

Loan Selling Advisor® is Freddie Mac’s pricing, contracting, and loan delivery tool. For loans submitted through Loan Product Advisor®, Loan Selling Advisor confirms a loan’s eligibility for representation and warranty relief for collateral, income and asset. Representation and warranty relief for each is effective upon Freddie Mac’s purchase of the loan. This reference guide provides information on how to use Loan Selling Advisor to confirm a representation and warranty relief status (the overall relief decision).

Representation and Warranty Relief Types through Loan Selling Advisor

To obtain representation and warranty relief, the data on the Loan Product Advisor Last Feedback Certificate must be consistent with the data delivered in Loan Selling Advisor. If there are material changes to the loan file after Loan Product Advisor completes the assessment, the loan may no longer be eligible for representation and warranty relief. The representation and warranty for each relief type is then confirmed through the Loan Selling Advisor assessment process.

See the table below for a description of each relief type:

Representation and Warranty Relief Type	Description						
Collateral	<p>Collateral representation and warranty relief provides immediate relief from representations and warranties related to the value of the mortgaged premises, as more specifically described in the Seller’s Purchase Documents.</p> <p>There are two types of collateral representation and warranty relief which are summarized in the table below:</p> <table border="1" data-bbox="416 1008 1422 1549"> <thead> <tr> <th data-bbox="416 1008 756 1115">When the Collateral Representation and Warranty Relief type is...</th> <th data-bbox="756 1008 1422 1115">Which means...</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 1115 756 1257">With an appraisal</td> <td data-bbox="756 1115 1422 1257">Collateral representation and warranty relief may be granted based on an appraisal of the mortgaged premises as it relates to the value of the property upon sale of the mortgage to Freddie Mac.</td> </tr> <tr> <td data-bbox="416 1257 756 1549">With an appraisal waiver</td> <td data-bbox="756 1257 1422 1549">Collateral representation and warranty relief also offers the option to waive the appraisal requirements for certain Loan Product Advisor Mortgages. This is known as Automated Collateral Evaluation (ACE). If you accept the appraisal waiver option, you are not required to obtain an appraisal and will be relieved of representations and warranties related to the value, including condition and marketability, of the property upon sale of the mortgage to Freddie Mac.</td> </tr> </tbody> </table> <p>The Last Feedback Certificate must indicate an Accept Risk Class on a collateral representation and warranty relief of “Eligible.”</p> <p>For more information, refer to the Automated Collateral Evaluation and the Collateral Representation and Warranty Relief with an Appraisal: Overview job aids.</p>	When the Collateral Representation and Warranty Relief type is...	Which means...	With an appraisal	Collateral representation and warranty relief may be granted based on an appraisal of the mortgaged premises as it relates to the value of the property upon sale of the mortgage to Freddie Mac.	With an appraisal waiver	Collateral representation and warranty relief also offers the option to waive the appraisal requirements for certain Loan Product Advisor Mortgages. This is known as Automated Collateral Evaluation (ACE). If you accept the appraisal waiver option, you are not required to obtain an appraisal and will be relieved of representations and warranties related to the value, including condition and marketability, of the property upon sale of the mortgage to Freddie Mac.
When the Collateral Representation and Warranty Relief type is...	Which means...						
With an appraisal	Collateral representation and warranty relief may be granted based on an appraisal of the mortgaged premises as it relates to the value of the property upon sale of the mortgage to Freddie Mac.						
With an appraisal waiver	Collateral representation and warranty relief also offers the option to waive the appraisal requirements for certain Loan Product Advisor Mortgages. This is known as Automated Collateral Evaluation (ACE). If you accept the appraisal waiver option, you are not required to obtain an appraisal and will be relieved of representations and warranties related to the value, including condition and marketability, of the property upon sale of the mortgage to Freddie Mac.						



