

## Overview of Changes:

Freddie Mac Loan Advisor® in ECO now features the following new additions:

- 1. Collateral Offerings** –The Collateral Offering dashboard now has three new features: ACE, Hybrid Appraisal and Traditional Appraisal. These new features help you understand the collateral offering mix on your loans.
- 2. Collateral Performance** –The Collateral Performance dashboard now features new functionalities to identify the type of appraisal submitted in Loan Collateral Advisor and updated Hexmaps.
- 3. Loan Quality Advisor** – Loan Quality Advisor® dashboard now features a new affordable field in the Loan Level Details section.
- 4. Partial Asset R&W Relief Eligibility** – A new category has been added to the Asset Performance dashboard for applications that received partial asset representation and warranty (R&W) relief.

## 1. Collateral Offerings

### Terms used in this dashboard:

#### 1. Offerings

There are now five offerings under Collateral:

- i. ACE (Automated Collateral Evaluation)
- ii. ACE+ PDR (Automated Collateral Evaluation + Property Data Report)
- iii. Desktop Appraisal
- iv. Hybrid Appraisal
- v. Traditional Appraisal

#### 2. Adopted Rate (%)

Represents the percentage of loans delivered with the selected Collateral Offering out of the total number of delivered loans.

#### 3. Take Rate (%)

Represents the percentage of loans delivered with the selected Collateral Offering out of the total number of delivered loans eligible for the offering in Loan Product Advisor®.

#### 4. Eligible Rate (%)

Represents the percentage of applications eligible for the selected Collateral Offering in Loan Product Advisor out of the total number of applications submitted.

#### 5. Total Applications

Count of unique applications submitted to Loan Product Advisor.

#### 6. Collateral Offering Eligible Applications

Count of unique applications submitted in Loan Product Advisor eligible for a specific collateral offering.

## 7. Total Delivered Loans

Count of unique loans delivered to Freddie Mac.

## 8. Collateral Offering Delivered Loans

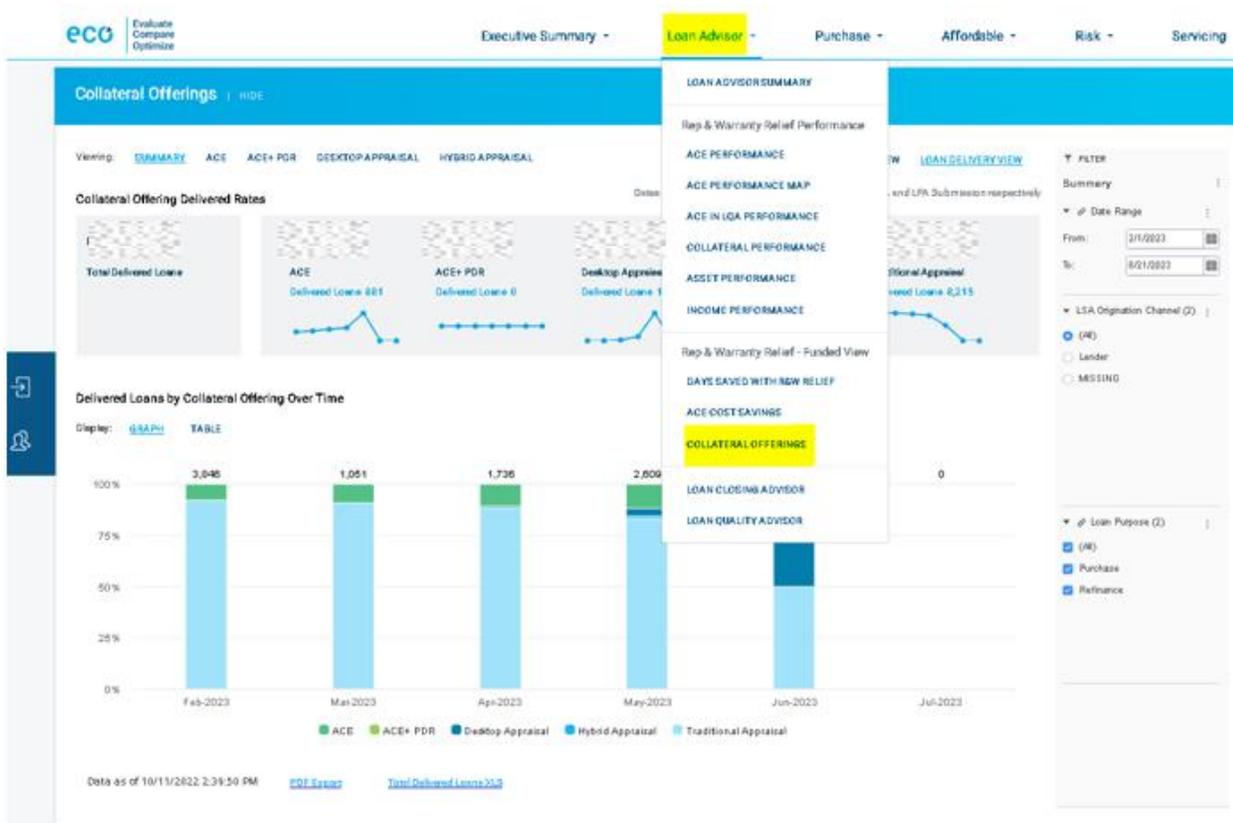
Count of unique loans delivered to Freddie Mac for a specific collateral offering.

