore, First Time Homebuyer does not apply and will be disclosed as "Not Applicable", which will be indicated by a blank space.	<ul style="list-style-type: none"> <li>• Y = Yes</li> <li>• N = No</li> <li>• 9 = Not Available or Not Applicable</li> </ul>	Alpha	1
6	MORTGAGE INSURANCE PERCENTAGE (MI %) - The percentage of loss coverage on the loan, at the time of Freddie Mac's purchase of the mortgage loan that a mortgage insurer is providing to cover losses incurred as a result of a default on the loan. Only primary mortgage insurance that is purchased by the Borrower, lender or Freddie Mac is disclosed. Mortgage insurance that constitutes "credit enhancement" that is not required by Freddie Mac's Charter is not disclosed.  Amounts of mortgage insurance reported by Sellers that are less than 1% or greater than 55% will be disclosed as "Not Available," which will be indicated by three blank spaces. No MI will be indicated by three zeros.	<ul style="list-style-type: none"> <li>• 1% - 55%</li> <li>• 000 = No MI</li> <li>• 999 = Not Available</li> </ul>	Numeric	3
7	NUMBER OF UNITS - Denotes whether the mortgage is a one-, two-, three-, or four-unit property.	<ul style="list-style-type: none"> <li>• 1 = one-unit</li> <li>• 2 = two-unit</li> <li>• 3 = three-unit</li> <li>• 4 = four-unit</li> <li>• 99 = Not Available</li> </ul>	Numeric	2
8	OCCUPANCY STATUS - Denotes whether the mortgage type is owner occupied, second home, or investment property.	<ul style="list-style-type: none"> <li>• P = Owner Occupied</li> <li>• I = Investment Property</li> <li>• S = Second Home</li> <li>• 9 = Not Available</li> </ul>	Alpha	1
9	ORIGINAL COMBINED LOAN-TO-VALUE (CLTV) – In the case of a purchase mortgage loan, the ratio is obtained by dividing the original mortgage loan amount on the note date plus any secondary mortgage loan amount disclosed by the Seller by the lesser of the mortgaged property's appraised value on the note date or its purchase price. In the case of a refinance mortgage loan, the ratio is obtained by dividing the original mortgage loan amount on the note date plus any secondary mortgage loan amount disclosed by the Seller by the mortgaged property's appraised value on the note date. If the secondary financing amount disclosed by the Seller includes a home equity line of credit, then the CLTV calculation reflects the disbursed amount at closing of the first lien mortgage loan, not the maximum loan amount available under the home equity line of credit. In the case of a seasoned mortgage loan, if the Seller cannot warrant that the value of the mortgaged property has not declined since the note date, Freddie Mac requires that the Seller must provide a new appraisal value, which is used in the CLTV calculation. In certain cases, where the Seller delivered a loan to Freddie Mac with a special code indicating additional secondary mortgage loan amounts, those amounts may have been included in the CLTV calculation.	<ul style="list-style-type: none"> <li>• 0% - 200%</li> <li>• 999 = Not Available</li> </ul>	Full Dataset: Numeric Literal Decimal; Sample Dataset: Numeric	Full Dataset: 7; Sample Dataset: 3

