

Effective March 29, 2024, Loan Coverage Advisor is helping you work more efficiently by implementing Freddie Mac BorrowSmart[®] as a new value, adding new Product Type and Servicing R&W Obligation Last Updating Event columns in search exports and enhancing the Interim Servicer field on the Loan Risk Details user interface (UI).

New BorrowSmart Value

Loan Risk Details UI

BorrowSmart will be available to display in the Loan Product type field on the Loan Risk Details UI when the affordable program is applicable for the loan.

The screenshot shows the 'Loan Risk Details for FM Loan #' interface. The 'Loan Product' field under the 'Delivery' section is highlighted with a red box and contains the text '30Yr Fixed Conv BorrowSmart'. Other fields include Seller Name, Seller Number, Seller Loan Number, Master Commitment Number, Loan Acquisition Date (01/30/2024), Servicer Name (FirstBank), Servicer Loan Number, Maturity Date (01/01/2054), Delivery Method (Flow), Bifurcation Delivery Type (None), Servicing Released Xchange Program Type (Retained), Participation % (100), and Post Settlement FPD (02/01/2024).

Basic Seller/Servicer Search Export

BorrowSmart will also be available to display in the Product Type column for basic Seller/Servicer search exports.

Search Criteria					
FM Loan Number	Imported List				
*Representation & Warranty					
FM Loan Number	Seller R&W* Number	Seller R&W* Name	Seller Loan Number	Delivery Bifurcation	Product Type
		United Wholesale M		None	30Yr Fixed Conv BorrowSmart
		United Wholesale M		None	30Yr Fixed Conv BorrowSmart
		United Wholesale M		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		Rocket Mortgage, LLC		None	30Yr Fixed Conv BorrowSmart
		United Wholesale M		None	30Yr Fixed Conv BorrowSmart
		Premium Mortgage C		None	30Yr Fixed Conv BorrowSmart

New Product Type Column for Credit Enhancement (CE) Search Exports

We're adding the Product Type column for the following CE search exports to provide more information about the loan and to help you analyze results easier.

Seller/Service Number Search

The screenshot shows an Excel spreadsheet with the following search criteria:

- Search Criteria
- Seller / Service Number
- CE Type
- *Representation & Warranty

The data table below shows the results of a search for Seller/Service Number. A new column, 'Product Type', has been added and is highlighted in red. The 'Loan Fund' column is also highlighted in red.

FM Loan Number	Seller R&S	Seller R&S	Seller Loa	Service R	Service R	Service L	Selling R&S	Selling R&S	Selling R&S	Selling R&S	Master C	Product Type	Loan Fund	Loan Status
7												30Yr Fixed GRH	#####	Performir
8												30Yr Fixed GRH	#####	Performir
9												30Yr Fixed GRH	#####	Performir
10												30Yr Fixed GRH	#####	Performir
11												30Yr Fixed GRH	#####	Performir
12												15Yr Fixed Conv	#####	Performir
13												30Yr Fixed GRH	#####	Performir
14												30Yr Fixed GRH	#####	Delinquen
15												30Yr Fixed GRH	#####	Performir
16												30Yr Fixed GRH	#####	Performir
17												30Yr Fixed GRH	#####	Delinquen
18												30Yr Fixed GRH	#####	Performir
19												30Yr Fixed GRH	#####	Performir
20											1/1/2050	30Yr Fixed GRH	#####	Performir
21											1/1/2050	30Yr Fixed GRH	#####	Performir
22											2/1/2050	30Yr Fixed GRH	#####	Performir
23											2/1/2050	30Yr Fixed GRH	2/3/2020	Performir
24											3/1/2050	30Yr Fixed GRH	#####	Performir
25											4/1/2050	30Yr Fixed GRH	#####	Performir
26											1/1/2050	30Yr Fixed Conv	#####	Performir
27											4/1/2050	30Yr Fixed GRH	#####	Performir

Master Commitment (MC) Number Search

The screenshot shows an Excel spreadsheet with the following search criteria:

- Search Criteria
- Master Commitment Number
- CE Type
- *Representation & Warranty

The data table below shows the results of a search for Master Commitment Number. A new column, 'Product Type', has been added and is highlighted in red. The 'Loan Fund' column is also highlighted in red.