Representation and Warranty Relief Type	Description						
Income	<p>Income representation and warranty relief may be granted from Freddie Mac's enforcement of certain selling representations and warranties related to the borrower's income upon sale of the mortgage to Freddie Mac. Loan Product Advisor will assess for income representation and warranty relief.</p> <p>There are two types of income representation and warranty relief which are summarized below:</p> <table border="1" data-bbox="416 502 1422 961"> <thead> <tr> <th data-bbox="416 502 762 640">When the automated income assessment with Loan Product Advisor is...</th> <th data-bbox="762 502 1422 640">The loan is granted income representation and warranty relief* for ...</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 640 762 857">Using employer data</td> <td data-bbox="762 640 1422 857"> <ul style="list-style-type: none"> The accuracy of the income calculation related to eligible income sources described in Section 5901.2(b) that are on the income verification report; and The accuracy and integrity of the data represented on the income verification report </td> </tr> <tr> <td data-bbox="416 857 762 961">Using tax return data</td> <td data-bbox="762 857 1422 961">The accuracy of the income calculation related to eligible income sources described in Section 5903.2(b) on the Income Calculation Report</td> </tr> </tbody> </table> <p>*Note: The Last Feedback Certificate must indicate an Accept Risk Class and an income representation and warranty relief of "Eligible."</p> <p>For more information, refer to Loan Product Advisor's Automated Income Assessment (Employer Data) and the Automated Income Assessment (Tax Returns) job aids.</p>	When the automated income assessment with Loan Product Advisor is...	The loan is granted income representation and warranty relief* for ...	Using employer data	<ul style="list-style-type: none"> The accuracy of the income calculation related to eligible income sources described in Section 5901.2(b) that are on the income verification report; and The accuracy and integrity of the data represented on the income verification report 	Using tax return data	The accuracy of the income calculation related to eligible income sources described in Section 5903.2(b) on the Income Calculation Report
When the automated income assessment with Loan Product Advisor is...	The loan is granted income representation and warranty relief* for ...						
Using employer data	<ul style="list-style-type: none"> The accuracy of the income calculation related to eligible income sources described in Section 5901.2(b) that are on the income verification report; and The accuracy and integrity of the data represented on the income verification report 						
Using tax return data	The accuracy of the income calculation related to eligible income sources described in Section 5903.2(b) on the Income Calculation Report						
Asset	<p>Asset representation and warranty relief may be granted from Freddie Mac's enforcement of certain selling representations and warranties related to the borrower's assets upon sale of the mortgage to Freddie Mac. Loan Product Advisor will assess for representation and warranty relief eligibility.</p> <p>The table below summarizes the asset representations and warranties that will not be enforced on eligible loans:</p> <table border="1" data-bbox="416 1417 1422 1704"> <thead> <tr> <th data-bbox="416 1417 762 1527">*Asset Representation and Warranty Relief is granted for...</th> <th data-bbox="762 1417 1422 1527">Which means...</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 1527 762 1630">Sufficiency of verified assets</td> <td data-bbox="762 1527 1422 1630">The Borrower has sufficient verified assets to cover the "Total Funds to be Verified" amount on the Last Feedback Certificate.</td> </tr> <tr> <td data-bbox="416 1630 762 1704">Asset Verification Report information</td> <td data-bbox="762 1630 1422 1704">The accuracy and integrity of the data provided on the Asset Verification Report is validated.</td> </tr> </tbody> </table> <p>*Note: The Last Feedback Certificate must indicate an Accept Risk Class and an asset representation and warranty relief of "Eligible."</p> <p>For more information, refer to Loan Product Advisor's Automated Asset Assessment job aid.</p>	*Asset Representation and Warranty Relief is granted for...	Which means...	Sufficiency of verified assets	The Borrower has sufficient verified assets to cover the "Total Funds to be Verified" amount on the Last Feedback Certificate.	Asset Verification Report information	The accuracy and integrity of the data provided on the Asset Verification Report is validated.
*Asset Representation and Warranty Relief is granted for...	Which means...						
Sufficiency of verified assets	The Borrower has sufficient verified assets to cover the "Total Funds to be Verified" amount on the Last Feedback Certificate.						
Asset Verification Report information	The accuracy and integrity of the data provided on the Asset Verification Report is validated.						



NOTE: If a loan(s) is ineligible for representation and warranty relief of collateral, income or asset, it may still be eligible for relief offered through Freddie Mac's selling representation and warranty framework as described in Guide section 1301.11.

Click the tabs to learn about the Loan Selling Advisor process and tips for confirming the loan's representation and warranty relief status.

Additional Resources

To learn more about the steps to confirm representation and warranty relief in Loan Selling Advisor, refer to this tutorial: [How to Confirm Representation and Warranty Relief in Loan Selling Advisor](#).

If you have other questions regarding Loan Selling Advisor functionality or you are a new customer and need help with it, refer to the [Loan Selling Advisor webpage](#).



