

Bulletin

TO: Freddie Mac Sellers

October 1, 2025 | 2025-13

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- **Information security**
 - A new requirement for certain Seller/Servicers to complete a [service organization controls 2 Type 2](#) examination – **January 1, 2027**
 - Additional updates related to [information security](#) – **January 1, 2026**
- **Fraud and Suspicious Activity**
 - New requirements related to [anti-money laundering compliance and reporting fraud and Suspicious Activity](#) – **October 13, 2025**
- **Condo Project Advisor® (CPASM) Seller Review Certification**
 - An enhancement to Project Assessment Request (PAR): Adding an option for Sellers to submit a Condominium Project for a [“Seller Certified” PAR status](#) through CPA – **December 8, 2025**
- **Community Land Trust Mortgages**
 - Elimination of the restriction on using [negotiated underwriting provisions](#)
 - Additional flexibility for allowable Community Land Trust [ground lease rider forms](#)
- **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.

INFORMATION SECURITY

Service organization controls 2 Type 2 examination

Effective January 1, 2027

To enhance our data and information security posture, improve operational efficiency and mitigate risk, we are instituting a requirement for certain Seller/Servicers to complete a service organization controls (SOC) 2 Type 2 examination in accordance with the standards established by the American Institute of Certified Public Accountants. By completing this annual assessment, Seller/Servicers can identify and remediate potential vulnerabilities and help mitigate the likelihood of security breaches, protecting their organization and Freddie Mac from potential threats and ensuring continuity and stability of operations. Additionally, regular assessments ensure security controls are aligned with Freddie Mac guidelines and expectations and reduce compliance risk.

Seller/Servicers whose Servicing portfolio equals or exceeds \$150 billion annually must conduct a SOC 2 Type 2 examination annually and ensure the assessment includes all systems and networks that store, process or transmit Freddie Mac data. Seller/Servicers whose annual sales volume or Servicing portfolio does not meet this threshold are encouraged to implement the SOC 2 Type 2 requirement.



Seller/Service providers shall provide Freddie Mac with a full, unredacted copy of the SOC 2 Type 2 report, management response and remediation plans within 30 days of report issuance. Any issues identified that could impact the confidentiality, integrity or availability of Freddie Mac's data or systems must be remediated in a timely manner.

Additionally, Freddie Mac reserves the right to perform its own assessment or to designate a third-party assessor to evaluate a Seller/Service provider's security and compliance practices, including data handling, financial transaction controls and the Seller/Service provider's business operations.

Seller/Service providers must ensure that any Related Third Party that processes, stores or transmits Freddie Mac's proprietary information, data and Protected Information or supports critical services also maintains SOC 2 Type 2 compliance and provides such reports to Freddie Mac upon request.

Guide impact: Section 1302.2

Information security updates

Effective January 1, 2026

In Sections 1302.2 and 1302.4, we are making updates to the following topics related to information security:

- Vendor risk management
- Physical and environmental controls
- Immutability of backups
- Privacy policies
- Encryption of data in transit and at rest
- Encryption of databases and restriction of access
- Information security awareness and training
- Security incident reporting
- Cloud computing risk governance
- Managing system vulnerabilities
- Documenting due diligence responsibilities
- Data loss prevention

Guide impacts: Sections 1302.2 and 1302.4

FRAUD AND SUSPICIOUS ACTIVITY

Effective October 13, 2025

We are updating Guide requirements related to anti-money laundering (AML) compliance and reporting AML non-compliance and Suspicious Activity for all Seller/Service providers, including those not subject to the AML provisions of the Bank Secrecy Act. We are also adding guidance for detecting red flags and reporting possible fraud and Suspicious Activity. Finally, we are notifying Seller/Service providers that the Freddie Mac Exclusionary List will be accessible via Freddie Mac Gateway.

Guide impacts: Sections 1301.2, 2408.5, 3101.1, 3201.1 and 3201.5

CONDO PROJECT ADVISOR (CPA) SELLER REVIEW CERTIFICATION PROCESS

Effective December 8, 2025

We are introducing Condo Project Advisor (CPA) Seller Review Certification (SRC), an enhancement to CPA Project Assessment Request (PAR), which will be available beginning December 8, 2025. For certain PARs, the CPA or Loan Product Advisor® Feedback Certificate may indicate that a Condominium Project is eligible to be submitted for an SRC.



An SRC submission may be made only through CPA. If the Seller chooses to submit a SRC for a Condominium Project, the Seller will enter data in CPA related to certain project review requirements including those that CPA assessed but found the project to be non-compliant and those requirements that CPA does not assess. The Seller does not need to enter data related to the project review requirements CPA assessed and found the project to be compliant.

The Seller Certified status expires one year from the SRC submission date, provides greater underwriting certainty and allows all users within the Seller's organization to leverage the SRC.

See Section 5701.10 for details on the SRC process, the Seller Certified status, representations and warranties related to SRC and the requirements that CPA assesses for specific PAR statuses.

Delivery requirements

Sellers must deliver "Full Review" as the valid value for ULDD Data Point *Project Classification Identifier* (Sort ID 42) for Condominium Projects with Seller Certified status.