FM Loan Number	Seller R&S	Seller R&S	Seller Loa	Service R	Service R	Service L	Selling R&S	Selling R&S	Selling R&S	Selling R&S	Master C	Product Type	Loan Fund	Loan Status	
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	15Yr Fixed Conv	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	#####	30Yr Fixed GRH	#####
												Life of Loa	1/1/2050	30Yr Fixed GRH	#####
												Life of Loa	1/1/2050	30Yr Fixed GRH	#####
												Life of Loa	2/1/2050	30Yr Fixed GRH	#####
												Life of Loa	2/1/2050	30Yr Fixed GRH	2/3/2020
												Life of Loa	3/1/2050	30Yr Fixed GRH	#####



New Servicing R&W Obligation Last Updating Event Column for Representation & Warranty (R&W) Search Exports

We've added the Servicing R&W Obligation Last Updating Event column for the R&W search exports below.

Seller/Service Number Search

Search Criteria								
Seller / Service Number								
Selling R&W Type	Collateral							
Selling R&W Relief Date	is after May 2011							
Relief Date Type	Planned							
Selling R&W Period	Life of Loan							
*Representation & Warranty								
FM Loan Number	Seller R&W* Number	Seller R&W	Loan Func	Product Ty	Loan Statu	Selling R&W	Servicing R&W* Obligation Last Updating Event	Gross UPB
			#####	15Yr Fixed	Closed	No	Intra-Service Portfolio Move Request	
			#####	30Yr Fixed	Closed	No	Intra-Service Portfolio Move Request	
			#####	40Yr Fixed	Closed	No	Partial Adverse Action	
			#####	30Yr Fixed	Closed	No	Partial Adverse Action	
			#####	40Yr Fixed	Closed	No	Partial Adverse Action	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Manual Obligor Update	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Manual Obligor Update	
			#####	15Yr Fixed	Closed	No	Manual Obligor Update	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Manual Obligor Update	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	
			#####	15Yr Fixed	Closed	No	Manual Obligor Update	
			#####	15Yr Fixed	Closed	No	Legacy Transfer	

Basic Seller/Service Search

Search Criteria											
Seller / Service Number											
*Representation & Warranty											
FM Loan Number	Seller R&W	Seller R&W	Seller Loa	Delivery E	Servicing	Loan Func	Product Ty	Capacity R	Asset R&W	Servicing R&W* Obligation Last Updating Event	Gross UPB
				None		#####	15Yr Fixed	Conv	Life of Loan	Intra-Service Portfolio Move Request	
				None		#####	30Yr Fixed	Conv	Life of Loan	Intra-Service Portfolio Move Request	
				Full		#####	40Yr Fixed	Conv	Life of Loan	Partial Adverse Action	
				None		#####	30Yr Fixed	Conv	Life of Loan	Partial Adverse Action	
				None		#####	40Yr Fixed	Conv	Life of Loan	Partial Adverse Action	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	
				Operational		#####	15Yr Fixed	Conv	Life of Loan	Manual Obligor Update	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	
				Operational		#####	15Yr Fixed	Conv	Life of Loan	Manual Obligor Update	
				Operational		#####	15Yr Fixed	Conv	Life of Loan	Manual Obligor Update	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	
				Operational		#####	15Yr Fixed	Conv	Life of Loan	Manual Obligor Update	
				None		#####	15Yr Fixed	Conv	Life of Loan	Legacy Transfer	



Interim Servicer Field on Loan Risk Details UI

The Interim Servicer field was enhanced on the Loan Risk Details UI and will be flagged when this is applicable for the loan.

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Loan Risk Details for FM Loan # EXPORT

Seller	Delivery	Servicer	Servicing
SELLER NAME [REDACTED]	LOAN ACQUISITION DATE 09/12/2019	SERVICER NAME [REDACTED]	MATURITY DATE [REDACTED]
SELLER NUMBER [REDACTED]	LOAN PRODUCT 30yr Fixed Conv	SERVICER NUMBER [REDACTED]	GROSS UPB \$0.00
SELLER LOAN NUMBER [REDACTED]	DELIVERY METHOD Flow	SERVICER LOAN NUMBER [REDACTED]	BIFURCATION SERVICING TYPE None
MASTER COMMITMENT NUMBER [REDACTED]	BIFURCATION DELIVERY TYPE [REDACTED]		LOAN STATUS Closed
	PARTICIPATION % 100		
	POST SETTLEMENT PPD [REDACTED]		

Credit Risk Offsets

Selling R&W ² | Servicing R&W ² | MI | CE

Responsible Party

POSITION	OBLIGOR NAME	OBLIGOR NUMBER	START DATE	END DATE	INTERIM SERVICER
1	[REDACTED]	[REDACTED]	[REDACTED]	-	Yes