	<p>If the LTV is &lt; 80 or &gt; 200 or Not Available, set the CLTV to 'Not Available.' If the CLTV is &lt; LTV, set the CLTV to 'Not Available.'</p> <p>This disclosure is subject to the widely varying standards originators use to verify Borrowers' secondary mortgage loan amounts and will not be updated.</p>			
10	<p>ORIGINAL DEBT-TO-INCOME (DTI) RATIO - Disclosure of the debt to income ratio is based on (1) the sum of the borrower's monthly debt payments, including monthly housing expenses that incorporate the mortgage payment the borrower is making at the time of the delivery of the mortgage loan to Freddie Mac, divided by (2) the total monthly income used to underwrite the loan as of the date of the origination of the such loan.</p> <p>Ratios greater than 65% are indicated that data is Not Available. All loans in the HARP dataset will be disclosed as "Not Available".</p> <p>This disclosure is subject to the widely varying standards originators use to verify Borrowers' assets and liabilities and will not be updated.</p>	<ul style="list-style-type: none"> <li>• 0%&lt;DTI&lt;=65%</li> <li>• Space(3) &gt;65%</li> <li>• 999 = Not Available</li> </ul> <p>HARP ranges:</p> <ul style="list-style-type: none"> <li>• 999 = Not Available</li> </ul>	Numeric	3
12	<p>ORIGINAL LOAN-TO-VALUE (LTV) - In the case of a purchase mortgage loan, the ratio obtained by dividing the original mortgage loan amount on the note date by the lesser of the mortgaged property's appraised value on the note date or its purchase price.</p> <p>In the case of a refinance mortgage loan, the ratio obtained by dividing the original mortgage loan amount on the note date and the mortgaged property's appraised value on the note date.</p> <p>In the case of a seasoned mortgage loan, if the Seller cannot warrant that the value of the mortgaged property has not declined since the note date, Freddie Mac requires that the Seller must provide a new appraisal value, which is used in the LTV calculation.</p> <p>Ratios below 6% or greater than 105% will be disclosed as "Not Available," indicated by three (3) blank spaces. For loans in the HARP dataset, LTV ratios less than or equal to 80% and greater than 999% will be disclosed as "Not Available".</p>	<ul style="list-style-type: none"> <li>• 6% - 105%</li> <li>• 999 = Not Available</li> </ul> <p>HARP ranges:</p> <ul style="list-style-type: none"> <li>• 81% - 999%</li> <li>• 999 = Not Available</li> </ul>	Numeric	3
14	<p>CHANNEL - Disclosure indicates whether a Broker or Correspondent, as those terms are defined below, originated or was involved in the origination of the mortgage loan. If a Third Party Origination is applicable, but the Seller does not specify Broker or Correspondent, the disclosure will indicate "TPO Not Specified". Similarly, if neither Third Party Origination nor Retail designations are available, the disclosure will indicate "TPO Not Specified." If a Broker, Correspondent or Third Party Origination disclosure is not applicable, the mortgage loan will be designated as Retail, as defined below.</p> <p>Broker is a person or entity that specializes in loan originations, receiving a commission (from a Correspondent or other lender) to match Borrowers and lenders. The Broker performs some or most of the loan processing functions, such as taking loan applications, or ordering credit reports, appraisals and title reports. Typically, the Broker does not underwrite or service the mortgage loan and generally does not use its own funds for closing; however, if the Broker funded a mortgage loan on a lender's behalf, such a mortgage loan is considered a "Broker" third party origination mortgage loan. The mortgage loan is generally closed in the name of the lender who commissioned the Broker's services.</p> <p>Correspondent is an entity that typically sells the Mortgages it originates to other lenders, which are not Affiliates of that entity, under a specific commitment or as part of an ongoing relationship. The Correspondent performs some, or all, of the loan processing functions, such as: taking the loan application; ordering credit reports, appraisals, and title reports; and verifying the Borrower's income and employment. The Correspondent may or may not have delegated underwriting and typically funds the mortgage loans at settlement. The mortgage loan is closed in the Correspondent's name and the Correspondent may or may not service the mortgage loan. The Correspondent may use a Broker to perform some of the processing functions or even to fund the loan on its behalf; under such circumstances, the mortgage loan is considered a "Broker" third party origination</p>	<ul style="list-style-type: none"> <li>• R = Retail</li> <li>• B = Broker</li> <li>• C = Correspondent</li> <li>• T = TPO Not Specified</li> <li>• 9 = Not Available</li> </ul>	Alpha	1

