

Copyright and Disclaimer

Copyright 1989-2020 Freddie Mac.

The Freddie Mac Single-Family Seller/Servicer Guide (including related supplements and Bulletins) and Industry Letters are copyrighted. For purposes of this provision, all of the foregoing are referred to as the "Guide."

The Guide is posted on the AllRegs® web site of Ellie Mae, Inc., which operates the AllRegs brand ("AllRegs"), which posts the Guide under license from and with the express permission of Freddie Mac. AllRegs is the exclusive third-party electronic publisher of the Guide. Freddie Mac designates the Guide as found on the AllRegs web site as the official electronic version, whether the user accesses the AllRegs web site using the link from FreddieMac.com or by its own subscription to the AllRegs web site. Notwithstanding this designation, Freddie Mac makes no representation or warranty regarding availability, features or functionality of the AllRegs web site.

By using this site, you acknowledge and agree (individually and on behalf of the entity for which you are accessing the Guide, "You") neither Freddie Mac nor AllRegs shall be liable to You for any losses or damages whatsoever resulting directly or indirectly from Freddie Mac's designation of the Guide as found on the AllRegs web site as the official electronic version and AllRegs expressly disclaims any warranty as to the results to be obtained by You from use of the AllRegs web site, and AllRegs shall not be liable to You for any damages arising directly or indirectly out of the use of the AllRegs web site by You.

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-11: Servicing (08/13/25)

Bulletin 2025-11: Servicing (08/13/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Servicers

SUBJECT: SERVICING UPDATES

This Guide Bulletin announces:

- Mortgages with temporary subsidy buydown plans
 - Updated requirements for buydown fund applications – November 1, 2025
- Failed repayment plans
 - A clarification on failed repayment plans
- Payment reminder notifications
 - Updated requirements for late notices/reminder letters to delinquent Borrowers – December 1, 2025
- Seller/Servicer ownership and organizational structure
 - Updated requirements related to material changes in Seller/Servicer ownership, management and organizational structure
- Co-Issue XChange®
 - The new option of All-In/Net Funding for cash deliveries
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

MORTGAGES WITH TEMPORARY SUBSIDY BUYDOWN PLANS

Effective November 1, 2025

Buydown funds application requirements

We are adding language to clarify requirements for the application of buydown funds for Mortgages with temporary subsidy buydown plans for Servicers when processing relief and workouts in accordance with the Guide.

We are updating Guide Chapters 9203, 9206 and 9209 to clarify the requirements for Servicers on the application of buydown funds when processing a reinstatement, repayment plan, Payment Deferral, Disaster Payment Deferral, Freddie Mac Flex Modification® and deed-in-lieu of foreclosure.

The updates to the requirements for these relief and workout options are detailed in the respective sections of the Guide and cover the following:

- Application of buydown funds when processing a loss mitigation workout option
- Application of buydown funds upon completion of a loss mitigation workout option
- Handling of buydown funds upon the end of the buydown term or liquidation of the Mortgage
- Requirements for modifying evaluation notices for a repayment plan and Freddie Mac Flex Modification in accordance with existing Guide requirements

Payment change notification requirements

We are also announcing new requirements for notifying Borrowers of upcoming payment changes for Mortgages with temporary subsidy buydown plans in accordance with the applicable buydown agreement and the requirements in Guide Section 4204.3.

New Section 8504.2 specifies that the Servicer must send notifications detailing any respective payment change to the Borrower 90 days prior to the applicable payment change.

Guide impacts

We have updated Sections 8504.2, 9102.1, 9203.1, 9203.4, 9206.2, 9206.3, 9206.4 and 9209.5 to reflect these changes.

FAILED REPAYMENT PLANS

In response to Servicer feedback, we have provided additional clarification when a repayment plan has failed. Once a Borrower accepts a repayment plan, the Borrower must meet the terms specified in the repayment plan agreement. The repayment plan has failed if:

- The Servicer determines that the Borrower has failed to meet the terms specified in the repayment plan agreement, or
- The Borrower no longer has the financial capacity to bring the Mortgage current, or
- The Borrower accepts a repayment plan and does not make the total monthly repayment plan payment by the end of the month in which the repayment plan payment is due

Guide impact: Section 9203.2

PAYMENT REMINDER NOTIFICATIONS

Effective December 1, 2025, but Servicers are encouraged to implement immediately

We are updating our requirements to send late notices/reminder letters to delinquent Borrowers. Servicers will now be required to send late notices/reminder letters to delinquent Borrowers no later than the 20th day of the month (19th day of Delinquency).

Guide impacts: Sections 9101.1, 9102.1 and 9102.4

SELLER/SERVICER OWNERSHIP AND ORGANIZATION STRUCTURE REVIEW

To better align our practices in response to increased Seller/Servicer mergers and acquisition activity, we have updated our requirements related to material changes in Seller/Servicer ownership, management and organizational structure by reserving our rights to approve such material changes and, if applicable, condition our approval of such material changes upon the satisfaction of certain requirements. All new submissions of a Change and Activity Report regarding a Material Organizational Change (as defined in Section 2101.12) are now required to comply with the new requirements set forth in Section 2101.12.

Guide impacts: Sections 2101.12 and 7101.2

CO-ISSUE XCHANGE

For bifurcated co-issue relationships, we have introduced the option of All-In/Net Funding for cash deliveries. This will automate and streamline the financial transfer between the Seller and the Servicer. The Seller will receive in its daily funding the servicing-released premium from the Servicer; at the same time, funding adjustments (e.g., Escrows, interest, fees) will be deducted from the Seller's funding, and Freddie Mac will automatically wire those funds to the new Servicer of record. This process will eliminate the need for manual reconciliation between the Seller and the Servicer, and each party will receive its funds faster.

It is the Servicer's responsibility to activate its Seller partner using the All-In Funding Preference functionality in XChange Center. In Access Manager, under the application name Pricing Manager Application-PMA, the Servicer must provision itself with the External Co-Issue SRP Manager role to load its servicing-released premium pricing in XChange Center and to activate All-In/Net Funding. The Seller can view this selection in the XChange Center once the Seller provisions itself with the External Colssue Manager_Seller role in Access Manager.

Guide impacts: Section 6307.1 and Exhibit 27

ADDITIONAL GUIDE UPDATES

Short sale fraud reporting requirements

We have updated our short sale fraud reporting requirements. Servicers must withdraw the agreement and notify Freddie Mac of short sale transactions that are not arm's length transactions or otherwise indicate bad faith, collusion or fraud using the Freddie Mac Tip Referral Tool, accessible via Freddie Mac GatewaySM.

Guide impact: Section 9208.2

Forbearance extension

Section 8404.1 has been updated to state that if the Servicer believes forbearance beyond a total of 12 months or 12 months of Delinquency is warranted, the Servicer should make that recommendation to Freddie Mac by submitting a Forbearance Extension Request in Resolve®. The Guide previously stated that Servicers should send an e-mail following requirements in Directory 5.

Guide impacts: Section 8404.1 and Directory 5

eMortgages

We previously required eClosing and eVault systems used by Seller/Servicers to originate and service eMortgages to go through an annual attestation process. Through this process, system providers confirmed their compliance with Freddie Mac information security requirements. This process has been retired since the Seller/Servicer Annual Certification Report questionnaire that is sent to all Seller/Servicers now requires them to certify their compliance with Freddie Mac cyber and privacy requirements. Additionally, we have provided greater clarity related to conversion of eNotes to paper in Section 1402.10. Finally, we have added a note in Section 1402.8 with a link that allows Seller/Servicers to easily locate Freddie Mac-approved eNote custodians.

Guide impacts: Sections 1402.3, 1402.8, 1402.10 and 1402.17

Removal of Supers® label

All Freddie Mac MultiLender Supers will now be issued as MultiLender UMBS® or MBS. For operational reasons, we have removed the label of Supers associated with 30- and 15-year MultiLender UMBS. There is no change to 20- and 10-year MultiLenders, as those products were already issued as UMBS.

Guide impacts: Sections 1301.5, 1301.6, 1301.8, 1501.4, 6201.1, 6201.6, 6201.11, 6201.12, 6201.14, 6201.15 through 6201.19, 6202.1 through 6202.4, 6205.4, 6205.8, 6205.9, 6302.6, 6302.17, 6302.18, 6302.31, 6302.45, 8302.19, Exhibit 17S and Glossary

Tip Referral Tool and Freddie Mac Gateway

In Bulletin 2024-12, we introduced the Tip Referral Tool for reporting all Mortgage fraud, suspected Mortgage fraud and other Suspicious Activity. In Bulletin 2024-16, we introduced Freddie Mac Gateway as the new single sign-on portal for users who access Single-Family technology tools. We have updated the Guide to make changes aligned with these previous announcements.

Guide impacts: Sections 3201.2, 3402.10 and Directory 1

Reimbursements

Effective July 28, 2025

In Bulletin 2025-8, we announced new allowables for sale postponements effective July 28, 2025. We have corrected Exhibit 57A, Approved Attorney, Foreclosure, Mediation, Postponement Fees and Title Expenses, for the state of California by changing the footnote reference from "12" to "11". As this is a non-judicial State, the exhibit should have indicated that Freddie Mac will reimburse foreclosure attorney fees when the attorney is required to postpone or adjourn the foreclosure sale (whether Judicial or Non-Judicial) when there is an established statutory process for doing so. This fee does not apply to a foreclosure restart as defined in Section 9301.46.

Guide impact: Exhibit 57A

Guide refactoring

Guide chapter refactoring

To improve the ease of use of our Guide for Servicers, Chapters 8301, 8303, 8304, 9101, 9102, 9203, 9206, 9208 and 9209 have been refactored. No requirements were changed as a result of this new formatting, although cross-references to the refactored chapters have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

Addition of contested foreclosure fees and court cost language to Chapter 9701

With the refactoring of Section 9701.11 announced in Bulletin 2025-8, we inadvertently removed the "Reply to Affirmative Defenses/Motion to Strike" row from the contested foreclosure fees and court cost table in Section 9701.11(10). With this Bulletin, we have added the "Reply to Affirmative Defenses/Motion to Strike" contested foreclosure row back to the table. There are no changes to reimbursement of fees and costs incurred during the legal proceedings with this update.