## 9. Collateral Offering Delivered Rate (%)

Count of unique loans delivered to Freddie Mac for a specific collateral offering divided by the count of unique loans delivered to Freddie Mac.

### Dashboard Access:

To access this dashboard, click on the downward arrow icon in the homepage next to 'Loan Advisor' and select 'COLLATERAL OFFERINGS' listed under 'Rep & Warranty Relief – Funded View.'



Once the dashboard opens, you should be able to see the Collateral Offering dashboard summary view.



## [Navigating the enhanced Collateral Offerings Dashboard](#)

### 1. Header:

Name of the dashboard

### 2. Tabs:

There are three new tabs featured in this section in addition to the existing tabs ACE+ PDR and Desktop.

- i. **Summary:** Default tab that opens when the user selects Collateral Offering dashboard.
- ii. **ACE (Automated Collateral Evaluation)**
- iii. **Hybrid Appraisal**
- iv. **Desktop Appraisal**
- v. **Traditional Appraisal:** The user can view this tab only in the LPA Application view as the offering does not apply to the Loan Delivered view.

### 3. Filters:

Loan Purpose filter is added with the existing filters - Date range picker and Origination channel.

### 4. Key Performance Indicators

The KPI view is customized based on the tabs selected in Section 2.

- i. Loan Delivered view: Summary tab shows total delivered loans on the left and delivered rate for each offering under Collateral on the right.
- ii. LPA Application view: Summary tab shows total applications on the left and the eligibility rate for each offering under Collateral on the right.
- I. Tabs for each collateral offering will provide a quick view of both LPA application and Loan Delivered featuring:
  - Eligibility rate in %
  - Adopted Rate in %
  - Take rate in %



## 5. Graph / Table

This grid shows a stacked bar chart for the offerings with each stack representing an offering. The same data is also available in table view for each offering under Collateral.