	<p>mortgage loan, rather than a “Correspondent” third party origination mortgage loan.</p> <p>Retail Mortgage is a mortgage loan that is originated, underwritten and funded by a lender or its Affiliates. The mortgage loan is closed in the name of the lender or its Affiliate and if it is sold to Freddie Mac, it is sold by the lender or its Affiliate that originated it. A mortgage loan that a Broker or Correspondent completely or partially originated, processed, underwrote, packaged, funded or closed is not considered a Retail mortgage loan.</p> <p>For purposes of the definitions of Correspondent and Retail, “Affiliate” means any entity that is related to another party as a consequence of the entity, directly or indirectly, controlling the other party, being controlled by the other party, or being under common control with the other party.</p>			
15	<p><b>PREPAYMENT PENALTY MORTGAGE (PPM) FLAG</b> - Denotes whether the mortgage is a PPM. A PPM is a mortgage with respect to which the borrower is, or at any time has been, obligated to pay a penalty in the event of certain repayments of principal.</p>	<ul style="list-style-type: none"> <li>• Y = PPM</li> <li>• N = Not PPM</li> <li>• 99 = Not Available</li> </ul>	Alpha	1
18	<p><b>PROPERTY TYPE</b> - Denotes whether the property type secured by the mortgage is a condominium, leasehold, planned unit development (PUD), cooperative share, manufactured home, or Single-Family home.</p> <p>If the Property Type is “Not Available”, this will be indicated by two (2) blank spaces.</p>	<ul style="list-style-type: none"> <li>• CO = Condo</li> <li>• PU = PUD</li> <li>• MH = Manufactured Housing</li> <li>• SF = 1-4 Fee Simple</li> <li>• CP = Co-op</li> <li>• 99 = Not Available</li> </ul>	Alpha	2
21	<p><b>LOAN PURPOSE</b> - Indicates whether the mortgage loan is a Cash-out Refinance mortgage, No Cash-out Refinance mortgage, or a Purchase mortgage.</p> <p>Generally, a Cash-out Refinance mortgage loan is a mortgage loan in which the use of the loan amount is not limited to specific purposes. A mortgage loan placed on a property previously owned free and clear by the Borrower is always considered a Cash-out Refinance mortgage loan. Generally, a No Cash-out Refinance mortgage loan is a mortgage loan in which the loan amount is limited to the following uses:  Pay off the first mortgage, regardless of its age  Pay off any junior liens secured by the mortgaged property, that were used in their entirety to acquire the subject property  Pay related closing costs, financing costs and prepaid items, and  Disburse cash out to the Borrower (or any other payee) not to exceed 2% of the new refinance mortgage loan or \$2,000, whichever is less.</p> <p>As an exception to the above, for construction conversion mortgage loans and renovation mortgage loans, the amount of the interim construction financing secured by the mortgaged property is considered an amount used to pay off the first mortgage. Paying off unsecured liens or construction costs paid by the Borrower outside of the secured interim construction financing is considered cash out to the Borrower, if greater than \$2000 or 2% of loan amount.</p> <p>This disclosure is subject to various special exceptions used by Sellers to determine whether a mortgage loan is a No Cash-out Refinance mortgage loan.</p>	<ul style="list-style-type: none"> <li>• P = Purchase</li> <li>• C = Cash-out Refinance</li> <li>• N = No Cash-out Refinance</li> <li>• 9 = Not Available</li> </ul>	Alpha	1
23	<p><b>NUMBER OF BORROWERS</b> - The number of Borrower(s) who are obligated to repay the mortgage note secured by the mortgaged property. Disclosure denotes only whether there is one borrower or more than one borrower associated with the mortgage note. This disclosure will not be updated to reflect any subsequent assumption of the mortgage note.</p>	<ul style="list-style-type: none"> <li>• 01 = 1 borrower</li> <li>• 02 = &gt; 1 borrowers</li> <li>• 99 = Not Available</li> </ul>	Numeric	2

### Monthly Performance Data File

24	<p><b>STEP MODIFICATION FLAG</b> – A Y/N flag will be disclosed for every modified loan, to denote if the terms of modification agreement call for note rate to increase over time.</p>	<ul style="list-style-type: none"> <li>• Y = Yes</li> <li>• N = No</li> <li>• Space (1) = Not Step Mod</li> </ul>	Alpha	1
----	---	---	-------	---

**Release 18 - November 2017**

1. Added Loan Origination Data from September 30, 2016 through December 31, 2016 and Performance data up to June 30, 2017.

#### **Release 17 - September 2017**

1. Added Loan Origination Data from June 30, 2016 through September 30, 2016 and Performance data up to March 31, 2017.
2. Addition of Home Affordable Refinance Program (HARP) loan origination data from 2009 through June 30, 2016 and Performance data up to December 31, 2016.
  - a. Harp Origination file will include the new disclosure field Pre-Harp Loan Sequence Number. This represents the Loan Sequence Number link that associates the HARP loans to the Pre-Harp Loan Sequence Number in the Single-Family Loan-Level dataset already being published on a quarterly basis.

#### **Release 16 - June 2017**

1. Added Loan Origination Data from March 31, 2016 to June 30, 2016 and Loan Performance Data up to December 31, 2016.

#### **Release 15 - March 2017**

1. Added Loan Origination Data from September 30, 2015 to March 31, 2016 and Loan Performance Data up to September 30, 2016.
2. The Loan Performance Data will be enhanced to include:
  - a. Modification Cost field will provide the interest shortfall for modified loans
3. Publish SAS scripts for users to read/parse data and generate aggregate reports.