How to Confirm and Retrieve a Representation and Warranty Relief Status

You must complete the following actions in Loan Selling Advisor to confirm and receive a representation and warranty relief status (the overall relief decision).

1. Create a loan.
2. Assess (also referred to as Evaluate) the loan. Assessment triggers confirmation of representation and warranty relief eligibility.
 - ◇ If you edit data after the initial assessment, you must re-assess the loan. Each re-assessment generates a re-assessment of representation and warranty relief and may result in a relief status change.
3. Retrieve and review the representation and warranty relief status and assessment messages.

Note: The loan must have been previously submitted to Loan Product Advisor for Loan Selling Advisor to confirm representation and warranty relief eligibility.

The representation and warranty relief status and underlying relief messages can be accessed on a loan-level basis. Additionally, these messages are final when the loan reaches a Settlement Locked status.

NOTE: Best Efforts loans must be closed loans and must contain complete loan data to be eligible for representation and warranty relief.

For a tutorial on these steps, watch [How to Confirm Representation and Warranty Relief in Loan Selling Advisor](#).



Representation and Warranty Relief Status and Relief Messages

Loan Selling Advisor confirms the loan’s overall representation and warranty relief status for each relief type. In addition to the relief status, each loan receives relief messages to clarify the overall status.

Loans that receive a Representation and Warranty Relief Status also receive associated messages. The table that follows describes the types of representation and warranty relief and the associated status and message types:

Representation and Warranty Relief Type	Representation and Warranty Relief Status (Overall Decision)			
	Y = Yes	N = No	Unavailable	Blank
Collateral with an Appraisal	This loan has been granted collateral representation and warranty relief for value.	Based on Freddie Mac’s overall assessment of loan and collateral risk, including appraisal quality, collateral quality and loan characteristics, this loan is not eligible for collateral representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac’s selling representation and warranty framework.	We are unable to assess this loan for collateral representation and warranty relief at this time. You may resubmit for an assessment or proceed with funding and may be eligible for relief offered through Freddie Mac’s selling representation and warranty relief framework.	Loan has not yet been assessed.
Collateral with an Appraisal Waiver (ACE)	Loan is eligible for collateral representation warranty relief with an appraisal waiver. Seller is relieved of representations and warranties related to value, condition and marketability.	This loan is no longer eligible for an appraisal waiver because one or more of the key data elements originally used to obtain the waiver has changed. Verify data as noted in additional messages.	Appraisal waiver eligibility cannot be validated at this time. Please re-evaluate the mortgage at a later time.	Loan has not yet been assessed.



Representation and Warranty Relief Type	Representation and Warranty Relief Status (Overall Decision)			
	Y = Yes	N = No	Unavailable	Blank
Income	This loan has been granted income representation and warranty relief.	Based on Freddie Mac's overall assessment, the loan is not eligible for income representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.	Unable to evaluate the loan for income representation and warranty relief at this time due to an internal error, therefore, the eligibility is unavailable. Please re-evaluate the loan and if you continue to receive this message, contact Customer Support (800-FREDDIE) for assistance.	Loan has not yet been assessed.
Asset	This loan has been granted asset representation and warranty relief.	Based on Freddie Mac's overall assessment, the loan is not eligible for asset representation and warranty relief. However, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.	Unable to evaluate the loan for asset representation and warranty relief at this time due to an internal error, therefore, the eligibility is unavailable. Please re-evaluate the loan and if you continue to receive this message, contact Customer Support (800-FREDDIE) for assistance.	Loan has not yet been assessed.

In addition to the decision status, loans may receive assessment messages which are comprised of two parts:

1. a message that reflects the overall status, and
2. associated messages to provide clarification when the decision status message indicates the loan is not eligible for a specific type of representation and warranty relief.

While each loan receives an eligibility assessment in Loan Product Advisor (if submitted to Loan Product Advisor) and confirmation in Loan Selling Advisor, the status in Loan Selling Advisor may be different than the preliminary assessment received in Loan Product Advisor or validation in Loan Quality Advisor if data changes prior to delivery.

NOTE: Status and Relief Messages are available for export.