## 6. Exports: Export functionality has two options:

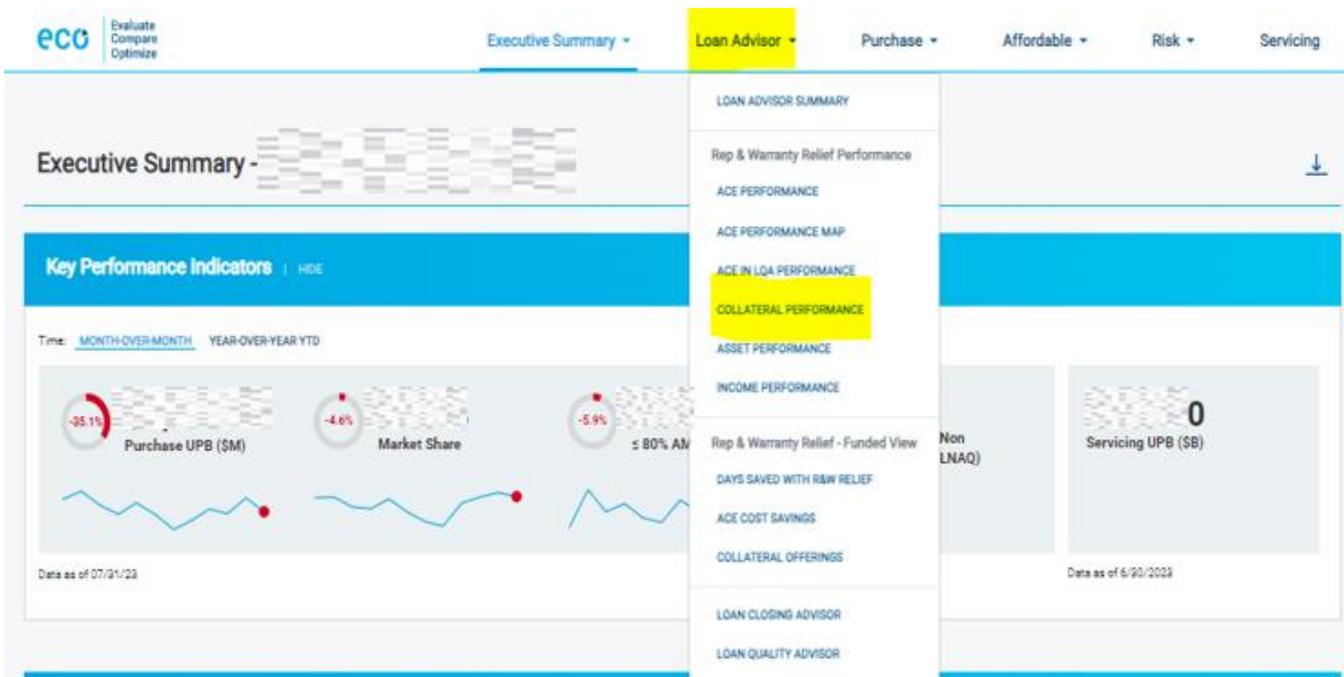
- i. **PDF Export:** Download the summary as a PDF.
- ii. **Spreadsheet:** Export the results in excel format.

## 2. Collateral Performance

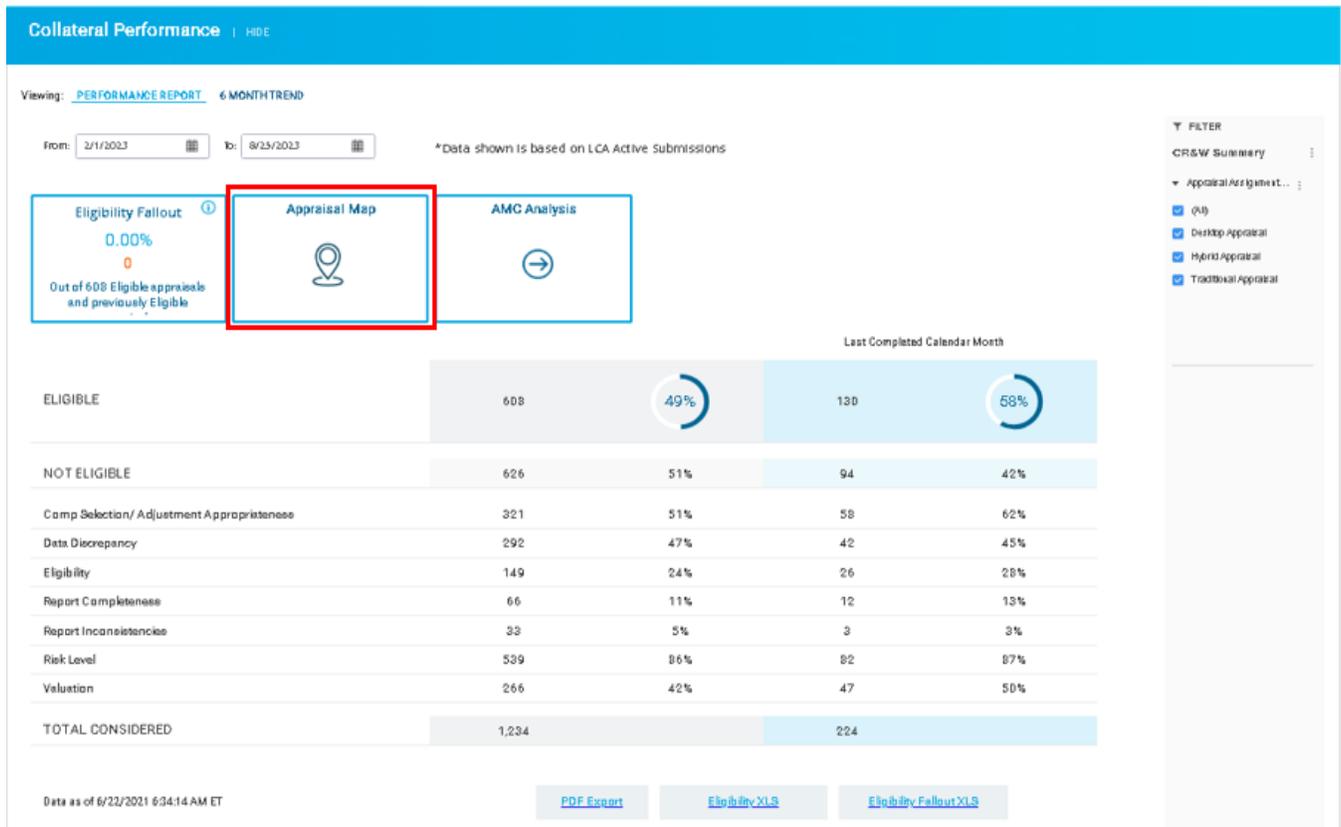
Collateral Performance Dashboard now features new functionalities to identify the type of appraisal submitted in Loan Collateral Advisor and updated Hexmaps.