Guide impact: Section 9701.11

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-11 (Servicing) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-11>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Mike Reynolds
Senior Vice President, Head of Servicing

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-10: Selling (08/06/25)

Bulletin 2025-10: Selling (08/06/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- CHOICEHome® eligibility
 - Expanded requirements allowing Mortgages to be secured by single-wide CHOICEHomes

- Seller/Servicer ownership and organizational structure
 - Updated requirements related to material changes in Seller/Servicer ownership, management and organizational structure – August 13, 2025
- Co-Issue XChange®
 - The new option of All-In/Net Funding for cash deliveries – August 13, 2025
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

CHOICEHOME ELIGIBILITY

We have updated the Guide to allow Mortgages to be secured by single-wide CHOICEHomes. The construction elements for single-wide CHOICEHome must include:

- A covered porch (minimum 72 sq. ft.), and
- An attached carport/garage (space to accommodate one or two cars) built with materials and finishes equivalent to the primary structure

Guide impacts: Sections 5703.12 and 6302.25

SELLER/SERVICER OWNERSHIP AND ORGANIZATION STRUCTURE REVIEW

Effective August 13, 2025

To better align our practices in response to increased Seller/Servicer mergers and acquisition activity, we are updating our requirements related to material changes in Seller/Servicer ownership, management and organizational structure by reserving our rights to approve such material changes and, if applicable, condition our approval of such material changes upon the satisfaction of certain requirements. All new submissions of a Change and Activity Report regarding a Material Organizational Change (as defined in Section 2101.12) will be required to comply with the new requirements set forth in Section 2101.12.

Guide impacts: Sections 2101.12 and 7101.2

CO-ISSUE XCHANGE

Effective August 13, 2025

For bifurcated co-issue relationships, we are introducing the option of All-In/Net Funding for cash deliveries. This will automate and streamline the financial transfer between the Seller and the Servicer. The Seller will receive in its daily funding the servicing-released premium from the Servicer; at the same time, funding adjustments (e.g., Escrows, interest, fees) will be deducted from the Seller's funding, and Freddie Mac will automatically wire those funds to the new Servicer of record. This process will eliminate the need for manual reconciliation between the Seller and the Servicer, and each party will receive its funds faster.

It is the Servicer's responsibility to activate its Seller partner using the All-In Funding Preference functionality in XChange Center. In Access Manager, under the application name Pricing Manager Application-PMA, the Servicer must provision itself with the External Co-Issue SRP Manager role to load its servicing-released premium pricing in XChange Center and to activate All-In/Net Funding. The Seller can view this selection in the XChange Center once the Seller provisions itself with the External ColIssue Manager_Seller role in Access Manager.

Guide impacts: Section 6307.1 and Exhibit 27

ADDITIONAL GUIDE UPDATES

Representation and warranty framework

We have updated the table containing Guide topics, chapters and sections subject to the representation and warranty framework as follows:

- Identified Chapter 4408 as subject to the framework,
- Updated exceptions to Topic 5600 to include a reference to Section 5603.5(a), and
- Clarified the requirements in Chapter 5705 that are subject to the framework

We have also added Disaster Payment Deferral as an acceptable loss mitigation solution that can be used following a disaster forbearance to bring the Mortgage current for the purpose of obtaining relief from enforcement of representations and warranties, as previously announced in Bulletin 2023-21.

No requirements were changed as a result of these updates.

Guide impact: Section 1301.11

Warranties and representations by the Seller

We have revised Section 1301.8 to update the representation related to compliance with Exhibit 35, Appraiser Independence Requirements; add a representation related to compliance with Exhibit 42, Property Data Collector Independence Requirements; and update the e-mail address for the Exclusionary List mailbox.

No requirements were changed as a result of these updates.

Guide impact: Section 1301.8

Ineligible asset types for Mortgages secured by second homes or Investment Properties

To improve ease of use of our requirements, we have added a list of asset types that are ineligible for Mortgages secured by second homes or Investment Properties, as stated in Chapter 5501, to Sections 4201.12 and 4201.13. No requirements were changed as a result of these updates.

Guide impacts: Sections 4201.12 and 4201.13

Student loans

We have added specificity to the language related to the treatment of student loan payments when calculating the monthly debt payment-to-income ratio. No requirements were changed as a result of this update.

Guide impact: Section 5401.2

Home Possible® Mortgages

We have provided greater specificity to Section 4501.6 by adding references to Section 5306.1 related to requirements for using rental income from a subject 2- to 4-unit Primary Residence for Home Possible Mortgages. No requirements were changed as a result of these updates.

Guide impact: Section 4501.6

eMortgages

Effective August 13, 2025

We currently require eClosing and eVault systems used by Seller/Servicers to originate and service eMortgages to go through an annual attestation process. Through this process, system providers confirm their compliance with Freddie Mac information security requirements. This process will be retired since the Seller/Servicer Annual Certification Report questionnaire that is sent to all Seller/Servicers now requires them to certify their compliance with Freddie Mac cyber and privacy requirements. Additionally, we are providing greater clarity related to conversion of eNotes to paper in Section 1402.10. Finally, we are adding a note in Section 1402.8 with a link that allows Seller/Servicers to easily locate Freddie Mac-approved eNote custodians.

Guide impacts: Sections 1402.3, 1402.8, 1402.10 and 1402.17

Removal of Supers® label

Effective August 13, 2025

All Freddie Mac MultiLender Supers will now be issued as MultiLender UMBS® or MBS. For operational reasons, we have removed the label of Supers associated with 30- and 15-year MultiLender UMBS. There is no change to 20- and 10-year MultiLenders, as those products were already issued as UMBS.

Guide impacts: Sections 1301.5, 1301.6, 1301.8, 1501.4, 6201.1, 6201.6, 6201.11, 6201.12, 6201.14, 6201.15 through 6201.19, 6202.1 through 6202.4, 6205.4, 6205.8, 6205.9, 6302.6, 6302.17, 6302.18, 6302.31, 6302.45, 8302.19, Exhibit 17S and Glossary

Delivery instructions

Uniform Appraisal Dataset (UAD) 3.6

Effective May 3, 2027, but Sellers may submit to the Uniform Collateral Data Portal® (UCDP®) appraisal reports that use Uniform Appraisal Dataset (UAD) 3.6 beginning January 26, 2026

In connection with the introduction of UAD 3.6 in Bulletin 2025-7, we are aligning the notes for Traditional Appraisal Reports and Hybrid Appraisal Reports with the valid values in Section 6302.8 and updating the effective dates of certain valid values.

Guide impact: Section 6302.8

Retirement of Exhibit 8, Delivery Balance Examples

We have retired Exhibit 8 as the contents of the document may be sourced through other materials.

Guide impacts: Sections 6302.2 through 6302.4, 6302.26, 6302.51 and Exhibit 8

Cash-Released XChange®

We have updated the link in Section 6302.26 to the Loan Selling Advisor® Availability Matrix that lists the fixed-rate Mortgages eligible for delivery under Mandatory Cash Contracts and Best Efforts Contracts through Cash-Released XChange.

Guide impact: Section 6302.26

Tip Referral Tool and Freddie Mac GatewaySM

Effective August 13, 2025

In Bulletin 2024-12, we introduced the Tip Referral Tool for reporting all Mortgage fraud, suspected Mortgage fraud and other Suspicious Activity. In Bulletin 2024-16, we introduced Freddie Mac Gateway as the new single sign-on portal for users who access Single-Family technology tools. We are updating the Guide to make changes aligned with these previous announcements.

Guide impacts: Sections 3201.2, 3402.10 and Directory 1

Cash pairoff

We have updated the Guide to reflect current Loan Selling Advisor requirements.

Guide impacts: Sections 6101.3 and 6401.1

Guide refactoring

To improve the ease of use of our Guide for Sellers, Chapters 5101, 5102, 5202 and 5203 have been refactored. In addition, content from Section 5203.2 was relocated to Section 5202.1. No requirements were changed as a result of this new formatting, although cross-references to the refactored chapters have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-10 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-10>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-B: Refactoring (07/09/25)

Bulletin 2025-B: Refactoring (07/09/25)

[Click here for a printable PDF version.](#)

SUBJECT: REFACTORING

To improve ease of use of our Guide, a number of Guide chapters have been refactored to enhance readability.

No requirements were changed as a result of this new formatting, although cross-references to the refactored chapters have been updated.

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-B (Refactoring) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-B>.

Additional resources

In conjunction with the ongoing refactoring of the Guide, FAQs have been updated and are now located on [Guide.FreddieMac.com](https://www.guide.freddie-mac.com) or [SF.FreddieMac.com](https://www.sf.freddie-mac.com), depending on the specific content of the FAQ. FAQs are not part of, or a substitute for, the Guide or other Purchase Documents.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Mike Reynolds
Senior Vice President, Head of Servicing

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-9: Selling (07/02/25)

Bulletin 2025-9: Selling (07/02/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Condominium and Cooperative Project termination or insolvency
 - Updated project review requirements for projects that are terminating or are involved in insolvency proceedings – September 30, 2025
- Manufactured Homes
 - Updates allowing temporary subsidy buydowns for Mortgages secured by Manufactured Homes
 - Expanded CHOICEHome® property eligibility requirements
- Best Efforts Contracts
 - An enhancement to the Best Efforts Contract execution – July 28, 2025
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

CONDOMINIUM AND COOPERATIVE PROJECT TERMINATION OR INSOLVENCY

Effective for Mortgages with Application Received Dates on or after September 30, 2025, but Sellers may implement immediately. However, effective immediately with this Bulletin, if the Seller becomes aware that the project does not meet the requirements for projects terminating or involved in insolvency proceedings, then the project is ineligible, and the Seller must not deliver the related loan.

