

Bulletin

TO: Freddie Mac Sellers

March 6, 2024 | 2024-3

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- **Uniform Loan Delivery Dataset (ULDD)**
 - Updates to [implementation notes](#)
 - New valid values related to [automated collateral evaluation and ACE+ PDR – September 4, 2024](#)
 - Guide updates reflecting [ULDD Phase 5 requirements – July 28, 2025](#)
- **Manufactured Home closing protection letters**
 - The retirement of the requirement for Sellers to provide an [insured closing protection letter](#) on Mortgages secured by Manufactured Homes
- **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 LOAN DELIVERY DATASET (ULDD)

ULDD updates

We have updated the implementation notes for the following ULDD Data Points:

- *Bedroom Count* (Sort ID 77)
- *Property Valuation Amount* (Sort ID 83)
- *Total Monthly Proposed Housing Expense Amount* (Sort ID 292)
- *Credit Score Provider Name* (Sort ID 591.1)

ULDD Phase 4a

Effective September 4, 2024, but Sellers are encouraged to begin implementation as early as June 3, 2024

As announced in the [January 12, 2024 Loan Selling Advisor® communication](#), Sellers may deliver the new valid values as shown in the tables below.

On September 4, 2024, Freddie Mac will no longer support the delivery of valid value “Property Inspection Alternative” for ULDD Data Point *Investor Collateral Program Identifier* (Sort ID 376).



Automated collateral evaluation (ACE)				
Sort ID	Data point name	Current valid value	Available for delivery on or after June 3, 2024	Mandated for delivery on or after September 4, 2024
376	Investor Collateral Program Identifier	Property Inspection Alternative	Automated Collateral Evaluation	Automated Collateral Evaluation

ACE+ PDR				
Sort ID	Data point name	Current valid value	Available for delivery on or after June 3, 2024	Mandated for delivery on or after September 4, 2024
368	Investor Feature Identifier	J44	<i>No longer required</i>	<i>No longer required</i>
376	Investor Collateral Program Identifier	Property Inspection Alternative	Property Data Collection	Property Data Collection

ACE+ PDR upgrade to hybrid				
Sort ID	Data point name	Current valid value	Available for delivery on or after June 3, 2024	Mandated for delivery on or after September 4, 2024
89	Property Valuation Method Type	Full Appraisal	Other	Other
90	Property Valuation Method Type Other Description	N/A	Hybrid Appraisal	Hybrid Appraisal
368	Investor Feature Identifier	J44	J44	J44

Sellers may preview the valid values in Loan Selling Advisor and test readiness to deliver the data points in the customer test environment (CTE) during system availability from April 1 through June 17, 2024.



ULDD Phase 5

Effective for Mortgages with Application Received Dates on or after March 3, 2025 and Delivery Dates on or after July 28, 2025

The [September 12, 2023 joint Freddie Mac/Fannie Mae communication](#) announced requirements for Uniform Loan Delivery Dataset (ULDD) Phase 5. We are updating the Guide to reflect the applicable dates and incorporate the ULDD Phase 5 requirements and clarifications for specific property data, Mortgage products and data points. The ULDD Phase 5 requirements are reflected in the ULDD Phase 5 specification included in [Appendix A – Freddie Mac XML Data Requirements, Version 6.0.0](#).

Sellers should review the ULDD Phase 5 specification in its entirety to assess impacts to their systems or processes. Loan Selling Advisor will be updated on June 3, 2024 in support of Phase 5 business critical requirements. The ULDD Phase 5 transition period will commence on June 3, 2024 and end on July 27, 2025. During the transition period, Sellers may begin delivering the applicable Phase 5 ULDD Data Points and valid values via manual data entry or data import as soon as they are operationally ready to do so.

As a reminder, to help prepare for delivery of the Phase 5 requirements and evaluate potential impacts to systems and processes, Sellers may take advantage of the CTE. The CTE is available to preview the updated version of Loan Selling Advisor and test readiness to deliver the Phase 5 data and extension schema. To remain aligned with Loan Selling Advisor, Loan Quality Advisor® will also be updated on June 3, 2024 to accept submissions with the Phase 4a and 5 ULDD Data Points and valid values following the same transition period of June 3, 2024 to July 27, 2025.

Guide impacts

With this Bulletin, we have updated Sections 1401.16, 1402.8, 6302.1, 6302.5, 6302.8 through 6302.10, 6302.20, 6302.21, 6302.28 and Exhibit 34.

Additional resources

Sellers can visit the Loan Selling Advisor's online help for training information on the implementation of ULDD [Phase 4a updates](#) and [Phase 5 updates](#).

MANUFACTURED HOME CLOSING PROTECTION LETTERS

We have removed the requirement for Sellers to provide an insured closing protection letter on Mortgages secured by Manufactured Homes. Except for States where insured closing protection letters are not allowed under State law or regulations, Sellers may still obtain an insured closing protection letter, if desired.

Guide impact: Section 5703.4

ADDITIONAL GUIDE UPDATES

Cash contracts delivered with a related Concurrent Transfer of Servicing

We have implemented new UPB and DDLPI edits in Loan Selling Advisor for cash contracts delivered with a related Concurrent Transfer of Servicing. These edits will improve:

- Data integrity (e.g., incorrect loan delinquencies, loss of representation and warranty relief)
- Loan boarding for the Transferee Servicer
- Borrower experience with their new Servicer
- Servicer Performance Profile (see Exhibit 88, *Servicing Tools*)

When (1) a Seller, as Transferor Servicer, engages in a Concurrent Transfer of Servicing through Co-Issue XChange® related to a Mortgage they sell for cash, (2) the Funding Date is after the 10th day of the month and (3) the Borrower's next payment is due on the 1st day of the following month, the Seller must:

- Amortize the loan down by one principal payment and ensure ULDD Data Point *Loan Acquisition Scheduled UPB Amount* (Sort ID 385) reflects the same



- Ensure the ULDD Data Point *Last Paid Installment Due Date (DDLPI)* (Sort ID 440) is advanced to the first of the month after the loan's funding month
- Collect the next payment due from the Borrower

Sellers began receiving a warning message on February 26, 2024.

Guide impacts: Sections 6101.6, 6102.7 and 6302.51 **(new)**

Uniform Instruments

We have updated Exhibit 4A, *Single-Family Uniform Instruments*, to reflect a correction to the Texas Deed of Trust in Section 27. The revised Texas Deed of Trust tagline shows a version date of (Form 3044 07/2021 (rev. 01/24)).

Guide impact: Exhibit 4A

Additional resources

The updated Security Instruments are available on our [2021 Uniform Instruments webpage](#).

Section 502 GRH Mortgages delivery instructions

We have updated the delivery program instructions for nonassumable Section 502 GRH Mortgages sold under the fixed-rate Guarantor or MultiLender Swap programs to align with Section 6202.3.

Guide impact: Section 6302.15

Reformatting of age of documentation requirements

To improve the ease of use of our Guide, Section 5102.4 has been reformatted to enhance readability. No requirements were changed as a result of this new formatting.

Guide impact: Section 5102.4

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 2024-3 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2024-3>.

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

Vice President, Single-Family Seller Engagement