### Dashboard Access:

To access this dashboard, click on the downward arrow icon in the homepage next to 'Loan Advisor,' and select 'Collateral Performance' from the dropdown.



Once selected, you will see the landing page below. Click on Appraisal Map icon to view the Collateral Performance Map updates.



Once the dashboard opens, you'll see the Collateral Performance Map view. The map has been transformed to a hexagon map.

## List of enhancements in Collateral Performance

### 1. Tabs

Eligible and Not Eligible views are split into two tabs. Users can toggle between these views seamlessly.

### 2. Map

The state map has been transformed to a Hexmap view. The state hexagons act as filter for the rest of the visualizations.

### 3. Key Performance Indicators (KPIs)

Users can view KPI scores for Eligible and Not Eligible based on the tab selection. The state hexagons in the map view act as a filter for these KPIs.

### 4. LCA Score

LCA Score can also be filtered by selecting the states in Hexmap.

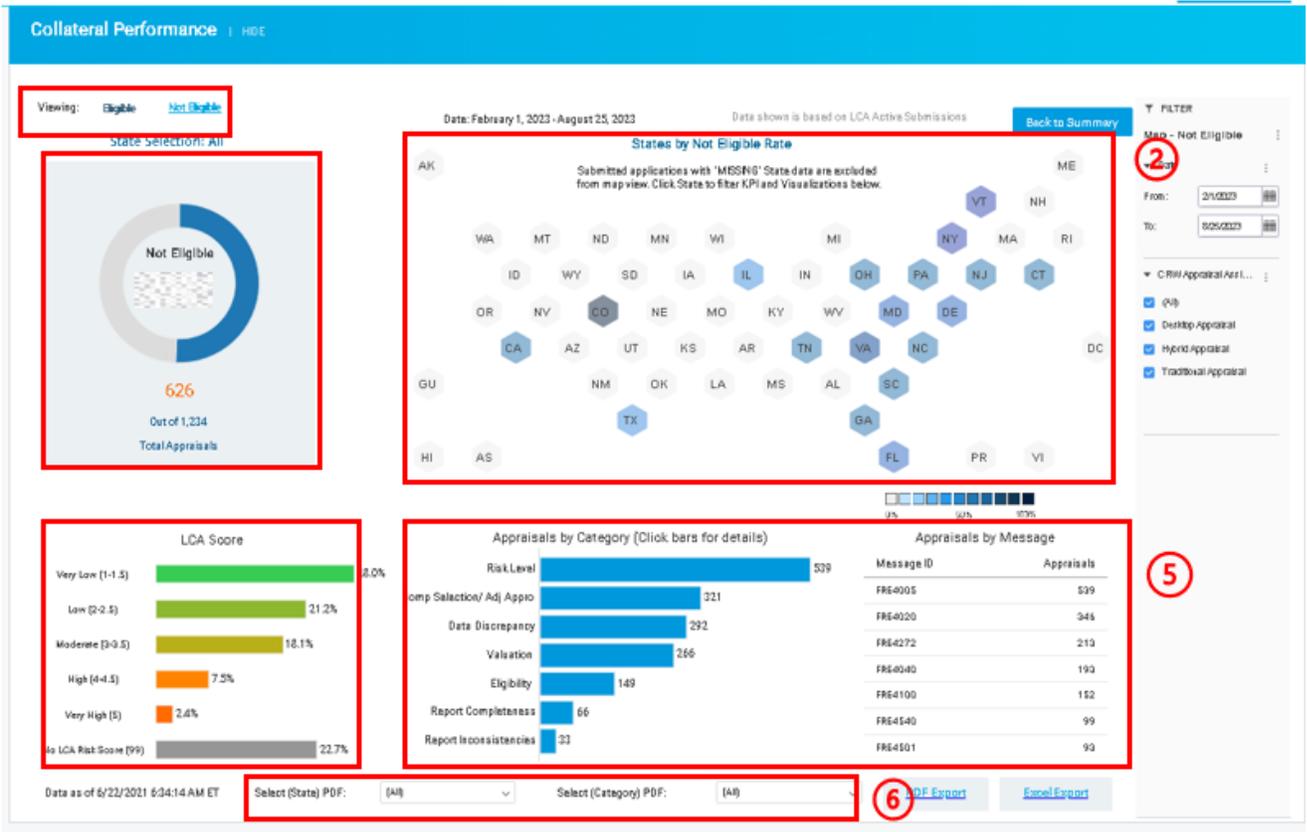
### 5. Appraisal by Category and Appraisals by Message