#### **Release 14 - November 2016**

1. Added Loan Origination Data from July 1, 2015 to September 30, 2015 and Loan Performance Data up to March 31, 2016.
2. The Loan Origination Data will be enhanced to include:
  - a. Super Conforming Flag for mortgages that exceed conforming loan limits.
3. Current UPB will be rounded to the nearest \$1,000 for the first 6 months after origination date. This was previously reported as zero for the first 6 months after the origination date.
4. Loss data including Expenses, Recoveries MI and Non-MI, Net Sale Proceeds for defaulted and liquidated loans is as of 07/31/2016.

#### **Release 13 - July 2016**

1. Loan Originations from April 1, 2015 to June 30, 2015 and Loan Performance Data up to December 31, 2015 have been added.
2. The Loan Performance Data will be enhanced to include the following:
  - a. 4 new Expense subcategories that will disaggregate the total Expenses for liquidations since 2005.
    - i. Legal Costs
    - ii. Maintenance and Preservation Costs
    - iii. Taxes and Insurance
    - iv. Miscellaneous Expenses
  - b. Actual Loss Calculation
3. New columns have been added to the Summary Statistics report, including Ever D120%, Ever D120 and Pre-D120 Credit Event%, Pre-D120 Modification rate, Cumulative Loss Amount.

**Release 12 - March 2016**

1. Loan Originations from January 1, 2015 to March 31, 2015 and Loan Performance Data up to September 30, 2015 have been added.

## Release 11 - December 2015

1. Loan Originations from April 1, 2014 to December 31, 2014 and Loan Performance Data up to June 30, 2015 have been added.
2. Freddie Mac has expanded the dataset to include all mortgage terms for fully amortizing fixed-rate Single-Family mortgages that Freddie Mac acquired with origination dates from January 1, 2005, to the Origination Cutoff Date.
3. To allow for sufficient time for Loss Components (expenses and proceeds) to be captured, Freddie Mac implemented a 90-day lag based on the Zero Balance Date. Loss information is substantially disclosed for dispositions through March 2015. Dispositions after March 2015 will show a zero balance code only and loss information will be populated in subsequent refreshes after the initial 90 day lag.
4. Freddie Mac flags repurchase regardless if the repurchase was considered “collectible” at the time the dataset was generated.
5. Freddie Mac has re-created the Sample Dataset to include the additional fixed rate loans in the smaller dataset. Freddie Mac will create this sample with each refresh to ensure a representative dataset.
6. Updated FAQs.

The definition, data value, and type have been changed as other fixed rates have been included.

### Origination Data File

16	PRODUCT TYPE - Denotes that the product is a fixed-rate mortgage.	FRM – fixed rate Mortgages	Alpha	5
----	---	----------------------------	-------	---

### Monthly Performance Data File

4	<p>CURRENT LOAN DELINQUENCY STATUS – A value corresponding to the number of days the borrower is delinquent, based on the due date of last paid installment (“DDLPI”) reported by servicers to Freddie Mac, and is calculated under the Mortgage Bankers Association (MBA) method.</p> <p>If a loan has been acquired by REO, then the Current Loan Delinquency Status will reflect the value corresponding to that status (instead of the value corresponding to the number of days the borrower is delinquent).</p>	<ul style="list-style-type: none"> <li>• XX = Unknown</li> <li>• Current = Current, or less than 30 days past due</li> <li>• 1 = 30-59 days delinquent</li> <li>• 2 = 60 – 89 days delinquent</li> <li>• 3 = 90 – 119 days delinquent</li> <li>• And so on...</li> <li>• R = REO Acquisition</li> </ul>		3
---	---	---	--	---

## Release 10 - June 2015

1. The definition for Non-MI Recoveries has been changed. Allocations for Pool Mortgage Insurance have been removed from the Non-MI Recoveries category. These recoveries are not predictive of credit investors’ loan level exposure since pool insurance does not provide such protection. We also have removed proceeds received relating to credit enhancements established after the loans were delivered.

