Freddie Mac SINGLE-FAMILY

Bulletin

To: Freddie Mac Servicers **July 15, 2026 | 2026-G**

SUBJECT: SERVICING UPDATES

This Guide Bulletin announces:

- **Default reporting modernization**
  - The transition from EDR to event-based reporting – **September 27, 2027**
  - Instructions for reporting default related events and their characteristics – **September 27, 2027**
  - Reminders for reporting default action code 20
- **Daily investor reporting**
  - Updated requirements for daily loan-level reporting **– February 1, 2027**

EFFECTIVE DATE

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

DEFAULT REPORTING MODERNIZATION

Effective September 27, 2027, but Servicers are encouraged to implement as soon as they are operationally ready to do so

Transition from monthly reporting to near real-time event-based reporting

Through our focus on Servicing Excellence, we continue to modernize processes and technology to support efficient, timely and accurate default reporting and risk management to help Servicers do what they do best—support homeowners. As part of this support, we are replacing the current retrospective EDR process with a model that is focused on near-real time event-based default related reporting. This approach will enable near real-time reporting and more accurate tracking of default activities through Resolve®, our integrated default management platform. Through a more consolidated, near real-time view of key events and better alignment between Servicer activity and default related reporting data, it will also provide expanded default data that improves risk management and portfolio oversight. Whenever possible, data attributes for default related reporting will be aligned to, and leverage, the MISMO® Reference Model to promote standardization, interoperability and consistent data interpretation across the mortgage industry.

Timing and implementation

We are announcing this change in advance of requiring implementation to provide Servicers with adequate time to prepare operationally for adoption, including making any necessary system or process changes and supporting phased technology deployments.

The modernized default reporting capability in Resolve will have multiple integration channels, including options for application programming interface (API), non-API business-to-business (B2B) file transfer and user interface (UI).

Except with respect to Resolve UI, Resolve (API and non-API) will be updated on **November 16, 2026** to support event-based default related reporting. Resolve UI will be updated on **March 29, 2027**.

On September 17, 2026, additional Resolve Default Reporting API information will be made available on the Freddie Mac Developer Portal to assist Servicers with functionality development and testing. A customer test environment will be made available to support integration with the Resolve Default Reporting API.

Servicers are encouraged to adopt Resolve's event-based default related reporting when they are operationally ready to do so but no later than the mandatory adoption date of September 27, 2027. If a Servicer adopts the new event-based default related reporting standards before that date, it must comply with the associated Guide requirements that are effective on September 27, 2027 and, upon adoption, must discontinue monthly EDR reporting.

Servicers will no longer be able to report data via the EDR system after September 26, 2027.

Default related event-based reporting requirements

To implement this new approach, we are defining the default related reporting events that will serve as the basis for reporting under the modernized framework. Under this reporting model, Servicers will report specified events, and the event's associated data attributes, when defined activities occur. These events are intended to provide Freddie Mac with more timely, granular and actionable information about loan status and default related activity while establishing a more consistent and transparent reporting structure.

Category	Default related reporting events			
Borrower Outreach	Unsuccessful Contact Attempt	Right Party Contact	Quality Right Party Contact	
Servicer Collection Efforts	Payment Reminder Notice Sent	Solicitation Sent	Breach Letter Sent	
Loss Mitigation	Complete Borrower Response Package Received	Repayment Plan Payment Received	Trial Payment Received	
Foreclosure	Referred to Foreclosure	Foreclosure-First Legal Action Completed	Foreclosure – Service Completed	Foreclosure – Judgement Received
	Foreclosure – Sale Scheduled	Foreclosure – Terminated	Foreclosure – Hold	Pre-file Mediation/Mediation
Bankruptcy	Bankruptcy Filed	Bankruptcy – Proof of Claim Filed	Bankruptcy – Motion for Relief Activity	Bankruptcy – Plan Confirmation
	Bankruptcy – Result Update	Bankruptcy – Delays		
Other	Litigation	Government Seizure	Probate	Property Updates
	Military Indulgence	Title Issues		

Servicers must report these default related events and associated data attributes to Freddie Mac the same day as the events are processed in their system but no later than 4:00 a.m. Eastern time the next Business Day.

Borrower outreach reporting events

The objective of Borrower outreach early in the Delinquency cycle is to establish contact as soon as possible to understand the reason for the Delinquency, discuss resolution options and help prevent the Borrower from becoming seriously delinquent. Early engagement with the Borrower builds trust, reduces the risk of disengagement during the Servicer's collection efforts and improves outcomes.