These charts appear only in the Not Eligible view and can be filtered using states in Hexmap as well. The messages can be filtered using the bars in the appraisal category.

### 6. Filters

To pass the selections in the view to PDF format, the user must select the state and category filter for PDF located at the bottom of the page.





### 3. Loan Quality Advisor

Loan Quality Advisor dashboard now features a new affordable field in Loan Level Details section.

#### Dashboard Access:

To access this dashboard, click on the downward arrow icon in the homepage next to 'Loan Advisor,' and select 'Loan Quality Advisor' from the dropdown.



## New addition in Loan Quality Advisor

Below mentioned are the Loan Level fields that are offered.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
Client ID	Client Name	Submission Date	Lender Identifier	Loan Source Batch	LQA Transaction ID	AUS Key	AUS Type	Doc File ID	Address	State	Zip Code	Origination Channel	Loan Status	Risk Assessment	LPA Data Compare	Purchase Eligibility	Collateral R&W Offering	ACE R&W Offering	Rural Area	High Needs Rural Reio	Accessory Dwelling Unit Income	Energy Improve ment Amount	Alterations and Repairs Amount

The new release features the following field



**Area Median Income Percent** is the percent as computed by the borrower(s) qualifying annual income divided by the area median income amount for the Metropolitan Statistical Area (MSA) location of the subject property, at the time of loan origination.

## 4. Partial Asset R&W Relief Eligibility Additions

A new category has been added to the Asset Performance dashboard for applications that received partial asset representation and warranty (R&W) relief. This category is called “Eligible for Partial Asset R&W Relief” and has been placed in the Eligibility section of the dashboard.

### Dashboard Access:

To access this dashboard, click on the downward arrow icon in the homepage next to ‘Loan Advisor’, select ‘Asset Performance’ from the dropdown.

The screenshot shows the 'Asset Performance' dashboard with the 'Loan Advisor' dropdown menu open. The 'ASSET PERFORMANCE' option is highlighted in yellow. The dashboard includes a 'Filter' section on the right with options for 'Asset R&W Relief ...' and 'Service Provider (5)'. The main content area displays a table of application statuses and a table of loan quality metrics.

Description	Count	Percentage	Count	Percentage
Applications Assessed / Generally Not Assessed Successfully	5			
Applications Assessed Successfully	1			
Applications Generally Not Assessed Successfully				
Critical Data Missing				
LPA Risk Class				
Non Conforming	8,081	60%	1,192	91%
Not Conventional	22	0%	3	0%
Report ID Not Valid	0	0%	0	0%
Report Processing Error	4,897	37%	1	0%
SSN Mismatch	249	2%	13	1%
System Error	41	0%	3	0%
LPA Requested a report from Third Party Service Provider	201	2%	9	1%
<b>Total</b>	<b>69,850</b>		<b>9,504</b>	

### New addition in Asset Performance

A new field will be available in the Total Applications XLS export named “Partial Eligibility” that shows the loans that are Eligible for Partial Asset R&W Relief. The export also contains flags on reason categories for why partial eligibility was received instead of full eligibility.

PDF exports also have been updated with the above-mentioned additions.

### **Terminology used in the dashboard:**

**Partial asset representation and warranty relief:** (formerly referred to as source level representation and warranty relief) is offered when multiple asset sources are submitted through Loan Product Advisor and one or more of the asset sources receive asset rep and warranty relief, but additional sources of assets are required.

