Single Family Loan-Level Dataset Release Notes

November 2017

Release Summary

Cutoff Dates and Records (Full Volume Dataset)					
Release Date	**Origination Cutoff Date**	**Performance Cutoff Date**	**Total Quarters**	**Approx. Origination Records (Millions)**	**Approx. Performance Records (Billions)**
11/22/2017	12/31/2016	06/30/2017	72	24.4	1.1
9/29/2017	9/30/2016	03/31/2017	71	23.9	1.1
6/21/2017	6/30/2016	12/31/2016	70	23.5	1.1
3/3/2017	3/31/2016	9/30/2016	69	23.1	1.08
11/4/2016	9/30/2015	3/31/2016	67	22.5	1.04
7/13/2016	06/30/2015	12/31/2015	66	22.19	1.02
3/21/2016	3/31/2015	9/30/2015	65	21.8	998
12/7/2015	12/31/2014	6/30/2015	64	21.5	978
6/22/2015	3/31/2014	9/30/2014	61	17.5	800
3/23/2015	9/30/2013	3/31/2014	59	17.2	773
11/24/2014	06/30/2013	12/31/2013	58	16.9	759
09/15/2014	06/30/2013	12/31/2013	58	16.9	746
06/16/2014	03/31/2013	09/30/2013	57	16.7	722
03/31/2014	12/31/2012	06/30/2013	56	16.5	719
12/16/2013	09/30/2012	03/31/2013	55	16.2	706
08/08/2013	06/30/2012	12/31/2012	54	16.0	697
05/20/2013	12/31/2011	06/30/2012	52	15.7	664
03/21/2013	12/31/2011	06/30/2012	52	15.7	664

Release Changes

November 2017

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

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

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

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

March 2017
1. Added Loan Origination Data from September 30, 2015 to March 31, 2016 and Loan Performance Data up to September 30, 2016
2. The Loan Performance Data will be enhanced to include:
    a. Modification Cost field will provide the interest shortfall for modified loans

3. Publish SAS scripts for users to read/parse data and generate aggregate reports

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

July 2016
1. Loan Originations from April 1, 2015 to June 30, 2015 and Loan Performance Data up to December 31, 2015 have been added.
2. The Loan Performance Data will be enhanced to include the following :
    a. 4 new Expense subcategories that will disaggregate the total Expenses for liquidations since 2005.

         i.   Legal Costs
        ii.   Maintenance and Preservation Costs
      iii.   Taxes and Insurance
      iv.   Miscellaneous Expenses
    b.   Actual Loss Calculation

3. New columns have been added to the Summary Statistics report , including Ever D120%, Ever D120 and Pre-D120 Credit Event%, Pre-D120 Modification rate, Cumulative Loss Amount.

March 2016

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

December 2015

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

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

Origination Data File

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

Monthly Performance Data File

4	CURRENT LOAN DELINQUENCY STATUS – A value corresponding to the number of days the borrower is delinquent, based on the due date of last paid installment ("DDLPI") reported by servicers to Freddie Mac, and is calculated under the Mortgage Bankers Association (MBA) method. If a loan has been acquired by REO, then the Current Loan Delinquency Status will reflect the value corresponding to that status (instead of the value corresponding to the number of days the borrower is delinquent).	• **XX = Unknown** • **Current = Current, or less than 30 days past due** • **1 = 30-59 days delinquent** • **2 = 60 – 89 days delinquent** • **3 = 90 – 119 days delinquent**		3