To support these objectives, under the modernized default reporting framework, we are establishing the following reporting requirements:

Default related reporting event	Definition
Right Party Contact	An event to report when the Servicer or the Servicing Agent establishes contact with the Borrower, the co-Borrower, a representative of the estate or anyone that is legally responsible for representing any of these entities that results in a conversation about resolving the Delinquency but the interaction was not successful in achieving all the necessary components for Quality Right Party Contact such as determining occupancy status or the Borrower's intentions.
Quality Right Party Contact	An event to report when the Servicer or the Servicing Agent establishes contact with the Borrower, the co-Borrower, a representative of the estate or anyone that is legally responsible for representing any of these entities where all the necessary components for achieving the standard of Quality Right Party Contact are met.
Unsuccessful Contact Attempt	An event to report when an attempted contact with the Borrower is unsuccessful.

Servicer collection efforts reporting events

A Servicer's collection efforts are a critical component of early Delinquency management and are intended to prompt Borrower engagement and encourage resolution of the Delinquency. Under the modernized default reporting framework, we are establishing reporting requirements for key collection activities performed by the Servicer, including when a payment reminder notice, solicitation or breach letter is sent.

Default related reporting event	Definition
Payment Reminder Notice Sent	An event to report when the Servicer sends a Payment Reminder Notice to the Borrower.
Solicitation Sent	An event to report when the Servicer sends either a Freddie Mac Borrower Solicitation Letter or a Borrower Solicitation Package to the Borrower.
Breach Letter Sent	An event to report when the Servicer has sent the Breach or Acceleration Letter to the Borrower and the Mortgage has not yet been referred to an attorney (or trustee) to initiate foreclosure proceedings.

The Servicer must report these events each time it sends a payment reminder notice, Borrower Solicitation Letter, Borrower Solicitation Package or breach letter to a Borrower.

Loss mitigation reporting events

Loss mitigation activities are intended to facilitate resolution of the Delinquency through evaluation of the Borrower for available relief and workout options and timely decisioning. Under the modernized default reporting framework, we are establishing reporting requirements for the following events to provide greater insight into engagement with the Borrower and progress of workout and relief options when a complete Borrower Response Package is received, a repayment plan or Trial Period Plan payment is received or relevant property updates are identified.

Default related reporting event	Definition
Complete Borrower Response Package Received	An event to report when the Servicer has received a complete Borrower Response Package.
Trial Payment Received	An event to report each time the Servicer receives a full Trial Period payment.
Repayment Plan Payment Received	An event to report each time the Servicer receives a scheduled monthly payment due under a repayment plan.

Servicers must report the loss mitigation events as follows:

- Complete Borrower Response Package Received event following receipt of a complete Borrower Response Package;
- Trial Payment Received event following each payment received under the terms of a Trial Period Plan; and
- Repayment Plan Payment Received event following each payment received under the terms of a repayment plan

Foreclosure reporting events

Foreclosure activity involves a series of procedural milestones that affect the status of the Mortgage and the progression of the foreclosure process. Under the modernized default reporting framework, Freddie Mac is establishing reporting requirements for specified foreclosure milestones so that these actions are reported as they occur, including referral to foreclosure, completion of first legal action, service of process to the Borrower(s), judgment, scheduling of the foreclosure sale, changes to the status of the foreclosure proceeding due to a hold or termination and mediation activity.

Default related reporting event	Definition
Referred to Foreclosure	An event to report when the Servicer has submitted the referral/request package to the foreclosure attorney to begin foreclosure proceedings.
Foreclosure – First Legal Action Completed	An event to report when the foreclosure attorney has filed the first legal documentation required by the State to initiate foreclosure proceedings, which may include filing a Notice of Default, a Complaint or Petition or the first Publication date.
Foreclosure – Service Completed	An event to report when the foreclosure attorney has served the Borrowers and other required parties (e.g., other lienholders or owners) with the required documents, disclosures and notifications regarding initiation of the foreclosure proceedings.
Foreclosure – Judgment Received	An event to report when the court has issued a final judgment for the foreclosure proceedings.
Foreclosure – Sale Scheduled	An event to report when the foreclosure sale has been scheduled, postponed or adjourned.
Foreclosure – Hold	An event to report to notify the placing of a hold on the foreclosure process.
Foreclosure – Terminated	An event to report when foreclosure proceeding is terminated by the foreclosure attorney.

Servicers must report the foreclosure reporting events listed above when the applicable foreclosure activity or status change occurs.

Bankruptcy reporting events

Bankruptcy activity involves a series of case milestones that affect the status of the Mortgage and the Servicer's oversight of the bankruptcy process. Under the modernized default reporting framework, we are establishing reporting requirements for specified bankruptcy milestones so that these actions are reported as they occur, including the filing of a bankruptcy case, filing of a proof of claim, motion for relief activity, plan confirmation and case outcome or delay updates.