Guide impacts

We have updated Sections 4201.4, 5701.10 and 6302.20 to reflect these changes.

Additional resources

Sellers should review our updated [FAQs](#) for more information.

COMMUNITY LAND TRUST MORTGAGES

Negotiated underwriting provisions

To provide better operational efficiency for our Sellers, we have removed the restriction on using negotiated underwriting provisions with Community Land Trust Mortgages.

Guide impact: Section 4502.1

Community Land Trust ground lease rider flexibility

We have updated our requirements for Community Land Trust Mortgages to provide greater flexibility for Sellers and reduce operational complexity. Sellers may now use Fannie Mae's Community Land Trust Ground Lease Rider (Fannie Mae Form 2100) as an acceptable alternative to Guide Form 490, *Community Land Trust Ground Lease Rider*, to satisfy Freddie Mac ground lease rider requirements.

Guide impact: Sections 4502.7

ADDITIONAL GUIDE UPDATES

Community Land Trust Mortgages additional specificity

Based on Seller feedback, we have added specificity in the Guide regarding Community Land Trust Mortgages for ease of use. This includes specifying that Community Land Trust programs included in Fannie Mae's Certified Shared Equity Program list with a ground lease not based on either of the two model ground leases must comply with the ground lease requirements in Section 4502.7(a)(ii). No requirements were changed as a result of these updates.

Guide impacts: Sections 4204.2, 4502.1, 4502.3, 4502.7 and 6302.42

Improvement analysis

We have revised Section 5605.5 related to property condition and quality of construction to:

- Provide additional clarity and examples of the types of deficiencies that are consistent with a C5 or C6 condition rating, including providing specificity regarding eligibility of properties with missing flooring, and properties that have incomplete construction or remodeling
- Update cross-references to include CHOICEReno eXpress® Mortgages and properties with incomplete improvements requirements



Guide impact: Section 5605.5

eMortgage onboarding process

Effective October 8, 2025

We are streamlining the onboarding process for Seller/Servicers interested in delivering eMortgages. Seller/Servicers will need to contact their account teams, who in turn will engage appropriate internal teams to complete the onboarding process. Additionally, Sellers will no longer be required to provide written eMortgage Servicing procedures covering life of loan updates to the MERS® eRegistry. Instead, in the eMortgage onboarding questionnaires, Sellers/Servicers will be required to confirm the existence of such procedures.

Guide impacts: Sections 1402.3 and 1402.9

Loan Selling Advisor® graphical user interface redesign

Delivery instructions

We have aligned the delivery instructions within Guide Chapter 6302 to the Loan Selling Advisor graphical user interface (GUI) changes that were deployed in Loan Selling Advisor on July 28, 2025. The table rows below the column headings map the listed data points to Loan Selling Advisor GUI screen headings and sections. We have also adjusted the table mapping throughout the chapter.

Guide impacts: Sections 6302.1 through 6302.35, 6302.37, 6302.38, 6302.41 through 6302.47 and 6302.50 through 6302.53

Certification forms

The certification search screen has been updated in Loan Selling Advisor, and we have updated the look of the applicable certification forms in the Guide. There are no specific language changes; however, there are specific clarifications such as the spelling out of current fields (Eg.: ID = Identifier, # = number).

Guide impacts: Forms 996E and 1034E

Seller contracts

Effective October 8, 2025

We are updating the Guide to clarify the differences between contracts taken out in Loan Selling Advisor (Purchase Contracts) and other Purchase Documents.

Additionally, we are updating information about Seller contracts to better reflect current processes. This includes revisions to multiple Glossary definitions, including “Purchase Contract” and “Purchase Documents,” and the deletion of “Cash Purchase Contract.”

Guide impacts: Sections 1201.2, 1301.6, 1501.1 through 1501.6, 1501.8, 6101.5, 6101.8, 6102.2, 6102.3, 6302.2, 6303.1, 6401.1, 7101.1, 8101.3, 8302.3 and Glossary

Co-Issue XChange®

Effective January 1, 2026

In Bulletin 2025-10, we introduced Co-Issue XChange All-In Funding for Cash. We are adding additional guidance related to entering Escrow deposits, temporary subsidy buydowns and Credit Scores. The accuracy of this data is important in order to receive pricing certainty at the time of Freddie Mac funding and avoid manual settle ups with Servicing partners.

Guide impacts: Sections 6302.51 and 6307.1

Guide refactoring

Guide chapter refactoring

To improve the ease of use of our Guide for Sellers, Chapters 6102, 6205 and 6303 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.

Mortgages secured by Primary Residences

With the refactoring of Chapter 5103 announced in Bulletin 2025-9 and the relocation of content to Section 4201.11, we inadvertently removed the provision permitting a Mortgage to be considered secured by a Primary Residence when the Borrower is a legal guardian for a disabled individual(s) occupying the Mortgaged Premises as their Primary Residence. With this update, we have incorporated the provision back into the Guide.

Guide impacts: Sections 4201.11 and 5103.1

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 2025-13 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddie.com/app/guide/bulletin/2025-13>.

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