16 – Modified	NON-MI RECOVERIES: Non-MI Recoveries are proceeds received by Freddie Mac based on repurchase/make whole proceeds, non-sale income such as refunds (tax or insurance), hazard insurance proceeds, rental receipts, positive escrow and/or other miscellaneous credits.			12
---------------	--	--	--	----

2. Loan Originations from October 1, 2013 to March 31, 2014 and Loan Performance Data up to September 30, 2014 have been added.

## Release 9 - March 2015

1. Loan Originations from July 1, 2013 to September 30, 2013 and Loan Performance Data as of March 31, 2014 have been added.

## Release 8 - November 2014

### A. Changes:

1. The following six (6) new loan-level actual loss components have been added. With the exception of Non-Interest Bearing UPB, which will be disclosed for the months it is legally effective, the remaining five (5) actual loss components will be disclosed at property disposition, with the final loan performance record (See Item B. Data Field Changes for definitions):

- i. Net Sale Proceeds
- ii. Expenses
- iii. MI Recoveries
- iv. Non-MI Recoveries

Additional elements that will allow users to calculate actual loss components, such as lost interest:

- v. Current Deferred UPB
- vi. Due Date of Last Paid Installment (DDLPI)

2. The definitions and use of the following two (2) data fields will be updated (See Item B. Data Field Changes for changes and Item C. Zero Balance Code and Current Loan Delinquency Status Code Changes):

- i. Zero Balance Code
- ii. Current Loan Delinquency Status Code

### B. Data Field Changes:

MONTHLY PERFORMANCE DATA FILE				
COLUMN POSITION	FORMAL NAME AND DEFINITION	VALID VALUES/ CALCULATIONS	TYPE	LENGTH
1	No Change			
2	No Change			
3	No Change			
4 – CHANGE	<p><b>CURRENT LOAN DELINQUENCY STATUS</b> – A value corresponding to the number of days the borrower is delinquent, based on the due date of last paid installment (“DDLPI”) reported by servicers to Freddie Mac, and is calculated under the Mortgage Bankers Association (MBA) method.</p> <p>If a loan has been acquired by REO, then the Current Loan Delinquency Status will reflect the value corresponding to that status (instead of the value corresponding to the number of days the borrower is delinquent).</p>	<ul style="list-style-type: none"> <li>• 0 = Current, or less than 30 days past due</li> <li>• 1 = 30-59 days delinquent</li> <li>• 2 = 60 – 89 days delinquent</li> <li>• 3 = 90 – 119 days delinquent</li> <li>• And so on...</li> <li>• R = REO Acquisition</li> <li>• Space (3) = Unavailable</li> </ul>	Alpha-numeric	3
5	No Change			
6	No Change			
7	No Change			
8	No Change			
9 – CHANGE	<p><b>ZERO BALANCE CODE</b> - A code indicating the reason the loan's balance was reduced to zero.</p>	<ul style="list-style-type: none"> <li>• 01 = Prepaid or Matured (Voluntary Payoff)</li> <li>• 03 = Foreclosure Alternative Group (Short Sale, Third Party Sale, Charge Off or Note Sale)</li> <li>• 06 = Repurchase prior to Property Disposition</li> <li>• 09 = REO Disposition</li> <li>• Space(2) = Not Applicable</li> </ul>	Numeric	2
10	No Change			

MONTHLY PERFORMANCE DATA FILE				
COLUMN POSITION	FORMAL NAME AND DEFINITION	VALID VALUES/ CALCULATIONS	TYPE	LENGTH
11	No Change			
12 – NEW	<b>CURRENT DEFERRED UPB:</b> The current non-interest bearing UPB of the modified mortgage.	\$ Amount. Non-Interest Bearing UPB.	Numeric	12
13 – NEW	<b>DUE DATE OF LAST PAID INSTALLMENT (DDLPI):</b> The due date that the loan’s scheduled principal and interest is paid through, regardless of when the installment payment was actually made.	YYYYMM	Date	6
14 – NEW	<b>MI RECOVERIES</b> - Mortgage Insurance Recoveries are proceeds received by Freddie Mac in the event of credit losses. These proceeds are based on claims under a mortgage insurance policy.	\$ Amount. MI Recoveries.	Numeric	12
15 – NEW	<b>NET SALES PROCEEDS</b> - The amount remitted to Freddie Mac resulting from a property disposition once allowable selling expenses have been deducted from the gross sales proceeds of the property.  A value of “C” in Net Sale Proceeds stands for Covered, which means that as part of the property disposition process, Freddie Mac was “Covered” for its total indebtedness and sale proceeds cover all default expenses incurred during the life cycle of the loan.	\$ Amount. Gross Sale Proceeds – Allowable Selling Expenses.  C = Covered.	Alpha-numeric	14
16 – NEW	<b>NON-MI RECOVERIES:</b> Non-MI Recoveries are proceeds received by Freddie Mac in the event of credit losses based on claims under a pool insurance policy, recourse, and indemnifications.	\$ Amount. Non-MI Recoveries.	Numeric	12
17 – NEW	<b>EXPENSES</b> - Expenses will include allowable expenses that Freddie Mac bears in the process of acquiring, maintaining and or disposing a property (excluding selling expenses, which are excluded from gross sales proceeds to derive net sales proceeds).	\$ Amount. Allowable Expenses.	Numeric	12