		• And so on… • R = REO Acquisition	

June 2015

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

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

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

March 2015

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

November 2014

A. Changes

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

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

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

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

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

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

B. Data Field Changes:

MONTHLY PERFORMANCE DATA FILE				
COLUMN POSITION	**FORMAL NAME AND DEFINITION**	**VALID VALUES/ CALCULATIONS**	**TYPE**	**LENGTH**
1	No Change			
2	No Change			
3	No Change			
4 – CHANGE	**CURRENT LOAN DELINQUENCY STATUS** – A value corresponding to the number of days the borrower is delinquent, based on the due date of last paid installment ("DDLPI") reported by servicers to Freddie Mac, and is calculated under the Mortgage Bankers Association (MBA) method. If a loan has been acquired by REO, then the Current Loan Delinquency Status will reflect the value corresponding to that status (instead of the value corresponding to the number of days the borrower is delinquent).	• 0 = Current, or less than 30 days past due • 1 = 30-59 days delinquent • 2 = 60 – 89 days delinquent • 3 = 90 – 119 days delinquent • And so on… • R = REO Acquisition • Space (3) = Unavailable	Alpha-numeric	3
5	No Change			
6	No Change			
7	No Change			
8	No Change			
9 – CHANGE	**ZERO BALANCE CODE** - A code indicating the reason the loan's balance was reduced to zero.	• 01 = Prepaid or Matured (Voluntary Payoff) • 03 = Foreclosure Alternative Group (Short Sale, Third Party Sale, Charge Off or Note Sale) • 06 = Repurchase prior to Property Disposition • 09 = REO Disposition • Space(2) = Not Applicable	Numeric	2
10	No Change			
11	No Change			
12 – NEW	**CURRENT DEFERRED UPB**: The current non-interest bearing UPB of the modified mortgage.	$ Amount. Non-Interest Bearing UPB.	Numeric	12
13 – NEW	**DUE DATE OF LAST PAID INSTALLMENT (DDLPI)**: The due date that the loan's scheduled principal and interest is paid through, regardless of when the installment payment was actually made.	YYYYMM	Date	6
14 – NEW	**MI RECOVERIES** - Mortgage Insurance Recoveries are proceeds received by Freddie Mac in the event of credit losses. These proceeds are based on claims under a mortgage insurance policy.	$ Amount. MI Recoveries.	Numeric	12
15 – NEW	**NET SALES PROCEEDS** - The amount remitted to Freddie Mac resulting from a property disposition once allowable selling expenses have been deducted from the gross sales proceeds of the property.	$ Amount. Gross Sale Proceeds – Allowable Selling Expenses.	Alpha-numeric	14

MONTHLY PERFORMANCE DATA FILE				
COLUMN POSITION	**FORMAL NAME AND DEFINITION**	**VALID VALUES/ CALCULATIONS**	**TYPE**	**LENGTH**
	A value of "C" in Net Sale Proceeds stands for Covered, which means that as part of the property disposition process, Freddie Mac was "Covered" for its total indebtedness and sale proceeds cover all default expenses incurred during the life cycle of the loan.	C = Covered.		
16 – NEW	**NON MI RECOVERIES**: Non-MI Recoveries are proceeds received by Freddie Mac in the event of credit losses based on claims under a pool insurance policy, recourse, and indemnifications.	$ Amount. Non MI Recoveries.	Numeric	12
17 – NEW	**EXPENSES** - Expenses will include allowable expenses that Freddie Mac bears in the process of acquiring, maintaining and or disposing a property (excluding selling expenses, which are excluded from gross sales proceeds to derive net sales proceeds).	$ Amount. Allowable Expenses.	Numeric	12

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

1. Zero Balance Code:

    Proposed Definition and Use*:

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

Current Definition and Use*:

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

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

2. Current Loan Delinquency Status Code:

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

September 2014

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

June 2014

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

March 2014

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

December 2013

1. Loan Originations from July 1, 2012 to September 30, 2012 and Loan Performance Data for performing loans and those that are up to 180 days delinquent as of March 31, 2013 have been added.

2. The System captures servicing records for all loans consistently, starting the next calendar month after origination.

3. The System captures and populates the credit score values with three (3) 'Blank Spaces' for instances when the Credit Score is "Unknown".

4. The System represents "Unknown" values in the 'Property Type' column of the Origination File with two (2) 'Blank Spaces'.

5. The System represents "Unknown" values in the 'Occupancy Status' column of the Origination File with a single (1) 'Blank Space'.

6. The System represents the Debt to Income Ratio values in the 'DTI' column of the Origination File with three (3) Blank Spaces when it is greater than 65% and with a Null value when it is "Unknown". Values from 0% up to 65% are indicated with the actual value.

7. The System represents the Mortgage Insurance values in the 'MI' column of the Origination File as '000' for loans that have Zero MI. For Mortgage Insurance values that are "Unknown", including if the MI falls outside the range 'greater than' or 'equal to' 1% and 'less than' or 'equal to' 55% i.e. >=1% and <=55%, the MI is indicated by three (3) 'Blank Spaces'.

August 2013

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

May 2013

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

March 2013 (First Release)

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