

Freddie Mac Origination APIs Playbook

Leverage data.

Deliver value throughout the mortgage process.

November 2024



What's in the playbook?

<u>SECTION</u>	<u>PAGE</u>
How APIs Work	03
Our APIs	04
Affordable Check	05
Loan Look Up	06
Property Insights	07
Current Mortgage Snapshot	08
Loan Advisor [®] Data Share	09
Data Share Bid Tape	10
Cash Settlement Purchase Statement	11
AIM Check	12
System Availability	13
Testimonials	14
Developer Portal	14
Getting Started	14



How do APIs Work?

In today's digital environment, efficiency is *key*. Application programming interfaces (APIs) give you access to the data you need, when you want it – for fast, efficient decisions

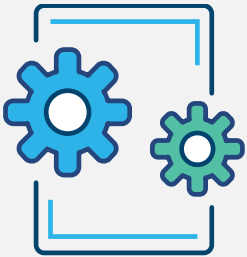


WATCH OVERVIEW

An application programming interface (API) is a software intermediary that connects applications, so they can “talk to” each other. Integration is transparent to those who use those systems.



Why Use Freddie Mac APIs?



Our APIs could benefit your organization if...

You're challenged with...

- Removing process inefficiencies
- Making fast, high-quality pre-qualification decisions
- Eliminating costly errors and rework



You're looking to...

- Increase business by identifying affordable product eligibility
- Save costs and time associated with less manual work
- Scale and speed up end-to-end case management through automation
- Decrease risk with rules-based decisions and calculations
- Improve the customer experience with less documentation

You're ready to build to our APIs if...



Your organization has...

- Invested in digitizing the mortgage process
- Identified areas for improvement within the origination process
- Staffed technical teams to build and implement the technology
- Evaluated the API benefits against business needs, resources, and priorities



Our APIs Affordable Check

Who Can This API Help?

- Loan Officers
- Mortgage Brokers

Fast and Easy Access To:

- Affordable Product Eligibility
- Income Limits
- Area Median Income (AMI)
- Duty-to-Serve and affordable goals messaging

Use Cases

Looking for a way to help your borrowers choose the right loan products? By entering your borrower's income information, basic loan details, and property state and zip code you will receive preliminary loan program information to help your very low-, low- and moderate-income borrowers choose the best affordable mortgage product for their needs.

Request and Response

Input (Request)



Borrowers Income, Loan Purpose, Loan Amount or Down Payment and Estimated Value or Purchase Price Property Zip Code, State



Output (Response)



Income-to-AMI Percent, AMI Values, Preliminary Affordable Product Eligibility and Limits



Our APIs Loan Look Up

Who Can This API Help?

- Loan Officers

Fast and Easy Access To:

- If Freddie Mac currently owns loan
- If loan was Freddie Mac-owned and paid off in last 90 days

Use Cases

Loan Look Up can help you identify if Freddie Mac owns a mortgage to help you identify opportunities for low- and moderate-income borrowers to take advantage of Freddie Mac RefiPossibleSM.

Request and Response

Input (Request)



Subject Property Address,
Borrower SSN



Output (Response)



Scrubbed Property Address, Freddie
Mac Ownership Indicator, Freddie
Mac Loan Number, Note Date,
Mortgage Type



Our APIs Property Insights

Who Can This API Help?

- Loan Originators
- Underwriters
- Appraisal Management Companies
- Valuation Order Management Platforms

Fast and Easy Access To:

- Freddie Mac property data
- Freddie Mac appraisal data

Use Cases

Ever start a loan application, just to find out later that the property is a condo? Finding this out late in the process can be a headache. You've got to track down a lot more information, complete additional forms, get it approved – which can lead to rework and delays that cost you both time and money. The Property Insights API can help.

With property and appraisal data early in your process, you'll find out early on if the property is a condo— helping you and your borrowers avoid late, unwanted surprises.

Request and Response

Input (Request)



Subject Property Full Address

Output (Response)



- Standardized Address
- PUD Indicator
- ADUs (accessory dwelling units)
- Appraisal form type (used to identify condos)
- Zoning compliance
- Attachment type



Our APIs Current Mortgage Snapshot

Who Can This API Help?

- Lenders
- Underwriters

Fast and Easy Access To:

Loan Data including:

- Loan amount
- Principal
- Interest payments
- Interest rates, etc.