Loans with a Status of “No” or “Unavailable”

No later than the contract fulfillment or expiration date:

- Loans with representation and warranty relief status of “No” or “Unavailable” are not eligible for relief; however, they may be eligible for relief offered through the Freddie Mac selling representation and warranty framework, as indicated in the Freddie Mac *Single-Family Seller/Servicer Guide* Section 1301.11.
- Loans with a “Blank” status cannot proceed to funding because they have not been assessed for purchase eligibility and representation and warranty relief. (All loans must be assessed for purchase eligibility to proceed to funding.)
- Loans with a representation and warranty relief status of “No” or “Unavailable” automatically proceed to funding or settlement after all critical purchase edits are cleared and delivery requirements are met. If you do not want the loan to proceed to funding or settlement, do the following:
 - ◇ If the representation and warranty relief status is...
 - » Unavailable. Re-assess the loan after the system is available, or remove the loan from the contract before the loan status changes to “Settlement Locked.” Furthermore, if the loan is subject to Form 996E, *Warehouse Provider Release and Transfer*, the loan must be removed from the contract before Form 996E is recorded in Loan Selling Advisor.
 - » No. Remove the loan from the contract before the loan’s status changes to “Settlement Locked.”

NOTE: Best Efforts loans cannot be removed from a contract.



Retrieve and View Status and Associated Messaging Information

Several pages have been updated to include representation and warranty relief information. The following table identifies the page name, location of the status and message(s), additional display criteria information and an example of the page.

Page Name	Status and Message Location and Additional Display Information
Evaluate Loan	<p>The representation and warranty relief status displays in the Loan Data panel. Click on the Loan Data tab to expand the panel, and you will see the three relief types of collateral, income and asset along with a relief status of:</p> <ul style="list-style-type: none"> • Yes • No • Unavailable <p>If you selected one or more loans from the Loan Pipeline to evaluate, the Loan Details header displays one loan at a time and displays the most relevant loan data elements. The Loan Data panel displays all loan data elements of the Loan Details.</p> <p>The message categories display for each loan. The number of messages display for each category. Review the representation and warranty relief (R&W* Relief) messages and make corrections to the loan data, if applicable.</p> <p>Messages in the LIST view are hyperlinked to a DETAILS view. Click DETAILS to collapse the LIST view to display one message at a time. Use the navigation arrows to advance or return to messages.</p>

The screenshot displays the 'Evaluate Loan' interface. At the top, there's a navigation bar with tabs: CONTRACTS, LOANS, EXPORT DATA, THIRD PARTY, and SETTLEMENTS. Below this, a progress bar shows stages: PROPERTY, BORROWER, PARTY, CLOSING, CURRENT, MODIFICATION, CONVERSION, TOTAL LOANS, and UCDP. The main content area is titled 'Loan 1 of 3' and includes a 'Loan Details' section with fields for SELLER LOAN IDENTIFIER, BORROWER, and MORTGAGE CONFORMITY TYPE (Conforming Mortgage). Below this is a summary of message counts: Critical Errors (12), R&W* Relief (6), and Warnings (1). A table lists compliance types and their corresponding messages. At the bottom, there are input fields for Seller Loan Identifier, MERS MIN Identifier, and Universal Loan Identifier, along with 'SAVE AS DRAFT' and 'SAVE & EVALUATE' buttons. A 'Loan Data' panel is expanded, showing fields like SELLER LOAN IDENTIFIER, FREDDIE MAC LOAN NUMBER, INVESTOR CONTRACT IDENTIFIER, BORROWER, MORTGAGE CONFORMITY TYPE (Conforming Mortgage), and R&W* RELIEF status (No).

