Freddie Mac SINGLE-FAMILY

Bulletin

TO: Freddie Mac Sellers **November 4, 2026 | 2026-15**

SUBJECT: SELLING UPDATES

1. Topics and summary of changes
2. Guide requirements
3. Additional Guide updates
4. Additional resources
5. Guide Updates Spreadsheet and Tracked Revisions
6. Contact and support

1. TOPICS AND SUMMARY OF CHANGES

Topic	Effective date	Summary of change	Additional resources
Equity buyout refinance Mortgages	Immediate	• Reclassified Mortgages for the buyout of a co-owner from cash-out to "no cash-out" and updated requirements • Renamed special purpose cash-out refinance Mortgages to equity buyout refinance Mortgages	Yes
Rental income	Immediate	• Reformatted rental income section to enhance navigation to relevant requirements • Updated rental income documentation when using an appraisal report • Added flexibility for documentation and delivery requirements for subject 2- to 4-unit Primary Residences and subject Investment Properties when not using rental income to qualify	N/A
VantageScore® 4.0 Credit Scores	Immediate	• Updated the Guide to incorporate previously announced broad availability of VantageScore 4.0 • Updated the Guide to allow the use of VantageScore 4.0 for Manually Underwritten Mortgages • Eliminated the Alt FICO® Credit Fee in Price	Yes

Topic	Effective date	Summary of change	Additional resources
Third-party asset verification reports	Immediate	Added third-party verification reports as eligible asset documentation	N/A
Uniform Loan Delivery Dataset (ULDD)	November 10, 2026	• Introducing new ULDD Data Points for Borrower contact information • Updating existing notes for ULDD Data Point *Assumability Indicator* (Sort ID 225)	N/A
Loan Status Hub® System-Specific License	Immediate	Updated System-Specific License for Loan Status Hub	N/A
Co-Issue XChange®	Immediate	Added language related to Cross-Selling and Solicitation in Exhibit 26	N/A
CHOICEReno eXPress® Mortgages	Effective for Mortgages with Loan Product Advisor® submission or resubmission dates on or after January 25, 2027	• Renaming special purpose cash-out refinance Mortgages to equity buyout refinance Mortgages • Relocating Loan Status Hub System-Specific License	N/A
Guide optimization	Immediate	Updated the Guide as part of the Guide optimization initiative	N/A
Guide refactoring	Immediate	Updated Chapter 5306 for rental income generated from an ADU	N/A

2. GUIDE REQUIREMENTS

Equity buyout refinance Mortgages

Special purpose cash-out refinance Mortgages, used to buy out the equity of a co-owner, have been reclassified from cash-out to “no cash-out” transactions and renamed equity buyout refinance Mortgages.

The requirements have been relocated from Guide Section 4301.6 to Section 4301.4 and updated as follows:

- Broadened eligibility, including all loan-to-value ratios, underwriting requirements and affordable programs that are currently available for “no cash-out” transactions
- Updated requirements to specify that proceeds must first be used to buy out the ownership interest of the co-owner(s) and then may be used for any purpose listed in Section 4301.4(a)
- Updated existing 12-month joint ownership requirement to include Seller retention of supporting documentation
- Removed prior joint occupancy requirement for Borrower and co-owner
- Added specificity outlining existing special delivery requirements. For all equity buyout refinance Mortgages, the Seller must deliver ULDD Data Point *Investor Feature Identifier* (Sort ID 368) valid value “203”.

For Sellers approved to submit appraisal reports using Uniform Appraisal Dataset (UAD) 2.6, when documenting verification of completion of the Mortgaged Premises, Sellers should refer to Section 5605.8 in effect prior to November 2, 2026.

Guide impacts: Sections 4301.1, 4301.2, 4301.4 through 4301.7, 4602.1, 4607.2, 6302.16, Exhibits 19, 19A and 34

Rental income

We have updated Section 5306.1 to make rental income requirements easier to find based on the transaction type, property type, unit count and loan purpose. No requirements were changed as a result of the enhanced navigation and new formatting.

Additionally, we have updated requirements when documenting rental income with an appraisal report as follows:

- For a non-subject property, the appraisal report is not required to be a UAD 3.6 appraisal report
- For a property converted from a Primary Residence to an investment property (i.e., departure residence), the appraisal report is not required to be a UAD 3.6 appraisal report
- For a subject 2- to 4-unit Primary Residence, a UAD 3.6 Traditional Appraisal Report is required. We removed the reference to Hybrid Appraisal Reports as the Guide does not permit Hybrid Appraisal Reports for 2- to 4-unit properties.

For Sellers approved to submit appraisal reports using UAD 2.6, each reference to “Traditional Appraisal Report” in Section 5306.1 must be substituted with “interior and exterior appraisal report.”