**C. Zero Balance Code and Current Loan Delinquency Status Code Changes:**

1. Zero Balance Code:

Proposed Definition and Use\*:

Zero Balance Code	Definition
01	Prepaid or Matured (Voluntary Payoff)
03	Foreclosure Alternative Group (Short Sale, Third Party Sale, Charge Off or Note Sale)
06	Repurchase prior to Property Disposition
09	REO Disposition

Current Definition and Use\*:

Zero Balance Code	Definition
01	Prepaid or Matured (Voluntary Payoff)
02	Third Party Sale prior to D180
03	Short Sale or Short Payoff prior to D180
04	Deed-in-Lieu of Foreclosure prior to D180
06	Repurchase prior to D180
08	REO Acquisition prior to D180
97	D180 Status

\* Until a Zero Balance event occurs, the Zero Balance Code will be indicated with two (2) blank spaces to indicate that it is Not Applicable until such an event occurs.

2. Current Loan Delinquency Status Code:

- a. Remove the Delinquency Status cap of D180.
- b. Change status to "R" at REO Acquisition (through Foreclosure Sale or Deed-in-Lieu).

**Release 7 - September 2014**

1. Loan Originations from April 1, 2013 to June 30, 2013 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of December 31, 2013 have been added.

**Release 6 - June 2014**

1. Loan Originations from January 1, 2013 to March 31, 2013 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of September 30, 2013 have been added.

**Release 5 - March 2014**

1. Loan Originations from October 1, 2012 to December 1, 2012 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of June 30, 2013 have been added.

**Release 4 - December 2013**

1. Loan Originations from July 1, 2012 to September 30, 2012 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of March 31, 2013 have been added.
2. The System captures servicing records for all loans consistently, starting the next calendar month after origination.
3. The System captures and populates the credit score values with three (3) 'Blank Spaces' for instances when the Credit Score is "Unknown".
4. The System represents "Unknown" values in the 'Property Type' column of the Origination File with two (2) 'Blank Spaces'.
5. The System represents "Unknown" values in the 'Occupancy Status' column of the Origination File with a single (1) 'Blank Space'.
6. The System represents the Debt-to-Income Ratio values in the 'DTI' column of the Origination File with three (3) Blank Spaces when it is greater than 65% and with a Null value when it is "Unknown". Values from 0% up to 65% are indicated with the actual value.
7. The System represents the Mortgage Insurance values in the 'MI' column of the Origination File as '000' for loans that have Zero MI. For Mortgage Insurance values that are "Unknown", including if the MI falls outside the range 'greater than' or 'equal to' 1% and 'less than' or 'equal to' 55% i.e.  $\geq 1\%$  and  $\leq 55\%$ , the MI is indicated by three (3) 'Blank Spaces'.

**Release 3 - August 2013**

1. Loan Originations from January 1, 2012 to June 30, 2012 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of December 31, 2012 have been added.

**Release 2 - May 2013**

1. The credit scores now will be determined using a methodology more consistent with the methodology used to populate credit scores for loans originated after 2002. The average credit scores, on an Unpaid Principal Balance-weighted basis, changed marginally, by up to 2 points. Please refer to the updated Summary Statistics and Frequently Asked Questions (FAQ).

**Release 1 - March 2013**

1. The dataset will include loan characteristic and borrower payment history data on about 16 million 30-year fixed-rate, fully amortizing single-family mortgages originated from Jan. 1, 1999 through December 31, 2011. This includes performance data for performing loans and those that are up to 180 days delinquent as of June 30, 2012.