Use Cases

When a lender is working on a refinance loan with a borrower, part of the underwriting process includes completing a net tangible benefits (NTB) calculation to show that refinancing provides a tangible benefit to the borrower. Getting current and accurate mortgage statements from borrowers to support your calculation can be a challenge. The Current Mortgage Snapshot provides fast, easy access to key loan data for the existing mortgage – streamlining your process and helping you underwrite with confidence.

Request and Response

Input (Request)



Borrower Last Name and SSN,
Subject Property Address and
LPA Key



Output (Response)



Original and Current Loan Information
(e.g., Loan Amount, Principal and
Interest Payment Amount, Interest
Rate, etc.)



Our APIs Loan Advisor Data Share

Who Can This API Help?

- Aggregators
- Correspondent lenders
- Retail lenders

Fast and Easy Access To:

- Key data, documents and loan-level assessment results from loan submissions to Loan Advisor® tools

Use Cases

The flow of data is a vital part of an aggregator’s loan quality validation process. When an aggregator reviews purchased loans within its correspondent channel, it wants to know that loan data submitted to Loan Advisor applications is consistent with the data within the actual loan file. The Loan Advisor Data Share API gives aggregators fast, easy access to the most recent Loan Advisor data and results – helping it ensure the eligibility of that loan upon delivery.

And the API simplifies the process for correspondent lenders too. Correspondents can provide aggregators with key identifier information, allowing aggregators to access the data they need, when they need it without the requirement for correspondents to manually deliver it or assign access.

Request and Response

Tool	Input (Request)	Output (Response)
	<i>Varies Based on Requested Results</i>	<i>Varies Based on Requested Results</i>
Loan Product Advisor® (LPASM)	LPA Key, Primary Borrower Last Name	Request and response XML and feedback certificate PDF
Loan Quality Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Request (ULDD) and response XML and feedback certificate PDF
Loan Collateral Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Appraisal (UAD) XMLs and appraisal PDFs and LCA Response XML
Loan Closing Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Request (UCD) and response XMLs and Closing Disclosure PDFs
Summary Results	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	JSON summary assessment results from Loan Advisor Applications



Our APIs Data Share (cont.) Bid Tape

Who Can This API Help?

- Aggregators

Fast and Easy Access To:

- Key data and loan-level assessment results representing Freddie Mac's version of a loan's bid tape, intended to be used at the point of bid.

Use Cases

Want to make more informed purchase decisions and streamline the correspondent loan bid process? With Data Share Bid Tape, you can have easy access to loan data and loan-level summary assessment results from Loan Advisor **at the point of bid**, without the need for correspondent assignment

Request and Response

Input (Request)



- Lender Loan Number
- Subject Property Address



Output (Response)



- Risk assessment
- R&W eligibility
- Appraisal waiver status
- AMI data
- Borrower income
- DTI
- LTV / TLTV
- Other bid tape data



Our APIs Cash Settlement Purchase Statement

Who Can This API Help?

- Sellers
- Secondary Market Advisors (SMAs)

Fast and Easy Access To:

- Loan settlement data for each loan sold to Freddie Mac on a specific date
- Contract Level Data associated with the loan

Use Cases

Streamline your purchase advice reconciliation process and eliminate manual processes by directly integrating your systems with cash purchase settlement statement data from Freddie Mac.

Request and Response

Input (Request)



Seller Account Number
Date for Purchase Statement Data



Output (Response)



- Contract Level Data (Name, Dates, Balance)
 - Min/Max Month to rate adjust
- Loan Settlement Data
 - Freddie Mac loan number
 - Base/net price
 - Interest rate
 - Principal purchased
 - And more



Our APIs AIM Check

Who Can This API Help?

- Loan Officers
- Sellers
- Retail Lenders
- Underwriters

Fast and Easy Access To:

Early view of verified **assets**, **income** from direct deposit/ paystubs/ W-2s, **employment** (including 10-day pre-close verification), **rent payment history**, and a **borrower cash flow** assessment independent of an LPA submission.

Use Cases

- AIM Check for Account Data** Assesses transaction data from approved [AIM service providers](#) or from financial institutions leveraging their own data. Assesses assets, qualifying direct deposit income and verifies employment. Additionally, determines if loan may benefit from rent payment history or borrower cash flow assessment.
- AIM Check for Payroll Income** Assesses qualifying income via employer payroll data from participating service providers. This includes data from approved service providers and digitized paystubs and W-2s from integrated service partners.
- AIM Check for Employment** Verifies employment to meet 10-day pre-closing verification requirement.