In consultation with FHFA, we have worked together with Fannie Mae to update our project review requirements to include projects that are terminating or involved in insolvency proceedings as an ineligible project type.

These requirements apply to all Mortgages secured by Condominium Units in Condominium Projects and all Cooperative Share Loans secured by Cooperative Interests in a Cooperative Project regardless of the project review type. The requirements also apply to loans eligible for delivery under Exempt From Review.

As a reminder, if a Seller or Related Third Party becomes aware of information that conflicts with a Condominium Project's PAR findings, then pursuant to the requirements in Guide Section 5701.10(d)(ii), the Seller or Related Third Party must notify Freddie Mac at ProjectInfo@FreddieMac.com with the supporting documentation within five Business Days of becoming aware of such information.

Guide impacts: Sections 5701.2, 5701.3, 5701.7, 5701.10, 5705.3 and 5705.7

MANUFACTURED HOMES

Temporary subsidy buydowns for Manufactured Home Mortgages

We have updated the Guide to allow temporary subsidy buydowns for Mortgages secured by Manufactured Homes. Temporary subsidy buydowns provide the Borrower with a smoother transition to homeownership by starting with a lower interest rate in the first year that then graduates up over the next 2 to 3 years.

Guide impacts: Sections 4204.3, 4501.2 and 5703.5

CHOICEHome

We have updated the CHOICEHome requirements to permit either the Fannie Mae MH Advantage® Sticker or the Freddie Mac CHOICEHome label to evidence the property meets the required construction elements for Mortgages secured by CHOICEHomes.

Guide impact: Section 5703.12

BEST EFFORTS CONTRACTS

Effective July 28, 2025

We are enhancing the Best Efforts Contract execution, enabling Sellers to take out a Best Efforts Contract without a loan. The loan can be identified and/or created later in the process; there will also be the option to substitute the loan to fulfill contract requirements. The quick loan option (Create New Loan while simultaneously creating a contract) will be retired as part of this redesign.

Guide impact: Section 6101.4

ADDITIONAL GUIDE UPDATES

Flood insurance premium used for qualifying

After further review, we are rescinding the requirement to use the full risk premium to calculate the housing expense-to-income and debt payment-to-income ratios for Mortgages where a flood insurance policy on the Mortgaged Premises shows a full risk premium and a discounted premium. The requirement was announced in Bulletin 2024-7 with subsequent postponements of the effective date announced in Bulletins 2024-12 and 2025-4.

Asset and income modeler (AIM)

We have updated the representation and warranty relief eligibility result for all asset and income modeler (AIM) offerings from "Unable to Assess" to "Unavailable" to align with the Loan Product Advisor® Specification and results on the Feedback Certificate.

Guide impacts: Sections 5302.6, 5303.4, 5303.5, 5304.2, 5305.2 and 5501.8

Freddie Mac Systems

We have made the following updates related to Freddie Mac Systems (as defined in Section 2401.1(b)):

- Updated Section 2402.2 in connection with the upcoming rollout of the new Freddie Mac System, GableSM
- Amended language in Guide Form 478, Secondary Market Advisor Selling Agent Agreement, to speak generally to applicable Freddie Mac Systems used by Secondary Market Advisors, which will obviate the need to amend the Guide each time a new System is added to Freddie Mac GatewaySM

Guide impacts: Section 2402.2 and Form 478

Securities

We have clarified in Guide Exhibit 102, Securities Trading Customer Agreement, that, when Freddie Mac may establish and amend credit limits on Securities, it reserves the right to do so with immediate effect. We have also clarified that all trades are subject to counterparty credit limits.

Guide impact: Exhibit 102

Cash Window reference

We have updated Section 6103.1 to change a reference to the Cash Window Trading Desk to the Cash Window.

Guide impact: Section 6103.1

Related Third Party agreement

We have updated links to the Related Third Party agreement in Form 478 and Form 990SF, Agreement and Certificate of Incumbency: Warehouse Lender.

Guide impacts: Forms 478 and 990SF

Uniform Instruments

We have updated Exhibit 4A, Single-Family Uniform Instruments, to reflect revisions to the Maryland Deed of Trust (Form 3021 07/2021). The revised Maryland Deed of Trust tagline now shows a version date of (Form 3021 07/2021 (rev. 06/25)). Loan originators may begin using the revised versions immediately and must use them for loans with Note Dates on or after October 1, 2025.

Guide impact: Exhibit 4A

Additional resources

The updated Security Instruments are available on our 2021 Uniform Instruments webpage.

Guide refactoring

Guide chapter refactoring

To improve the ease of use of our Guide for Sellers, Chapters 4401, 5103, 5302 and 5307 have been refactored. No requirements were changed as a result of this new formatting, although cross-references to Chapters 4401, 5103 and 5307 have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

Additional resources

In conjunction with the ongoing refactoring of the Guide, FAQs have been updated and are now located on Guide.FreddieMac.com or SF.FreddieMac.com, depending on the specific content of the FAQ. FAQs are not part of, or a substitute for, the Guide or other Purchase Documents.

Addition of Credit Fees language to Chapter 4501

With the refactoring of Chapter 4501 announced in Bulletin 2024-12, we inadvertently removed certain references to Credit Fees related to Home Possible® Mortgages. With this Bulletin, we have added references to Credit Fees back in new Section 4501.10. There are no changes to Credit Fees related to Home Possible Mortgages or the Home Possible Credit Fee Cap with this update.

Guide impact: Section 4501.10

Updates to Glossary

We have updated Guide section cross-references in our Glossary definitions of "Employer Assisted Homeownership (EAH) Benefit" and "Primary Residence" to align with the refactorings of Chapters 4201 and 5501 announced in Bulletins 2025-4 and 2025-6, respectively.

Guide impact: Glossary

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-9 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-9>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-8: Servicing (06/11/25)

Bulletin 2025-8: Servicing (06/11/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Servicers

SUBJECT: SERVICING UPDATES

This Guide Bulletin announces:

- Reimbursements for default legal fees
 - Increased reimbursement amounts for attorney fees for uncontested foreclosure
 - A new exhibit for reimbursement of bankruptcy attorney fees
 - Updates to expense codes for foreclosure sale postponements – July 28, 2025
- Resolve®
 - Updates to Resolve's foreclosure sale reporting template
- Information security – September 11, 2025
 - Updates related to the general responsibilities of the Seller/Servicer for information security
 - Updates related to information security, business continuity and disaster recovery
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

REIMBURSEMENTS FOR DEFAULT LEGAL FEES

Reimbursement of attorney fees for uncontested foreclosures

We have increased the approved Servicer reimbursement amounts for attorney fees associated with uncontested foreclosures in all States listed in Guide Exhibit 57A, Approved Attorney Fees and Title Expenses. In addition, we've made the following adjustments:

- Increased the reimbursement allowable for mediation attorney fees and additional hearings, when applicable
- Increased the reimbursement amount to the Servicer up to the amount of \$350 for a pre-mediation conference in instances in which only after the pre-mediation conference was held and it was determined that the initial mediation hearing was not required
- Increased the reimbursement amount to the Servicer up to \$650 in attorneys' fees for the preparation and recordation of a release of Mortgage for a completed deed-in-lieu of foreclosure
- Reclassified the Commonwealth of Massachusetts by moving it from nonjudicial status to judicial and created an allowable judicial fee

Guide impacts: Section 9301.28 and Exhibit 57A

Reimbursement of bankruptcy services

We have created Exhibit 57B, Approved Bankruptcy Attorney Fees, to provide a complete listing of reimbursement allowables for bankruptcy services. In addition, we have made the following adjustments:

- Increased Servicer reimbursement amounts for attorney fees associated with specific bankruptcy services listed in Exhibit 57B
- Allowed reimbursements to the Servicer for appropriate legal fees for the preparation of the motion for relief from stay if the bankruptcy case is closed prior to filing the motion. The Servicer must submit a request for pre-approval (RPA) with supporting documentation for pre-approval via PAID (Payments Automated Intelligent and Dynamic).

As a reminder, Servicers must verify that legal fees and costs incurred are reasonable and customary for the area in which the Mortgaged Premises is located. For reimbursement of expenses that exceed the current expense limits in Exhibits 57A and 57B, Servicers must submit an RPA to request Freddie Mac's approval prior to incurring the expense.

Guide impacts: Sections 2405.7, 9401.2, 9401.4, 9401.11, 9701.2, 9701.3, 9701.11, 9701.15, 9701.16, Exhibits 57A and 57B (new)

Postponements

Effective for foreclosure sale postponements on or after July 28, 2025

For attorney actions required to postpone, adjourn, cancel and reschedule foreclosure sales, we are creating the following new expense code categories and establishing

maximum reimbursement limits:

- 040003 (Postponement Fee-Judicial)
- 040004 (Postponement Fee-Non-Judicial)
- 040005 (Cancel, Reset and Reschedule the Judicial Foreclosure Sale)

Refer to Exhibit 57A, Approved Attorney Fees, Foreclosure, Mediation, Postponement Fees and Title Expenses, for guidance on the proper use of these expense codes for each State. Please adhere to the current process outlined in Section 9301.28(e) for postponements until July 28, 2025.

Guide impacts: Sections 8402.6, 8801.6, 9203.2 through 9203.5, 9206.15, 9207.3, 9301.10, 9301.14, 9301.20 through 9301.23, 9301.28, 9301.34, 9603.15, 9701.2, 9701.11, 9701.12, 9701.15, 9701.16, Exhibits 57A and 74

RESOLVE

Effective June 30, 2025

We have updated the Resolve foreclosure sale reporting template. Servicers are now required to complete the total debt, actual credit bid amount, attorney name and phone number fields when reporting all foreclosure sales, including REO and successful third-party bids. Servicers are reminded that they must represent and warrant that data for all foreclosure sales, including REO and successful third-party bids, entered in the foreclosure sale reporting template and uploaded into Resolve are true, complete and accurate and entered into Resolve correctly.