Default related reporting event	Definition
Bankruptcy Filed	An event to report when the Borrower has filed for bankruptcy protection with the U.S. Bankruptcy Court.
Bankruptcy – Proof of Claim Filed	An event to report when Proof of Claim for the Mortgage debt has been filed with the applicable court.
Bankruptcy – Motion for Relief Activity	An event to report each time a Motion for Relief activity (e.g. filed, granted, denied) for an active bankruptcy occurs.
Bankruptcy – Plan Confirmation	An event to report when a Chapter 11, 12 or 13 bankruptcy plan has been confirmed and entered by the court.
Bankruptcy – Result Update	An event to report to notify of the results of court proceedings associated with the bankruptcy.
Bankruptcy – Delays	An event to report to notify of a delay in the bankruptcy process.

Servicers must report the bankruptcy reporting events listed above each time the applicable bankruptcy activity or case status change occurs.

Other default related reporting events

Additional events such as litigation, government seizure of the Mortgaged Premises, probate, title issues and protections afforded to Servicemembers (as defined in Section 8503.1(a)) under the Servicemembers Civil Relief Act (SCRA), State military relief laws and Freddie Mac guidelines may affect the status of the Mortgage, the Servicer's management of the Mortgage or the timeline for resolution of the Delinquency. Under the modernized default reporting framework, we are establishing reporting requirements for these events.

Default related reporting event	Definition
Litigation	An event to report when the Servicer becomes aware of or receives notice regarding litigation related to the Mortgage or the Mortgaged Premises.
Government Seizure	An event to report when a local, State or Federal agency has decided to seize (or has seized) the Mortgaged Premises due to criminal activity, eminent domain or condemnation.
Probate	An event to report when the Borrower is deceased and ownership of the Mortgaged Premises is subject to probate proceedings.

Default related reporting event	Definition
Title Issue	An event to report when title issues have been identified and are pending resolution.
Military Indulgence	An event to report when the Borrower is in a period of military service and is covered under SCRA, applicable State law or Freddie Mac guidelines.
Property Updates	An event to report each time the Servicer obtains information regarding the property such as property occupancy, condition, etc.

Servicers must report litigation, government seizure, probate, changes to occupancy status and property condition and title issue events when the applicable activity or status change occurs, regardless of whether the Mortgage is current or delinquent. Military indulgence must be reported only when the Mortgage is delinquent and the Servicer has confirmed the Borrower is in a period of military service (see Section 8503.1).

The Property Update event must be reported following each time a property inspection is completed in accordance with Sections 8403.1 and 9202.3, as applicable, or when the Servicer becomes aware of changes to the occupancy status or condition through other means, such as legal notices.

Advance preparation for implementation

To smoothly and efficiently transition from the current EDR requirements, Servicers and their technology providers are encouraged to begin internal planning to assess changes to their business processes, technology and operations; identify event capture points; and evaluate integration approaches. Focus areas include:

- Assessing current default reporting workflows that rely on prior-month aggregation and identifying changes needed to support daily event-based default reporting
- Taking inventory of data sources and event capture points (e.g., collections, loss mitigation, foreclosure, bankruptcy) that will drive event generation and reporting
- Evaluating integration approaches (API, non-API, file transfer and UI) and technology dependencies with vendors, Servicing Agents or other service providers

Default action code 20

We are reminding Servicers of the requirements for reporting default action code 20:

- Servicers must report default action code 20 only when a partial reinstatement results in a Mortgage moving from a foreclosure status to a delinquent status and the partial reinstatement is not associated with a repayment plan or other loss mitigation activity
- When a repayment plan or other loss mitigation activity is established, Servicers must report the applicable default action code for that workout (e.g., default action code 12 for a repayment plan) and must not report default action code 20 either in place of, or in conjunction with, the applicable workout default action code
- Servicers must not report default action code 20 when the Mortgage remains in foreclosure status

DAILY INVESTOR REPORTING

Effective February 1, 2027, but Servicers are encouraged to implement as soon as they are operationally ready to do so

Servicers must report loan-level transactions to Freddie Mac the same day as they are processed in their systems but no later than 3:45 a.m. Eastern time the next Business Day. Each loan-level transaction must reflect the cumulative principal received and scheduled interest. If no payments are received by the P&I Determination Date, Servicers must report a loan-level transaction to Freddie Mac for any loan that has not already been reported during the month.

Any revisions (e.g., payments received, corrections to loans with edits) that occur after the P&I Determination date must be reported no later than 10:45 p.m. Eastern time on the last day of the calendar month plus one Business Day.

GUIDE UPDATES

The Guide will be updated at a later date to reflect the default reporting and investor reporting requirements announced in this Bulletin.

ADDITIONAL RESOURCES

Servicers are encouraged to access the following resources to prepare for these transitions:

- Read our **insights article** for more information on timelines and how to prepare for the upcoming EDR changes. The information in the article is not part of, or a substitute for, the Guide or other Purchase Documents.
- Review the **Resolve product timeline** and **Default Reporting Dataset Guidelines**, which provide an overview of the events Servicers will be reporting to Freddie Mac and FAQs for additional details
- Bookmark the **Resolve website** to receive the latest updates and 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,

Mike Reynolds

Senior Vice President, Head of Servicing