Finally, we have added flexibility to the documentation and delivery requirements for subject 2- to 4-unit Primary Residences and subject Investment Properties when rental income is not used to qualify. When the appraisal report does not include the gross monthly rental income, the Seller may deliver the estimated gross monthly rental income as documented on either:

- A written statement from the Borrower, or
- The monthly income disclosed on Guide Form 65, *Uniform Residential Loan Application*, in Section 3a, Property You Own

Guide impacts: Sections 4201.11, 4201.13, 4501.6, 4504.5, 5306.1, 6302.8 and Form 92

VantageScore® 4.0 Credit Scores

We have incorporated into the Guide the updates concerning the broad availability of VantageScore 4.0 announced in Bulletin 2026-H.

We have also included provisions to allow Sellers to use VantageScore 4.0 Credit Scores to meet Guide requirements for Manually Underwritten Mortgages. In connection with this expansion, we have updated Exhibit 19 to eliminate the Alt FICO® Credit Fee in Price.

Guide impacts: Sections 3401.1, 4205.1, 4205.3, 4205.4, 4501.5, 4504.6, 5102.2, 5202.1, 5203.1, 5203.2, 6302.9, 6302.12, 6302.13, 6302.15, 6303.1, Exhibits 19, 25 and 34

Third-party asset verification reports

We have updated the asset documentation requirements to permit third-party verification reports for depository accounts, securities and retirement accounts, including when using accumulated assets as income.

Guide impacts: Sections 5307.1 and 5501.3

3. ADDITIONAL GUIDE UPDATES

Uniform Loan Delivery Dataset

Effective November 10, 2026

We are updating the Uniform Loan Delivery Dataset (ULDD) to allow Sellers the option to deliver Borrower contact information such as e-mail and telephone data for the Primary Borrower in addition to four additional Borrowers. Three phone numbers (work, mobile device and home) in addition to e-mail addresses may be provided.

We are adding the following ULDD Data Points:

- For Borrower(s): *Contact Point Email Value* (Sort ID 538.5), *Contact Point Telephone Value* (Sort ID 539), *Contact Point Role Type* (Sort ID 539.5) and *Contact Point Preference Indicator* (Sort ID 539.7)
- For Legal Entities: *Contact Point Email Value* (Sort ID 543.1), *Contact Point Telephone Value* (Sort ID 543.2), *Contact Point Role Type* (Sort ID 543.5) and *Contact Point Preference Indicator* (Sort ID 543.7). In Loan Selling Advisor®, this field appears as "Non-Individual Borrower".

We are also updating the notes for ULDD Data Point *Assumability Indicator* (Sort ID 225).

Guide impacts: Sections 6302.5 and 6302.9

Loan Status Hub® System-Specific License

We have updated the System-Specific License for Loan Status Hub to specify that Sellers may use Loan Status Hub to submit to Freddie Mac certain data, documents and information required by Sellers' other Purchase Documents. Additionally, the System-Specific License for Loan Status Hub has been moved from Section 4607.1(d) to Section 2402.2(a)(xv).

Guide impacts: Sections 2402.2 and 4607.1

Co-Issue XChange®

We have updated Exhibit 26, *Agreement for Concurrent Transfer of Single-Family Mortgage Servicing Contract Rights With Complete/Full Bifurcation*, to include Cross-Selling and Solicitation language that is currently in Exhibit 28A, *Loan Servicing Purchase and Sale Agreement for Cash-Released XChange*, creating a program match across servicing-released executions.

Guide impact: Exhibit 26

CHOICEReno eXPress® Mortgages

Effective for Mortgages with Loan Product Advisor® submission or resubmission dates on or after January 25, 2027

In Bulletin 2026-13, we announced the enhancement of our CHOICEReno eXPress offering. We are updating Section 4606.1 to reflect the renaming of special purpose cash-out refinance Mortgages to equity buyout refinance Mortgages and the relocation of the Loan Status Hub System-Specific License.

Guide impacts: Sections 4606.1, 4606.3 and 4606.5

Guide optimization

We have updated Sections 5201.1 and 5202.1 as part of the ongoing Guide optimization initiative, which is focused on improving content organization, usability, navigation and the overall user experience. No requirements were changed as a result of these updates.

Guide impacts: Sections 5201.1 and 5202.1

Guide refactoring

With the refactoring of Guide Chapter 5306 announced in Bulletin 2025-1, we inadvertently removed the requirements for ADU zoning compliance when using rental income from an ADU. With this Bulletin, we have restored these requirements to reflect the original intent.

Guide impact: Section 5306.1

4. ADDITIONAL RESOURCES

We have added FAQs for the following topics:

- **Equity buyout refinance Mortgages**
- **Credit Score models**

Additional resources are not part of, or a substitute for, the Guide or other Purchase Documents.

5. GUIDE UPDATES SPREADSHEET AND TRACKED REVISIONS

For a detailed list of the Guide updates associated with this Bulletin and tracked revisions of the Guide content, access the Bulletin 2026-15 (Selling) Guide Updates Spreadsheet and Guide Tracked Revisions via the Download drop-down available at **https://guide.freddiemac.com/app/guide/bulletin/2026-15**.

The Guide Updates Spreadsheet and Guide Tracked Revisions are not part of, or a substitute for, the Guide or other Purchase Documents.

6. CONTACT AND SUPPORT

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