Guide impact: Section 9301.38

INFORMATION SECURITY

Effective September 11, 2025

General responsibilities of the Seller/Servicer

We are making conforming changes to align with the updated incident notification requirements announced in Bulletin 2024-17.

Guide impact: Section 1301.2

Information security, business continuity and disaster recovery

In Section 1302.1, we are updating our requirements related to information security, business continuity and disaster recovery.

In Section 1302.2, we are making updates to the following topics related to information security:

- Information security program
- Human resources security
- Network security
- Incident management
- Access management policy
- Granting, removing and reviewing access
- Authentication requirements and guidelines
- Asset management

Guide impacts: Sections 1302.1 and 1302.2

Additional resources

FAQs related to information security and incident notifications have been updated. Additional resources are not part of, or a substitute for, the Guide or other Purchase Documents.

ADDITIONAL GUIDE UPDATES

Reconciliation of Mortgage Portfolio

We are updating Guide Form 75, Reconciliation of Mortgage Portfolio, to change the column heading titled "Non-interest Bearing UPB" to "Deferred UPB" to align with terminology on the Trial Balance Report.

Guide impact: Form 75

Electronic Transactions

We have updated our Electronic Transaction (as defined in Section 1401.2) requirements as follows:

- For electronic real estate sale and purchase agreements, REO contracts and short sale contracts, prior Freddie Mac requirements necessitated a licensed real estate broker to be involved. In addition, if these documents needed to be notarized, prior requirements did not permit these to be electronically notarized. We have updated our requirements to accommodate home sale scenarios, such as new construction properties, that may not always involve a real estate broker. Additionally, electronic notarization of these documents is now permitted because of widespread electronic notarization adoption, especially Remote Online Notarization (as defined in Section 1401.2). As a result of these changes, Section 1401.13 has been deleted.
- We have updated Exhibit 7, Electronic Loan Documents, to align with Section 9206.19 by stating that electronic modification agreements are permitted

- We have updated the due diligence requirements in Section 1401.7 for Sellers' systems used to conduct electronic transactions to require compliance with Freddie Mac information security standards in alignment with existing requirements in Guide Chapter 1401

Guide impacts: Sections 1401.7, 1401.10 through 1401.13 and Exhibit 7

Document custody

Effective July 1, 2025

We are updating the information security requirements in the following Guide forms to align with recent updates for our Seller/Serviceers:

- Form 1035, Document Custodial Agreement: Single-Family Mortgages
- Form 1035CS, Designated Custodial Agreement: Single-Family Mortgages ("Computershare Trust Company, N.A.")
- Form 1035DC, Designated Custodial Agreement: Single-Family Mortgages ("The Bank of New York Mellon Trust Company, N.A.")

We are also making minor corrections in the confidentiality section of each form and the transfer of servicing processes section in Form 1034T, Document Custodial Certification Schedule for Transfer of Custody and Subsequent Transfers of Servicing, relating to Document Custodians.

Guide impacts: Forms 1034T, 1035, 1035CS and 1035DC

Additional document custody updates

The Document Custody Procedures Handbook has been updated to align with the new information security requirements mentioned above. In Chapter 3, we have removed references to the 2012 system updates to the Uniform Loan Delivery Dataset data fields as well as the corresponding appendices. Chapter 4 has been updated to specify that Document Custodians are required to verify that the Servicer's signature on Form 1036, Request for Possession or Control of Documents, is an authorized individual. The Servicing Portfolio Transfer Checklist has been updated to clarify the Document Custodian's roles and the process for submitting Form 1034T to Freddie Mac.

Freddie Mac confidential information

We have updated Section 1201.8 to reflect that when a Seller/Servicer requests Freddie Mac to provide Freddie Mac confidential information (as defined in Section 1201.8) to a third party, that information will remain and is to be safeguarded as Freddie Mac confidential information.

Guide impact: Section 1201.8

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-8 (Servicing) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-8>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Mike Reynolds
Senior Vice President, Head of Servicing

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-7: Selling (06/04/25)

Bulletin 2025-7: Selling (06/04/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Uniform Appraisal Dataset (UAD) 3.6
 - The introduction of UAD 3.6 – November 2, 2026
- Information security – September 11, 2025
 - Updates related to the general responsibilities of the Seller/Servicer for information security
 - Updates related to information security, business continuity and disaster recovery
- Asset and income modeler
 - The expansion of automated employment assessment with Loan Product Advisor®
- Military earnings
 - The removal of the W-2 documentation requirement for military base pay and entitlements
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

UNIFORM APPRAISAL DATASET (UAD) 3.6

Effective November 2, 2026, but Sellers may submit to the Uniform Collateral Data Portal® (UCDP®) appraisal reports that use UAD 3.6 beginning January 26, 2026

As part of Freddie Mac's and Fannie Mae's (the GSEs) Uniform Appraisal Dataset (UAD) and forms redesign project, the GSEs have jointly developed a new version of the UAD (UAD 3.6).

UAD 3.6 contains a larger dataset than the current version of the UAD (UAD 2.6) and eliminates the use of static appraisal forms and replaces them with a single dynamic Uniform Residential Appraisal Report (URAR). The new URAR will be used with all property types and property valuation methods.

For all Sellers:

- Appraisal reports with UCDP submission dates on or after January 26, 2026 through and including November 1, 2026 may use UAD 2.6 or UAD 3.6
- Appraisal reports with UCDP submission dates on or after November 2, 2026 must use UAD 3.6

Appraisal reports that use UAD 3.6 must comply with all UAD 3.6 requirements in the Seller's Purchase Documents, including, when applicable, the delivery of UAD 3.6-compliant completion reports and appraisal report updates.

For Sellers that have been approved by Freddie Mac to participate in the UAD 3.6 limited production period, appraisal reports with UCDP submission dates on or after September 8, 2025 through and including January 25, 2026 may use UAD 2.6 or UAD 3.6.

We are updating the Guide to reflect new and updated requirements associated with the implementation of UAD 3.6; the changes include, but are not limited to:

- Specification labels and allowable values
- Quality and condition ratings definitions (Guide Exhibit 36, Condition and Quality Ratings), including the new interior and exterior condition ratings and the new condition status of certain interior and exterior features
- Reporting requirements for measured square footage
- UCDP submission requirements for the new Restricted Appraisal Update Report and the new Completion Report

Effective November 2, 2026, we are retiring the following Guide forms:

- Form 70, Uniform Residential Appraisal Report
- Form 70B, Manufactured Home Appraisal Report
- Form 70D, Uniform Residential Appraisal Report (Desktop)
- Form 70H, Uniform Residential Appraisal Report (Hybrid)
- Form 72, Small Residential Income Property Appraisal Report
- Form 442, Appraisal Update and/or Completion Report
- Form 465, Individual Condominium Unit Appraisal Report
- Form 465H, Individual Condominium Unit Appraisal Report (Hybrid)
- Form 466, Exterior-Only Inspection Individual Condominium Unit Appraisal Report
- Form 2055, Exterior-Only Inspection Residential Appraisal Report

Guide impacts: Sections 2402.2, 3401.12, 4407.1, 4504.9, 4602.7, 4607.8, 5306.1, 5601.1 through 5601.6, 5602.1, 5602.2, 5602.4, 5603.1, 5603.4, 5604.1 through 5604.3, 5605.3 through 5605.9, 5605.10, 5606.1 through 5606.3, 5701.8, 5703.1, 5703.2, 5703.9, 5703.12, 5704.2, 5705.8, 6302.8, Glossary, Exhibits 36, 44, Forms 70, 70B, 70D, 70H, 72, 442, 465, 465H, 466 and 2055

Additional resources

Sellers should review our UAD 3.6 resources for more information, including instructions for requesting approval to participate in the UAD 3.6 limited production period.

INFORMATION SECURITY

Effective September 11, 2025

General responsibilities of the Seller/Service

We are making conforming changes to align with the updated incident notification requirements announced in Bulletin 2024-16.

Guide impact: Section 1301.2

Information security, business continuity and disaster recovery

In Section 1302.1, we are updating our requirements related to information security, business continuity and disaster recovery.

In Section 1302.2, we are making updates to the following topics related to information security:

- Information security program
- Human resources security
- Network security
- Incident management

- Access management policy
- Granting, removing and reviewing access
- Authentication requirements and guidelines
- Asset management

Guide impacts: Sections 1302.1 and 1302.2

Additional resources

FAQs related to information security and incident notifications have been updated. Additional resources are not part of, or a substitute for, the Guide or other Purchase Documents.

AUTOMATED EMPLOYMENT ASSESSMENT WITH LOAN PRODUCT ADVISOR

We have updated the eligible earnings for automated employment assessment with Loan Product Advisor to permit earnings from Borrowers with income reported on Internal Revenue Service (IRS) Form 1099 for services performed when employment is assessed using account data.

Guide impact: Section 5302.6

EMPLOYED INCOME – MILITARY EARNINGS

We have removed the IRS Form W-2 documentation requirement for military base (basic) pay and military entitlements.

Guide impact: Section 5303.1

Feedback messages

Loan Product Advisor feedback messages to support this change will be announced at a future date.