Request and Response

Tool	Input (Request)	Output (Response)
	»	
	<i>Varies Based on Requested Results</i>	<i>Varies Based on Requested Results</i>
AIM Check for Account Data	<ul style="list-style-type: none"> - Borrower name - Borrower employer (if applicable) - Income type & amount - Social security number - Vendor identifier - Option 1 - Account transaction history (from Financial Institution) - Option 2 - Third-party report ID 	<ul style="list-style-type: none"> - Large deposits - Eligible asset accounts - Eligible asset balance - Direct deposit income - Indication of consistent rent payments - Indication of positive Cash Flow - Employment verification
AIM Check for Payroll Income	<ul style="list-style-type: none"> - Borrower Name - Income - Social security number - Report identifier - Vendor identifier 	<ul style="list-style-type: none"> - Derived income from each income source assessed
AIM Check for Employment	<ul style="list-style-type: none"> - Borrower Name - Income - Social security number - Report identifier - Vendor identifier - Option 1 - Account transaction history (from Financial Institution) - Option 2- Third-party report ID 	<ul style="list-style-type: none"> - Verification of employment with PCV close-by-date



Our APIs System Availability

Who Can This API Help?

- Loan Product Advisors
- Operations and Technical and support staff
- Loan officers
- Sellers
- Underwriters

Fast and Easy Access To:

Information regarding the status of the certain Freddie Mac applications, especially during service impact periods. Currently available for Loan Product Advisor.

Use Cases

Eliminate manual application health checks and stay up-to-date on system performances. This connection delivers actionable information, empowering you to confidently make operational decisions to keep your loan submissions flowing.

Request and Response



Input (Request)



Loan Product Advisor

Production

Historical data can be obtained by routing to an enhanced end point and including a date and time and time range*

Output (Response)



- Current Application Status (Operational, Degraded, Full Outage)
- Current Maintenance Status (Maintenance On/Off, Scheduled, Unscheduled)
- Detail indicators when service impact is identified:
 - Occurrence State
 - Retry Mitigation Possible
 - Impacted Input Method Type
- Reference Identifier when Application Status shows a service impact indicator, "Occurrence ID"
- *Historical application and maintenance statuses up to a 7-day (168 hour) timeframe.



Testimonials

Hear from your peers on how they are leveraging APIs to unlock opportunities.



“Connecting to Freddie’s Current Mortgage Snapshot was a positive experience, adding value for our clients and organization!”

Collaboration for the development of the Current Mortgage Snapshot service, and support while integrating, made for an easy experience. We provided input and feedback regarding the specific processes we perform, the data we needed, and Freddie Mac delivered. This provided for an easy integration of leveraging previous loan data for the automation of a crucial underwriting process and adding to the amazing client experience at Rocket Mortgage.”

Doug Prough
Direction Engineering Technology
Rocket Mortgage



Specific to Cash Settlement Purchase Statement, “The time savings depends on the number of FHLMC loans purchased on a given day. Presently, it is a minimum savings of an hour of work per associate with an average of 10-15 purchased FHLMC loans. In 2021, we were spending 2-3 hours of work with FHLMC loan purchases of >30.

I wanted to also add this is an “efficiency” objective, too. While our seasoned staff make very few errors, the API improves accuracy, as well as, timeliness of each loan being rolled in our system to “purchased” which permits our internal co-partners - servicing, trading, accounting, etc. - to complete their internal processes. – “Win, win” for all parties.”

Sandra J. Coburn
Secondary Market Operations Manager
Mortgage Network, Inc.



“MCT’s use of Freddie Mac’s Income Limits API has ensured we are pricing out loans with accurate LLPA values when we have loan sales. Given the complexities of the new income and region related LLPAs, this integration has allowed us to not skip a beat.”

Arie Pisarevsky
Capital Markets – Hedge Manager
Bay Equity Home Loans

Ready to Get Started?

Contact your account representative to begin discussions. If you’re ready to explore APIs in the Developer Portal, visit the [Get Started Guide](#).

Learn more about Freddie Mac APIs.

Developer Portal

The [Freddie Mac Developer Portal](#) provides access to Freddie Mac API solutions and the information you'll need to integrate with our services. It’s a key part of the integration process.

Use the portal to...

- Browse APIs and define integration scope
- Request user access and roles
- Access standardized documentation
- Create an app
- Deploy to production

Who uses the Developer Portal?

- Business analysts/users, product managers
- Developers