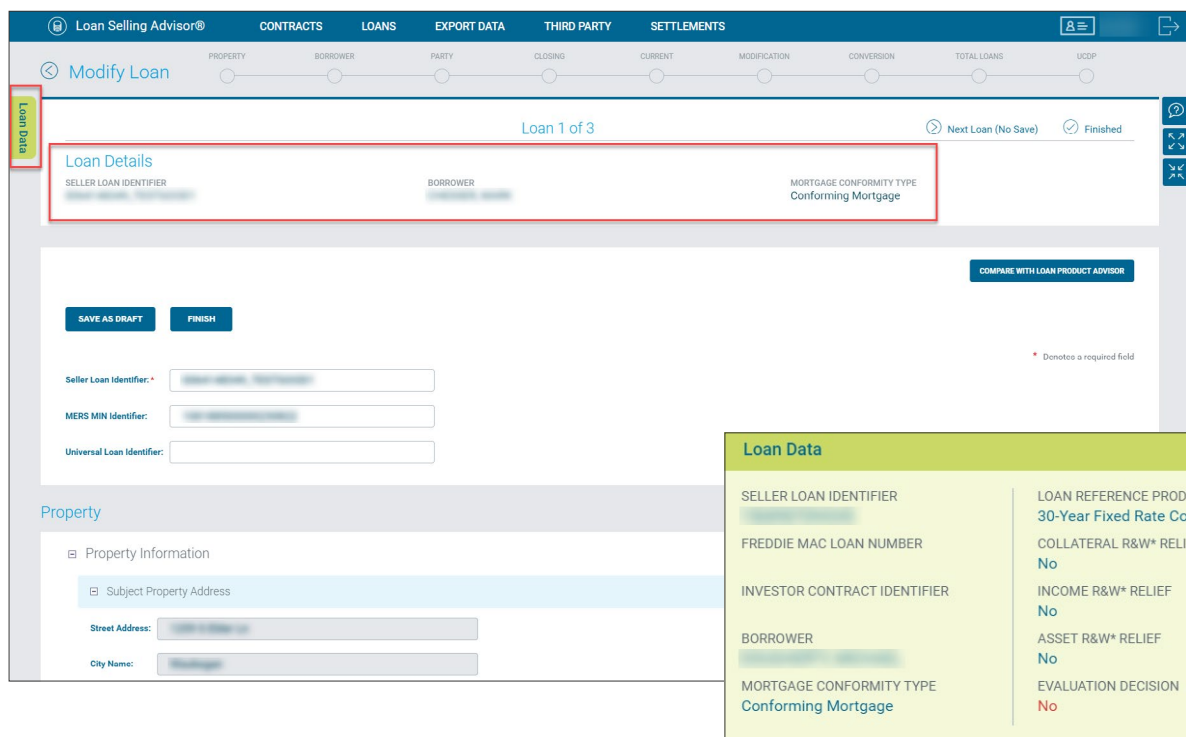


Page Name	Status and Message Location and Additional Display Information
View Evaluation Issues	<p>The representation and warranty relief status with evaluation issues and warnings displays on the View Evaluation Issues page. The summary is displayed at the top of the page. The summary provides details on how many loans have critical evaluation errors as well as how many loans were not eligible for representation and warranty relief status.</p> <p>For each loan displayed subsequent to the summary, you will see the R&W* Relief status:</p> <ul style="list-style-type: none"> • No • Unavailable <p>Detailed evaluation issue messages will display in the R&W* Relief section of each loan. At the top-right part of the page, you have the option to export the Evaluation Issues file (in CSV format).</p>

The screenshot displays the 'View Evaluation Issues' interface. At the top, a summary table shows search results: 27 loans found, 1 with critical errors, 27 ineligible for R&W* relief, 8 with income R&W* relief, and 8 with asset R&W* relief. Below this, two loan details are shown. Loan 1 of 27 has a 'Critical Errors' count of 5 and an 'R&W* Relief' status of 'No'. Its R&W* Relief section lists three items: Collateral (not eligible for relief), Asset (must be submitted to Loan Product Advisor), and Closing Disclosure Requirement (UCD required). Loan 2 of 27 has an 'R&W* Relief' status of 'Unavailable' and one warning: 'Data Reasonableness' (confirm Loan Maturity Date). Both loans have their respective R&W* Relief sections highlighted with red boxes in the original image.



Page Name	Status and Message Location and Additional Display Information
View/Modify Loan Modify Best Efforts Loan	<p>The representation and warranty relief status displays in the Loan Data panel. Click on the Loan Data tab to expand the panel, and you will see the three relief types of collateral, income and asset along with a relief status of:</p> <ul style="list-style-type: none"> • Yes • No • Unavailable • Blank (Loan has not been assessed) <p>If you selected one or more loans from the Loan Pipeline to evaluate, the Loan Details header displays one loan at a time and displays the most relevant loan data elements. The Loan Data panel displays all loan data elements of the Loan Details.</p> <p>The information for each loan displays beneath the Loan Details header.</p>