ADDITIONAL GUIDE UPDATES

Electronic Transactions

Effective June 11, 2025

We are updating our Electronic Transaction (as defined in Section 1401.2) requirements as follows:

- For electronic real estate sale and purchase agreements, REO contracts and short sale contracts, current Freddie Mac requirements necessitate a licensed real estate broker to be involved. In addition, if these documents need to be notarized, current requirements do not permit these to be electronically notarized. We are updating our requirements to accommodate home sale scenarios, such as new construction properties, that may not always involve a real estate broker. Additionally, electronic notarization of these documents will be permitted because of widespread electronic notarization adoption, especially Remote Online Notarization (as defined in Section 1401.2). As a result of these changes, Section 1401.13 will be deleted.
- We are updating Exhibit 7, Electronic Loan Documents, to align with Section 9206.19 in stating that electronic modification agreements are permitted
- We are updating the due diligence requirements in Section 1401.7 for Sellers' systems used to conduct electronic transactions to require compliance with Freddie Mac information security standards in alignment with existing requirements in Guide Chapter 1401

Guide impacts: Sections 1401.7, 1401.10 through 1401.13 and Exhibit 7

Document custody

Effective July 1, 2025

We are updating the information security requirements in the following Guide forms to align with recent updates for our Seller/Service providers:

- Form 1035, Document Custodial Agreement: Single-Family Mortgages
- Form 1035CS, Designated Custodial Agreement: Single-Family Mortgages ("Computershare Trust Company, N.A.")
- Form 1035DC, Designated Custodial Agreement: Single-Family Mortgages ("The Bank of New York Mellon Trust Company, N.A.")

We are also making minor corrections in the confidentiality section of each form and the transfer of servicing processes section in Form 1034T, Document Custodial Certification Schedule for Transfer of Custody and Subsequent Transfers of Servicing, relating to Document Custodians.

Guide impacts: Forms 1034T, 1035, 1035CS and 1035DC

Additional document custody updates

The Document Custody Procedures Handbook is being updated to align with the new information security requirements mentioned above. In Chapter 3, we are removing references to the 2012 system updates to the Uniform Loan Delivery Dataset data fields as well as the corresponding appendices. Chapter 4 is being updated to specify that Document Custodians are required to verify that the Service's signature on Form 1036, Request for Possession or Control of Documents, is an authorized individual. The Servicing Portfolio Transfer Checklist is being updated to clarify the Document Custodian's roles and the process for submitting Form 1034T to Freddie Mac.

Freddie Mac confidential information

Effective June 11, 2025

We are updating Section 1201.8 to reflect that when a Seller/Servicer requests Freddie Mac to provide Freddie Mac confidential information (as defined in Section 1201.8) to a third party, that information will remain and is to be safeguarded as Freddie Mac confidential information.

Guide impact: Section 1201.8

Representative mix

We have updated Section 1201.4 to specify that Freddie Mac may establish representative mix requirements such that Mortgages sold by the Seller to Freddie Mac must have similar loan characteristics when compared to Mortgages sold by the Seller to other investors.

Guide impact: Section 1201.4

Guide refactoring

To improve the ease of use of our Guide for Sellers, Chapters 4407, 5604, 5605, 5703, 5704 and 5706 have been refactored. No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapters 4407, 5604, 5703 and 5704 have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

Additional resources

In conjunction with the ongoing refactoring of the Guide, FAQs have been updated and are now located on [Guide.FreddieMac.com](https://guide.freddie.com) or [SF.FreddieMac.com](https://sf.freddie.com), depending on the specific content of the FAQ. FAQs are not part of, or a substitute for, the Guide or other Purchase Documents.

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-7 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-7>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Kevin Kauffman

Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-6: Selling (05/07/25)

Bulletin 2025-6: Selling (05/07/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Interested party contributions and lender incentives
 - Updated requirements for interested party contributions and lender incentives – September 3, 2025
- Income requirements and documentation
 - Updated employed income requirements and calculation methods
 - Updates to pension income documentation
 - The removal of the requirement for documentation of tax-exempt status for child support and Housing Choice Voucher homeownership program payments
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

INTERESTED PARTY CONTRIBUTIONS AND LENDER INCENTIVES

Effective for Mortgages with Note Dates on or after September 3, 2025, but Sellers are encouraged to implement immediately

In coordination with Fannie Mae and in consultation with FHFA, we have reviewed our definitions related to interested party contributions and lender incentives and are updating the related requirements to provide greater specificity, including:

- Providing more detailed definitions of interested parties, interested party contributions, sales concessions and lender incentives
- Defining "affiliation" for the purpose of interested party contributions requirements
- Specifying that incentives from lenders that are, or are affiliated with, an interested party are considered sales concessions

- Adding realtor rebates to the list of examples of sales concessions
- Specifying that costs associated with builder forward commitments obtained prior to entering into a contract with the Borrower may be excluded from interested party contribution requirements if they were not incurred specifically for the subject transaction

In addition, we are updating requirements for lender incentives by:

- Removing the \$500 limit and the requirement that lender incentives must be documented in the Mortgage file
- Requiring that lender incentives must not be funded through the Mortgage transaction (e.g., premium pricing)
- Specifying that lender incentives may not be considered when qualifying the Borrower (e.g., as a source of funds for closing or reserves)

Guide impacts: Sections 5501.6 and 5501.7

INCOME REQUIREMENTS AND DOCUMENTATION

Employed income

Base non-fluctuating employment earnings type updates

We have made the following updates related to non-exempt (hourly) earnings:

- Minor fluctuations in hours: We have updated language to add specificity to the intent of the existing requirements. Minor variations in base hours on paystubs (e.g., Borrower clocked out a few minutes early) are acceptable and may be treated as base non-fluctuating earnings when the variation is no more than an hour per week. Minor variations do not automatically render the base earnings as fluctuating if the historical earnings support the level of pay.
- Minimum required hours exception for primary employment: We have added requirements for Borrowers with base earnings that fluctuate but have a position with a minimum number of required hours. The earnings may be considered non-fluctuating, and the minimum required hours are acceptable to use for gross pay if the following requirements are met:
 - The Seller must obtain written documentation from the employer confirming the minimum required hours (i.e., written verification of employment, offer letter or equivalent documentation)
 - The documented minimum required hours must be supported by year-to-date (YTD) income and prior year, as applicable

Only the minimum required hours may be considered non-fluctuating. The requirements for fluctuating employment earnings apply to any additional hours used to qualify the Borrower.

Guide impact: Section 5303.1

Base fluctuating hourly employment earnings – calculation method updates

We have made the following updates related to calculation methods:

- Specified that the base fluctuating hourly earnings must be averaged over the most recent year(s) and YTD income, with examples
- Added exception language for when a Seller may average using less than the most recent year(s) and YTD income, with examples

Guide impact: Section 5303.1

Excluding time periods based on a specific event unlikely to recur

We have added specificity to requirements issued in Bulletin 2024-10 that permit calculation to be based on a shorter number of months (no less than 12 months combined) in certain instances for base fluctuating hourly earnings and bonus, overtime, commission and tip earnings. The specificity includes a new title and movement of the topic to a new row for ease of use. In addition, an example has been added.

Guide impact: Section 5303.1

Stable monthly income FAQ

The stable monthly income FAQ has been updated in conjunction with the employed income updates.

Pension income documentation

In response to Seller feedback, we have updated the income documentation requirements for existing and established pension income. When Internal Revenue Service Form 1099 is used to document current receipt and verifies income type and source, the age of documentation requirements in Section 5102.4 do not apply.

Guide impact: Section 5305.1

Feedback messages

Loan Product Advisor® feedback messages to support this change will be announced at a future date.

Documentation of tax-exempt status for income from child support and Housing Choice Voucher homeownership program payments

We have removed the requirement to provide documentation evidencing the tax-exempt status of income from child support and Housing Choice Voucher homeownership program payments.

Guide impact: Section 5305.1

ADDITIONAL GUIDE UPDATES

Single-wide Manufactured Home in a Planned Unit Development (PUD)

We have updated the Guide for Mortgages secured by a single-wide Manufactured Home in a Planned Unit Development (PUD) to remove the requirement that project eligibility must be determined through a reciprocal review.

Guide impact: Section 5703.5

Gold Rush® fee language

We have updated the Guide to remove references to the Single-Family webpage for Gold Rush fees. The updated language points Sellers directly to the existing location of the Gold Rush fee rates on the Guarantor Rate Sheet in Loan Selling Advisor®.

Guide impacts: Sections 6201.4, 6203.4, 6204.4 and 6205.4

Guide chapter refactoring and relocation

To improve the ease of use of our Guide, Chapters 4402, 5305, 5501, 5902 and 5905 have been refactored to enhance readability. In addition, Chapters 5902 and 5905 have been relocated as follows:

- Chapter 5902 has been relocated to new Section 5501.8
- Chapter 5905 has been relocated to new Section 5302.6

No requirements were changed as a result of this new formatting, although cross-references to the refactored chapters have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring and relocation, see the Guide Updates Spreadsheet section below.

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-6 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-6>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-A: Area Median Income Limits (05/06/25)

Bulletin 2025-A: Area Median Income Limits (05/06/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: 2025 AREA MEDIAN INCOME LIMITS

Area Median Income limits have been updated for 2025 and will be effective on May 18, 2025.

Loan Product Advisor® will be updated on May 18, 2025, to reflect the 2025 Area Median Income limits. In addition, the following tools and application programming interfaces (APIs) will be updated on May 18, 2025, to reflect the updated limits:

- Home Possible® Income & Property Eligibility tool
- Refi Possible® Income & Eligibility tool
- Area Median Income and Property Eligibility tool
- Income Limits and Affordable Check APIs

FHFA provides the Area Median Income estimates to Freddie Mac, which we use to determine if the Borrower's annual qualifying income meets:

- Home Possible Mortgage eligibility requirements
- Refi Possible eligibility requirements, and
- The eligibility requirements for Credit Fee Caps and Credits, as described in Guide Exhibit 19A, Credit Fee Cap Eligibility Criteria

For assessment of Credit Fee Caps and Credits, the Area Median Income Percent is calculated in Loan Selling Advisor® and uses the following:

- For Loan Product Advisor Mortgages, the higher Area Median Income as of the Note Date or the Area Median Income used in the last Loan Product Advisor submission
- For Manually Underwritten Mortgages, the higher Area Median Income as of the Application Received Date or the Note Date

For Manually Underwritten Mortgages, the updated Borrower income limits will be effective for Mortgages with Application Received Dates on or after May 18, 2025.

Effective on May 18, 2025, Loan Product Advisor will apply the updated 2025 Area Median Income limits as follows:

Loan Product Advisor assessment of Home Possible eligibility

IF the Mortgage is submitted as a Home Possible Mortgage on or after May 18, 2025	THEN the following income limits are applied. .
For the following resubmissions: <ul style="list-style-type: none">• The last submission before May 18, 2025, was also a Home Possible Mortgage, and• The income limits were met	The higher of the following income limits: <ul style="list-style-type: none">• 2024 Area Median Income limits at 80% of the Area Median Income OR <ul style="list-style-type: none">• 2025 Area Median Income limits at 80% of the Area Median Income
For the following submissions: <ul style="list-style-type: none">• The Mortgage is submitted for the first time• The Key Number cannot be identified, or• The last submission before May 18, 2025, was not submitted as Home Possible and/or did not meet the income eligibility limits	2025 Area Median Income limits at 80% of the Area Median Income
Loan Product Advisor assessment of Refi Possible eligibility	
IF the Mortgage is submitted or resubmitted as a Refi Possible Mortgage on or after May 18, 2025	THEN the 2025 Area Median Income limits apply at 100% of the Area Median Income
Loan Product Advisor assessment of eligibility for Mortgages other than Home Possible or Refi Possible	
IF the Mortgage is submitted or resubmitted on or after May 18, 2025	THEN consistent with existing functionality, Loan Product Advisor will use the 2025 Area Median Income

Pricing pipeline coverage for certain Mortgages eligible for the First-Time Homebuyer and/or Duty to Serve Credit Fee Caps

The 2025 Area Median Income limits in most areas have increased; however, in many areas, the Area Median Income limits have decreased. For certain Mortgages originated under the First-Time Homebuyer and/or Duty to Serve Credit Fee Caps where the Mortgaged Premises is located in an area where the Area Median Income limit has decreased, Freddie Mac is providing pricing pipeline coverage for Credit Fee Caps, as described below.

The following Mortgages do not require pricing pipeline coverage:

- Mortgages that qualify for the First-Time Homebuyer and/or the Duty to Serve Credit Fee Caps based on 2025 Area Median Income limits
- Manually Underwritten Mortgages
- Home Possible Mortgages

The following updates are effective for Mortgages with Settlement Dates on or before July 31, 2025.

Pricing pipeline coverage requirements

Mortgages meeting the following requirements are eligible for the First-Time Homebuyer and/or Duty to Serve Credit Fee Cap ("pricing pipeline coverage"):

- The Mortgage must have been submitted to Loan Product Advisor before May 18, 2025, and be an Accept Mortgage
- The Mortgage must have been originated using the 2024 Area Median Income limits, as described in Bulletin 2024-C, and:
 - The Mortgage was eligible for the First Time Homebuyer and/or Duty to Serve Credit Fee Cap, in accordance with Exhibit 19A; and
 - The qualifying income no longer meets the Area Median Income Percent requirement for the First-Time Homebuyer and/or Duty to Serve Credit Fee Caps, based on 2025 Area Median Income limits
- The Note Date must be on or after May 18, 2025
- The last Loan Product Advisor submission must occur on or after May 18, 2025
- The pricing benefit must have been provided to the Borrower

Delivery requirements for pricing pipeline coverage

Mortgages eligible for pricing pipeline coverage must be delivered in accordance with Exhibit 19A and include ULDD Data Point Investor Feature Identifier (Sort ID 368) valid value "K11", indicating the pricing benefit was provided to the Borrower.

For Mortgages meeting the above criteria that have a Settlement Date on or after May 18, 2025, Sellers may update the loan through the Post-Fund Data Correction tool (see Exhibit 88, Servicing Tools) in accordance with Section 2403.12.

Credit Fees and Credit Fee Caps will be assessed in accordance with Guide Chapter 6303.

Additional resources

Sellers should refer to our Single-Family news article for additional information.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call Customer Service at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-5: Servicing (04/09/25)

Bulletin 2025-5: Servicing (04/09/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Servicers

SUBJECT: SERVICING UPDATES

This Guide Bulletin announces:

- State foreclosure timelines
 - Changes to State foreclosure timelines and allowable delays – July 1, 2025
- Freddie Mac Flex Modification®
 - Added specificity to current Freddie Mac Flex Modification terms
- Reporting and remittance requirements for short-payoffs
 - Updates to Servicer instructions for the short-payoff process
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

STATE FORECLOSURE TIMELINE AND ALLOWABLE DELAYS

Effective for foreclosure sales completed on or after July 1, 2025

At the direction of FHFA and in coordination with Fannie Mae, we are updating our State foreclosure timeline standards and allowable delays.

Servicers should review Guide Exhibit 83, Freddie Mac State Foreclosure Timelines, in its entirety for the revised timelines.

We are updating Exhibit 83A, Determining State Foreclosure Timeline Performance Compensatory Fees, to:

- Add the following allowable delays:
 - Forbearance
 - COVID-19 Foreclosure Moratorium
- Remove the following allowable delays:
 - Home Affordable Modification Program® (HAMP®) in Review
 - HAMP Trial Plan
 - Unemployment Forbearance
 - Alternative (Streamlined) Modification Trial Period Plan

Servicers should review Exhibit 83A in its entirety for new and revised foreclosure allowable delays.

Additionally, we have updated certain foreclosure management training resources. Servicers should refer to Default Fee Appeals Online Help for details on submitting appeals for foreclosure-related compensatory fees.

Guide impacts: Exhibits 83 and 83A

CALCULATING REMAINING MORTGAGE TERM WITH FREDDIE MAC FLEX MODIFICATION

In Bulletin 2024-E, we announced enhancements to the Freddie Mac Flex Modification. In response to Servicer inquiries, we are now specifying that when determining the Freddie Mac Flex Modification terms, the Mortgage term is the remaining amortization term (the number of monthly payments remaining until the UPB is satisfied) and not the number of months until the maturity date.

The remaining Mortgage term and the number of months to maturity are usually the same. They may differ in certain cases, primarily when a Borrower has previously made partial prepayments of principal, which would shorten the amortization term. Therefore, it is possible that a Mortgage's post-modification maturity date may be earlier than its pre-modification maturity date. In such cases, the remaining Mortgage term must be calculated using the pre-modification interest-bearing UPB and the pre-modification principal and interest payment amount. In addition to this update, Guide Section 9206.10 has been refactored.

Guide impact: Section 9206.10

REPORTING AND REMITTANCE REQUIREMENTS FOR SHORT-PAYOFFS

Servicers must recommend a charge-off when a short-payoff has been approved by Freddie Mac. Short-payoffs are reported as "Short Sale/Charge-off/Make-whole"

in the Loan Level Reporting tool (see Exhibit 88, Servicing Tools). To address timing-related challenges associated with the processing of short-payoffs, we have updated our charge-off reporting requirements to specify that when a Servicer anticipates receiving funds, they may report the charge-off no later than the second Business Day following receipt of funds and submit any proceeds received to Freddie Mac no later than the third Business Day after successfully reporting the charge-off in the Loan Level Reporting tool. In addition to this update, Section 9210.5 has been refactored.

Guide impacts: Sections 8303.13 and 9210.5

ADDITIONAL GUIDE UPDATES

Payment Deferral reporting requirements

Through our commitment to Servicing Excellence, we continue to innovate and evolve our technology platforms to help Servicers streamline their operations. To this end, Resolve® will now automatically report Status Code H6 (Payment Deferral Offer) to EDR. With this Guide update, Servicers are no longer required to report Status Code H6 in connection with a Payment Deferral (as defined in Section 9203.18). In addition to this update, Sections 9203.26, 9206.13 and 9206.16 have been refactored.

Guide impacts: Sections 9203.26, 9206.13 and 9206.16

Amending language in Section 2404.2

We have updated the language in Section 2404.2 to clarify that Servicers represent and warrant that they will only access and use a Freddie Mac System (as defined in Section 2401.1(b)) in connection with Mortgages owned or guaranteed by Freddie Mac. The update will remove similar language speaking only to Servicing Data Corrections in Section 2404.2(b), thereby removing any potential confusion that this requirement only speaks to Servicing Data Corrections and not all Servicing Tools.

Guide impact: Section 2404.2

Portfolio reconciliation training resource

Effective June 1, 2025

In Bulletin 2025-2, we announced a new requirement for Servicers to reconcile internal records against Freddie Mac investor reporting system records on a monthly basis. To support Servicers with the completion of Form 75, Reconciliation of Mortgage Portfolio, we have published a new training resource, Form 75 Reconciliation for Mortgage Portfolio Tutorial, that can be found on the Investor Accounting Training webpage.

Guide impact: Section 8303.5

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-5 (Servicing) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-5>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Mike Reynolds
Senior Vice President, Head of Servicing

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-4: Selling (04/02/25)

Bulletin 2025-4: Selling (04/02/25)

Click here for a printable PDF version.

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Freddie Mac Income Calculator
 - The introduction of Freddie Mac Income Calculator – May 11, 2025
- Flood insurance premium used for qualifying
 - A delay in the effective date of the requirement to include the full risk flood insurance premium in the housing expense-to-income ratio and debt payment-to-income ratio
- Uniform Loan Delivery Dataset (ULDD) delivery instructions
 - Updated notes for ULDD Data Points Bedroom Count and Property Dwelling Unit Eligible Rent Amount
- Uniform Instruments
 - Updates to Guide Exhibit 4A, Single-Family Uniform Instruments
- Guide refactoring
 - The refactoring of Guide chapters

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

FREDDIE MAC INCOME CALCULATOR

Effective for Freddie Mac Income Calculator submissions and Loan Product Advisor® submissions and resubmissions on or after May 11, 2025

We are introducing a new income assessment tool, the Freddie Mac Income Calculator, designed to assist Sellers in determining the Borrower's stable monthly income. Eligible income includes employed earnings using paystub(s) and W-2 data and self-employed income using tax returns or tax transcript data. The Freddie Mac Income Calculator may provide relief from enforcement of certain income representations and warranties. Eligibility for income representation and warranty relief will be reflected on the Freddie Mac Income Calculator Certificate or the Feedback Certificate if submitted to Loan Product Advisor.