<p>Loan Pipeline Summary of Evaluated Loans Summary of Modified Loans</p> <p>Third Party Transaction Services pages: Originator Pipeline Aggregator Pipeline</p>	<p>The representation and warranty relief column is divided into three subsection columns titled: CO (collateral), IN (income) and AS (asset). A letter representing the status for each relief type will display in each subsection column as a hyperlink. The letters represent the following statuses:</p> <ul style="list-style-type: none"> • Y = Yes • N = No • U = Unavailable • Blank = Loan has not been assessed <p>The letters representing the status are clickable hyperlinks. Click the hyperlink to view the Representation and Warranty Relief Details page with the overall status and (when applicable) associated messages.</p>
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Page Name | **Status and Message Location and Additional Display Information**

Loan Pipeline

Seller Loan Identifier:

Primary Borrower Last Name:

Freddie Mac Loan #:

Loan Status:

Evaluation Status:

Certification Status:

Investor Contract ID:

Loan Type(s) to include in results

Modified Loan Converted Loan

Additional Fields

SEARCH **RESET**

Advanced View

Select Page Select All 422 Loans TOTAL SELECTED: 0

SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	COMPLETE	996E CREATED DATE	996E COMPLETED DATE	REQUESTED SETTLEMENT DATE	R&W* RELIEF CO ^	R&W* RELIEF IN	R&W* RELIEF AS	CREDIT FEES YIELD (BPS)	CR FE PR (BR
<input type="checkbox"/>					ASAP	Y	Y	Y		

Import Loan Results

The Representation and Warranty Relief Not Eligible column is divided into three subsection columns which are titled: CO (collateral), IN (income) and AS (asset).

- When a value of “zero” displays in any of the subsection columns, it indicates that all loans in the import file are eligible for that relief type.
- When a numeric value greater than zero displays in any of the subsection columns, it represents the number of loans in the import file that are not eligible for that relief type. Click the numeric value (a hyperlink) to view the overall relief message and (when applicable) associated messages. If the subsection column is blank, it indicates the import file has not been assessed.

Import Loan: Results

View errors by clicking on the numbers in the errors columns. Click on the Refresh Import Status button to update the Status.

Large import files may take some time to process. While the import is in the process, other tasks in the system can be performed.

REFRESH IMPORT STATUS

FILE NAME	USER ID	DATE/TIME	TOTAL LOANS	TOTAL CURRENT UPB †	PROCESSED	IMPORT ERRORS	ALLOCATION ERRORS	EVALUATION ERRORS	R&W* RELIEF NOT ELIGIBLE			LOAN REFERENCE PRODUCT LABEL WARNING	STATUS
									CO	IN	AS		
SIT_ACE_020_2018-02-21 202211.xml	GRI_SSUPERUSER4	2018/02/21 20:22 PM	3	\$394,378.09	1	0	1	1	1	0	1	0	Completed



To view **Representation and Warranty Relief Summary Information**, do the following:

1. From the **Cash Contract Details** page, click **R&W Relief Summary Info**.

Cash Contract Details

Summary of Contract Terms		Contract Options
CONTRACT NAME:	REMAINING BALANCE: \$0.00	Modify Mandatory Contract
INVESTOR CONTRACT IDENTIFIER:	CONTRACT AMOUNT: \$400,000	Change Contract Name
CONTRACT TYPE: Mandatory	CONTRACT STATUS: Accepted	Add Loan(s)
CONTRACT PRODUCT: 30-Year Fixed Rate Conventional	ACCEPTED DATE: 12/05/2017 11:26:37	Pair Off
LTV RATIO PERCENT RANGE: 0% - <=105%	PAIR OFF AMOUNT:	View/Print Contract Confirmation
MASTER COMMITMENT:	EXPIRATION DATE: 01/04/2018	Refresh Contract Details
		R&W Relief Summary Info

The **Representation and Warranty Relief Summary Info** page displays. Here you will view a list of the representation and warranty relief types, the number of loans allocated to the contract and the number of loans that are not assessed. The last three columns indicate representation and warranty relief loan eligibility. When a zero displays in any of these columns, it indicates the loan is eligible for that particular representation and warranty relief type, and when a value greater than zero displays, it indicates the number of loans allocated to the contract that are not eligible for representation and warranty relief. Click the number (a hyperlink) to view the overall relief message and associated messages for the affected loans.

Representation and Warranty Relief Summary Info

INVESTOR CONTRACT IDENTIFIER: [REDACTED]

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R&W RELIEF TYPE	# LOANS ALLOCATED	# LOANS NOT EVALUATED	# OF LOANS UNAVAILABLE	# OF LOANS NOT ELIGIBLE	# OF LOANS ELIGIBLE
Collateral	1	0	0	1	0
Income	1	0	0	0	1
Asset	1	0	1	0	0

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The table below identifies the columns which display the number of loans that are eligible or not eligible for representation and warranty relief.