Guide impacts: Sections 1101.1, 3402.7, 5102.2, 5102.4, 5302.3, 5302.5, 5303.4, 5304.1, 5304.2 and Glossary

FLOOD INSURANCE PREMIUM USED FOR QUALIFYING

In response to industry feedback, we are delaying until further notice the effective date of the requirement to use the full risk premium to calculate the housing expense-to-income and debt payment-to-income ratios for Mortgages where a flood insurance policy on the Mortgaged Premises shows a full risk premium and a discounted premium. The requirement was announced in Bulletin 2024-7 and updated in Bulletin 2024-12.

Guide impacts: Sections 5401.1 and 5401.2

UNIFORM LOAN DELIVERY DATASET (ULDD) DELIVERY INSTRUCTIONS

We have updated the notes for ULDD Data Points Bedroom Count (Sort ID 77) and Property Dwelling Unit Eligible Rent Amount (Sort ID 78) in the Guide to more closely align with the requirements for subject properties valued by a full appraisal or hybrid appraisal.

Guide impact: Section 6302.8

UNIFORM INSTRUMENTS

We have updated Exhibit 4A to reflect changes to the West Virginia Deed of Trust.

Guide impact: Exhibit 4A

Additional resources

The updated Security Instruments are available on our 2021 Uniform Instruments webpage.

GUIDE REFACTORING

To improve the ease of use of our Guide for Sellers, Chapters 4201, 4205, 4408 and 4702 have been refactored. No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapters 4201, 4205 and 4408 have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring, see the Guide Updates Spreadsheet section below.

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-4 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-4>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-3: Selling (03/05/25)

Bulletin 2025-3: Selling (03/05/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Condo Project Advisor®
 - Expanded age of questionnaire requirements for the Project Certified Submission process in Condo Project Advisor – March 31, 2025
- Uniform Loan Delivery Dataset Phase 5
 - Updated notes applicable to the Universal Loan Identifier – July 28, 2025
- Guide refactoring
 - The refactoring and relocation of Guide chapters
 - An update related to the refactoring of Chapter 5306

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

PROJECT CERTIFIED SUBMISSION (PCS): AGE OF QUESTIONNAIRE

Effective March 31, 2025; however, Sellers may implement sooner if they are able to do so

In response to Seller feedback and to provide greater flexibility, we have expanded our requirements for age of the questionnaire submitted for the Project Certified Submission (PCS) process in Condo Project Advisor. Seller full review questionnaires may now be dated within 180 days instead of 120 days of the PCS request date.

Condo Project Advisor will not be updated to reflect the new requirement until March 31, 2025. Between the date a Seller implements this change and March 31, 2025, Sellers may disregard the requirement in Condo Project Advisor to submit a questionnaire dated within 120 days of the PCS request date.

Guide impact: Section 5701.10

ULDD DATA POINT UNIVERSAL LOAN IDENTIFIER (ULI) UPDATE

Effective July 28, 2025

We are updating the notes applicable to the Universal Loan Identifier (ULI), specifically ULDD Data Points Loan Identifier and Loan Identifier Type (Sort IDs 403.1/403.2). To clarify the delivery requirements, we are informing Sellers to deliver the ULI if required pursuant to HMDA Reporting and available at loan delivery.

Guide impact: Section 6302.5

GUIDE REFACTORING

Guide refactoring and relocation

To improve the ease of use of our Guide, Chapters 4101, 4204, 4502, 4504, 4601, 5301, 5701, 5705, 5901, 5903 and 5904 have been refactored to enhance readability. In addition, Chapters 5901, 5903 and 5904 have been relocated as follows:

- Chapter 5901 has been relocated to new Section 5303.4
- Chapter 5903 has been relocated to new Section 5304.2
- Chapter 5904 has been relocated to new Sections 5303.5 and 5305.3

No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapters 4101, 4204, 4502, 4504, 4601, 5901, 5903 and 5904 have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring and relocation, see the Guide Updates Spreadsheet section below.

Rental income

The Guide requires that the Seller perform an analysis of comparable rent data to support the stability of the rental income used to qualify. With the refactoring of Chapter 5306 announced in Bulletin 2025-1, we inadvertently removed certain references to forms required for the completion of this analysis. With this Bulletin, we have made minor refactoring updates and added the references to these forms, Guide Form 72, Small Residential Income Property Appraisal Report, and Form 1000, Single-Family Comparable Rent Schedule, back to Section 5306.1.

Guide impact: Section 5306.1

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-3 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-3>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Kevin Kauffman

Bulletin 2025-2: Servicing (02/12/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Servicers

SUBJECT: SERVICING UPDATES

This Guide Bulletin announces:

- Portfolio reconciliation
 - New reporting requirements for internal records – June 1, 2025
- Foreclosure
 - New instructions for submitting third-party foreclosure sale expenses – June 2, 2025
 - A reminder to report accurate foreclosure sale data
- Servicing transfers
 - A clarification regarding responsibilities of a Transferee and Transferor Servicer
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

PORTFOLIO RECONCILIATION

Effective June 1, 2025

To ensure accurate loan-level records, we are updating Guide Section 8303.5 to establish a requirement for Servicers to reconcile internal records against Freddie Mac investor reporting system records on a monthly basis.

Within 30 days after the end of each Accounting Cycle, the Servicer must reconcile each data element included in the monthly Freddie Mac Trial Balance report (i.e., interest bearing UPB, non-interest bearing UPB, DDLPI, principal and interest constant, Note Rate and Accounting Net Yield (ANY)) to its internal records.

Servicers must prepare a separate monthly reconciliation for each unique Seller/Servicer number on either the online version of new Guide Form 75, Reconciliation of Mortgage Portfolio, or a copy that is an exact replica of the form. Upon Freddie Mac's request, the Servicer must be able to provide Freddie Mac with a copy of the completed Form 75, together with any supporting documentation, for up to one year from the date of the related reconciliation worksheet. All documentation must be received by Freddie Mac no later than the requested due date.

To support Servicer adoption of the portfolio reconciliation process, beginning March 1, 2025 through June 30, 2026, Freddie Mac will waive contract noncompliance and contract change compensatory fees. Beginning on July 1, 2026, data corrections identified through the monthly portfolio reconciliation process will be subject to the contract noncompliance and contract change compensatory fee in accordance with Section 8303.43.

Guide impacts: Section 8303.5 and Form 75 (new)

FORECLOSURE

Third-party foreclosure sale expenses

Effective June 2, 2025

We are updating Section 9301.43 to instruct Servicers to submit all third-party foreclosure sale related expenses, when total sale proceeds do not exceed total indebtedness, in PAID (Payments Automated Intelligent and Dynamic). Additionally, we are creating a new income code (815066, Stated Surplus) for Servicers to use when the third-party foreclosure sale surplus in Resolve® needs to be updated.

Guide impacts: Section 9301.43 and Exhibit 74

Reporting accurate foreclosure sale data

We have updated Section 9301.38 to remind Servicers that they must ensure all data for all foreclosure sales, including successful third-party bids, entered in the foreclosure sale reporting template and uploaded into Resolve is true, complete and accurate and entered into the system correctly.

Guide impact: Section 9301.38

SERVICING TRANSFERS

To improve the Borrower experience and performance of a Mortgage following a Servicing transfer, we have updated Section 7101.12 to emphasize responsibilities of the Transferee and Transferor Servicer. As of the Effective Date of Transfer, the Transferee Servicer must be able to respond to Borrower inquiries and provide current and accurate account information. It is understood that certain loan-level data may not be immediately available while the Transferee Servicer integrates data, updates their systems and ensures compliance with regulatory requirements. No later than five days after the Effective Date of Transfer, the Transferee Servicer must have

completed these actions and be able to process all Servicing and accounting transactions. Throughout the Transfer of Servicing process, which may extend beyond the Effective Date of Transfer, the Transferor and Transferee Servicers must ensure their staff and facilities are adequately prepared to process Servicing and accounting transactions. The Transferor and Transferee Servicers must make reasonable efforts to:

- Resolve disputes to the Borrower's satisfaction when such disputes arise from legitimate Borrower misunderstanding of instructions in the notice of Transfer of Servicing;
- Waive late charges; and
- Make appropriate adjustments to payment and credit records made for misapplied or unapplied payments due to the Transferee Servicer but received by the Transferor Servicer

Guide impact: Section 7101.12

ADDITIONAL GUIDE UPDATES

Property valuations for modifications

Based on the information provided by the Servicer, Resolve will determine the property value of each Mortgage under consideration for a modification. Freddie Mac does not charge a fee for property valuations completed in Resolve. We have updated the list of valuation cost and expenses reimbursable for modifications to remove valuation related expense types.

Guide impacts: Sections 9202.17, 9202.19, 9206.14, 9206.15 and Exhibit 74

New make-whole preforeclosure sale contact information

We have updated the e-mail address in the Directory for make-whole preforeclosure sales from Post_Settlement_Correction@FreddieMac.com to ShortSales@FreddieMac.com.

Guide impact: Directory

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-2 (Servicing) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-2>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Mike Reynolds
Senior Vice President, Head of Servicing

Freddie Mac Single Family > Guide Bulletins and Industry Letters > 2025 Bulletins and Industry Letters > Bulletin 2025-1: Selling (02/05/25)

Bulletin 2025-1: Selling (02/05/25)

[Click here for a printable PDF version.](#)

TO: Freddie Mac Sellers

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- Property eligibility and appraisal requirements
 - Expanded eligibility for hybrid appraisals – April 7, 2025
 - An updated effective date for the automated collateral evaluation (ACE) and ACE+ PDR eligibility expansion – February 24, 2025
 - Updated requirements that affect the Seller's ability to accept an ACE appraisal waiver offer and provide the Seller flexibility to deliver a different valuation product than what is required by the Last Feedback Certificate
 - Additional examples related to property condition ratings and updated requirements for appraisals that must be completed "subject to" an inspection – May 6, 2025
 - New documentation requirements for verifying completion when the appraisal report is completed "subject to" an inspection – May 6, 2025
- Credit underwriting
 - Updated requirements for the documentation and calculation of rental income for certain non-subject investment properties and 2- to 4-unit Primary Residences
 - Updated age of tax return requirements reflecting dates specific to the 2024 tax year
- Rent payment history
 - The expansion of the rent payment history capability included in the Loan Product Advisor® assessment
- Additional Guide updates
 - Further updates as described in the Additional Guide updates section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

PROPERTY ELIGIBILITY AND APPRAISAL REQUIREMENTS

Hybrid appraisal expansion

Effective for Loan Product Advisor submissions and resubmissions on or after April 7, 2025

We are expanding eligibility for hybrid appraisals as an available appraisal option in the Guide. Hybrid appraisals will no longer be limited to instances when an ACE+ PDR must be upgraded to an appraisal.

A hybrid appraisal may be completed for the following property types:

- 1-unit properties, including in a Planned Unit Development (PUD) or with an ADU; and
- Condominium Units (attached and detached)

Hybrid appraisals will be available for all transaction types (i.e., purchases, "no cash-out" and cash-out refinance transactions).

Guide impacts: Sections 5602.4, 5604.1 and 5604.2

Updated effective date for automated collateral evaluation (ACE) and ACE+ PDR eligibility

Effective for Loan Product Advisor submissions and resubmissions on or after February 24, 2025

In Bulletin 2024-16, we announced expanded eligibility for automated collateral evaluation (ACE) and ACE+ PDR, effective for Loan Product Advisor submissions and resubmissions on or after March 24, 2025. We are updating the effective date so that the expanded eligibility for ACE and ACE+ PDR will be available for Loan Product Advisor submissions and resubmissions on or after February 24, 2025.

Guide impacts: Sections 5602.3 and 5602.4

ACE and ACE+ PDR

We have updated our requirements for ACE to provide:

- The Seller may accept an ACE appraisal waiver offer when adverse physical property conditions are minor
- If a PDR has been obtained, the Seller may not accept an ACE appraisal waiver offer

We have modified our requirements related to both ACE and ACE+ PDR to:

- Permit the Seller to provide a more comprehensive valuation product than the minimum required in the Last Feedback Certificate
- Specify that Texas Section 50(f)(2) Mortgages are not eligible for ACE or ACE+ PDR
- Update miscellaneous cross-references

Guide impacts: Sections 4203.1, 4504.9, 5602.3, 5602.4 and 6302.10

Property eligibility

Effective for Mortgages with Application Received Dates on or after May 6, 2025

We are updating our appraisal requirements to:

- Require that if detrimental conditions exist on the subject property site, the appraisal report must be completed "subject to" an inspection by a professional, and the Mortgage file must include:
 - Evidence of the required repair, or
 - An inspection report that indicates the condition does not require repair
- Include additional examples of deficiencies that indicate the property is in C5 or C6 condition
- Include additional examples of minor repairs or deficiencies that allow an appraisal report to be completed "as is"

Guide impacts: Sections 5605.4 and 5605.5

Documentation requirements for verification of completion

Effective for Mortgages with Application Received Dates on or after May 6, 2025

When an appraisal report is completed "subject to" an inspection, the Mortgage file must include:

- The inspection report evidencing that the inspector has determined no repairs were required, or
- The inspection report and an invoice evidencing that all inspector required repairs have been completed

Guide impact: Section 5605.8

CREDIT UNDERWRITING

Rental income

We have updated the requirements for the use of rental income from a non-subject investment property or 2- to 4-unit Primary Residence purchased or placed in service in the current calendar year as summarized in the table below:

Non-subject investment property or 2- to 4-unit Primary Residence purchased or placed in service in the current calendar year	
Previous requirement	<p>The lease must be used to determine the net rental income.</p> <p>Note: If the property is not yet rented and the lease is not available, rental income may not be used to qualify.</p>
Updated requirements	<p>The lease, if available, must be used to determine the net rental income.</p> <p>For a non-subject investment property:</p> <p>Guide Form 72, Small Residential Income Property Appraisal Report, or Form 1000, Single-Family Comparable Rent Schedule, as applicable, may be used to document and calculate rental income when all of the following apply:</p> <ul style="list-style-type: none">• Property was purchased on or up to 45 days before the Note Date of the subject transaction• Lease is not available because the property is not yet rented• Each Borrower currently owns or rents a Primary Residence• Net rental income is used only to offset the monthly payment, unless at least one Borrower has a minimum of one year of investment property management experience <p>For a non-subject 2- to 4-unit Primary Residence:</p> <p>Form 72 may be used to document and calculate rental income when all of the following apply:</p> <ul style="list-style-type: none">• Property was purchased on or up to 45 days prior to the Note Date of the subject transaction• Lease is not available because the property is not yet rented

Guide impact: Section 5306.1

Updated age of tax return requirements

We have updated the age of tax return requirements to reflect dates specific to the 2024 tax year. Section 5302.4 has also been refactored.

Guide impacts: Sections 5302.4 and 5903.6

Additional resources

Sellers should refer to our FAQs for additional information.

RENT PAYMENT HISTORY ENHANCEMENT

Previously, for Loan Product Advisor to assess rent payment history in the credit assessment, an asset verification report identifying rent payments was required. We have expanded this offering to allow an alternative path for Loan Product Advisor to include a Borrower's positive rent history in the credit assessment.

Loan Product Advisor has been enhanced to allow approved Sellers to indicate in the submission when a Borrower's rent payment history has been or can be documented. For certain Mortgages, the Borrower's rent payment history may impact the Loan Product Advisor credit assessment by upgrading a Mortgage's Risk Class from Caution to Accept. When successful, the Feedback Certificate will include a message indicating the Borrower's positive rent payment history was included in the credit assessment and that additional documentation must be maintained in the Mortgage file. Sellers must obtain Freddie Mac's written approval before selling such Mortgages by contacting their Freddie Mac representative or the Contact Support Center at 800-FREDDIE.

Guide impact: Section 5201.1

ADDITIONAL GUIDE UPDATES

Best Efforts and Mandatory Cash Contract extensions

In Bulletin 2024-12, we announced enhancements to our Best Efforts Contract and Mandatory Cash Contract execution options. With this Bulletin, we are announcing that Sellers may extend the contract an unlimited number of times if the total extension period plus the original contract term does not exceed 120 days and each extension is less than 90 days beyond the current date.

Guide impacts: Sections 6101.3 and 6101.4

ULDD Phase 5 updates

Effective July 28, 2025

Valid value preview in Loan Selling Advisor®

Sellers may preview the valid values for ULDD Data Points Construction Method Type (Sort ID 51) and Construction Method Type Other Description (Sort ID 52) in Loan Selling Advisor and test readiness to deliver the values in the Customer Test Environment beginning March 17, 2025. These data points complement migration to the Uniform Appraisal Dataset 3.6.

Guide impacts: Sections 6302.8 and 6302.28

Delivery instruction clarifications

We are updating the notes for ULDD Data Points Purchase Price Amount (Sort ID 195), Property Valuation Amount (Sort ID 83), Property Valuation Form Type (Sort ID 85) and HMDA Rate Spread Percent (Sort ID 208) to clarify delivery instructions.

Guide impacts: Sections 6302.5, 6302.8 and 6302.10

Green MBS

We have established requirements for Green MBS issued through the MultiLender program. MultiLender Green MBS will be considered Green MBS issued pursuant to our Green MBS framework. The updated requirements for Green MBS specify that all Mortgages with ULDD Data Point Investor Feature Identifier (Sort ID 368) valid value "J99" must have a Property Condition Code of "C1" as reflected in the appraisal report.

Guide impacts: Sections 6202.3, 6302.4 and Exhibit 17S

Recapture of premiums and reimbursement of buyup proceeds

Effective for Mortgages with Funding Dates or Settlement Dates on or after May 1, 2025

We are announcing a new fee for Mortgages paid off within 120 days after the Funding Date or Settlement Date. Mortgages delivered through the Guarantor or MultiLender Swap program will be assessed an Early Payoff Fee, which is defined in Section 6303.5 as an amount equal to 100 basis points (1%) of the outstanding UPB of the Mortgage on the Funding Date. Mortgages delivered through the Cash program will be assessed a Premium Recapture Fee, which is defined in Section 6303.5 as the premium paid for the Mortgage, which is calculated as the amount by which the purchase price exceeded the par price, after netting out the delivery fees minus a process fee not to exceed 50 basis points, multiplied by the outstanding UPB of the Mortgage on the Funding Date.

Guide impact: Section 6303.5

Form 15/A/C, Loan Purchase Statement

Effective February 12, 2025

The View Settlement Statements and Funding Details UI screens have been redesigned in Loan Selling Advisor, and Form 15/A/C is being updated to reflect this redesign.

Guide impact: Form 15/A/C

Guide refactoring

To improve the ease of use of our Guide, Chapters 4203, 4305, 4404, 4603, 5306 and 5702 have been refactored to enhance readability. No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapters 4203, 4603, 5306 and 5702 have been updated.

Guide impacts: Sections 1301.11, 4201.16, 4203.1, 4204.2, 4205.1, 4205.3, 4205.4, 4301.6, 4301.7, 4305.1, 4402.1, 4404.1, 4501.6, 4501.7, 4502.7, 4504.5, 4504.6, 4601.2, 4603.1 through 4603.7, 4607.4, 4607.8, 4701.1, 4701.2, 5306.1, 5501.5, 5702.1, 6302.5, 6302.34, 8203.2 through 8203.4, 8401.1, 8701.2, Exhibit 25 and Form 92

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2025-1 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-1>.

CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

Kevin Kauffman
Senior Vice President, Single-Family Seller Engagement