Column Name		
# OF LOANS UNAVAILABLE	# OF LOANS NOT ELIGIBLE	# OF LOANS ELIGIBLE
= Status of Unavailable	= Status of No	= Status of Yes



2. The **Representation & Warranty Relief Details** page displays. It contains the representation and warranty relief status, the overall relief message, and the associated messages (if applicable). At the top-right part of the page, you have the option to export the information on this page.

Representation and Warranty Relief Details

1-1 of 1 Loan Loans Per Page: 5

Loan Details (Loan 1 of 1)

SELLER LOAN # FM LOAN # BORROWER LAST NAME

R&W* Relief Status

COLLATERAL R&W* RELIEF	INCOME R&W* RELIEF	ASSET R&W* RELIEF
No	No	No

R&W* Relief 7

COMPLIANCE TYPE	MESSAGE
Collateral	Based on the overall assessment of loan and collateral risk, including appraisal quality, collateral quality and loan characteristics, this loan is not eligible for collateral representation and warranty relief; however, it may be eligible for relief offered through Loan Selling Advisor's selling representation and warranty framework.
Collateral	A Document File ID from UCDP that matches the Appraisal Identifier could not be found. Please verify the Appraisal Identifier and address match the appraisal submission.
Income	The loan must be submitted to Loan Product Advisor to be eligible for income representation and warranty relief.
Income	The loan must be evaluated in Loan Product Advisor to be eligible for income representation and warranty relief.
Asset	The loan must be submitted to Loan Product Advisor to be eligible for asset representation and warranty relief.

*Representation and Warranty Results as of Wed Jan 20 02:45:12 EST 2021

NOTE: See the table below for Collateral Representation & Warranty Relief messages for Construction Conversion and Renovation loans. The table below describes the reason for the message(s) you will receive in Loan Selling Advisor.

If...	Then the message displayed is...
The Appraisal Effective Date to Construction to Permanent First Payment Due Date is greater than 120 days	The effective date of the appraisal must be no more than 120 days prior to the Construction to Permanent First Payment Due Date for the loan to be eligible for collateral representation and warranty relief.
The IFI = H37 and Appraisal Effective Date to Construction to Permanent First Payment Due Date is greater than 180 days	The effective date of the appraisal must be no more than 180 days prior to the Construction to Permanent First Payment Due Date for the loan to be eligible for collateral representation and warranty relief.
The critical data element required for a construction conversion / renovation mortgage is missing	<ul style="list-style-type: none"> The Construction to Permanent Closing Feature Type is required for the loan to be eligible for collateral representation and warranty relief. The Construction to Permanent Closing Type is required for the loan to be eligible for collateral representation and warranty relief. The Construction to Permanent First Payment Due Date is required for the loan to be eligible for collateral representation and warranty relief.



Export Data

Loan Selling Advisor's Export Data function provides the capability of exporting loan or contract data using preset data sets with specific file formats. The export files are revised to include collateral, income and asset data.

The following table identifies data sets that contain certain representation and warranty relief information.

Export Data Sets with Representation and Warranty Relief Information		
Report Name	R&W Relief Status	R&W Relief Message(s)
Evaluation Issues MISMO 3.0 (Assessment Issues)	Yes	Yes
R&W Relief Details	Yes	Yes
Summary Data MISMO 3.0 (Seller Summary)	Yes	No

Note: In addition to the representation and warranty relief status and relief messages, the representation and warranty relief details export data set contains the following data:

- Export Created Date and Time
- Investor Contract Identifier
- Loan Status
- Primary Borrower First Name
- Primary Borrower Last Name
- R&W Relief Last Update Date/Time
- R&W Relief Type = Collateral, Income and Asset
- Seller Loan Identifier
- Seller/Aggregator Number

You can create a custom dataset from any predefined dataset (a predefined collection of data elements either delivered to or generated by Loan Selling Advisor) by adding or removing fields as needed. Custom datasets, based on your business needs, can be used for tracking or reporting purposes. To further assist you with the export functions, how to create or modify customized exports, and exporting datasets, refer to the following additional resources:

- [Export Data](#)
- [Implementation Guide for Loan Selling Advisor Export \(Phase 4a\) - Sellers](#) (export specifications)