ACE+ Property Data Report (PDR) At-A-Glance

Freddie Mac SINGLE-FAMILY | Learning

Note: Vertical revision bars " | " are used in the margin of this reference to highlight these new requirements and significant changes.

You have options!

With **ACE+ PDR** for purchase, cash-out and certain no cash-out refinances.

To determine eligibility for ACE+ PDR you need to use Loan Product Advisor® (LPA℠)

What is ACE+ PDR?

It's an option that allows the lender to accept an appraisal waiver and deliver the mortgage to Freddie Mac with a PDR instead of an appraisal. A PDR is completed with property information collected on site by a trained property data collector using the Uniform Property Dataset (UPD).

Benefits

- Address appraiser capacity concerns
- Eligible for value representation and warranty relief
- Potential to reduce borrower costs and turn-times

How it Works

It's easy!

Simply **submit** the loan to LPA **before** you get an appraisal. The Feedback Certificate will return specific **messages** if the loan **is eligible** for **ACE+ PDR**.

Submit to LPA

Review the Results

Note: A Seller that has accepted an ACE+ PDR offer must not make any representation that Freddie Mac has performed a property review or obtained a valuation of the mortgaged premises.

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The following charts provide a **summary** of requirements that must be met for the loan to be eligible for ACE+ PDR. For complete **details,** refer to Guide Sections 5602.4, 5603.5, 5603.6, 5604.1, 5604.2, 5604.3, 5604.4, and 5605.8.

Eligibility

<table>
<tr><th colspan="2">Requirements</th></tr>
<tr><td>Transaction Type</td><td>▪ Purchase
▪ No cash-out refinance*
▪ Cash-out refinance*

*Refinance transactions:

Effective June 6, 2024 for refinance mortgages, Sellers are required to have written procedures in place that prohibit changes to the estimated property value in Loan Product Advisor for the purpose of obtaining ACE+ PDR or more favorable mortgage terms. The procedures must include a process for establishing the estimated value, which may include, but is not limited to, the use of the borrower's estimated value, an Automated Valuation Model (AVM) or an online valuation tool or website.</td></tr>
<tr><td>Property Type</td><td>1-unit dwelling, including a unit in a PUD or condominium (excluding manufactured homes, cooperative units, and leasehold estates).</td></tr>
<tr><td>Occupancy Type</td><td>▪ Primary residence
▪ Second home</td></tr>
<tr><td>LPA</td><td>Requires an LPA Risk Class of "Accept"</td></tr>
<tr><td>Loan-to-Value (LTV)/Total LTV (TLTV) Ratios</td><td>
<table>
<tr><th>Mortgage Purpose</th><th>Property Type</th><th>Maximum LTV/TLTV ratios</th></tr>
<tr><td>Purchase</td><td>Primary residence or second home</td><td>80%</td></tr>
<tr><td>No cash-out refinance</td><td>Primary residence or second home</td><td>90%</td></tr>
<tr><td rowspan="2">Cash-out refinance</td><td>Primary residence</td><td>70%</td></tr>
<tr><td>Second home</td><td>60%</td></tr>
</table>
</td></tr>
<tr><td>Ineligible Mortgages</td><td>For a complete list of ineligible mortgages, refer to Guide Section 5602.4(d)

Note: You may not accept the ACE+ PDR offer if any of the following apply:

▪ You are required by law or regulation to obtain an appraisal.
▪ You are using rental income from an ADU on the subject 1-unit primary residence to qualify the borrower.</td></tr>
</table>

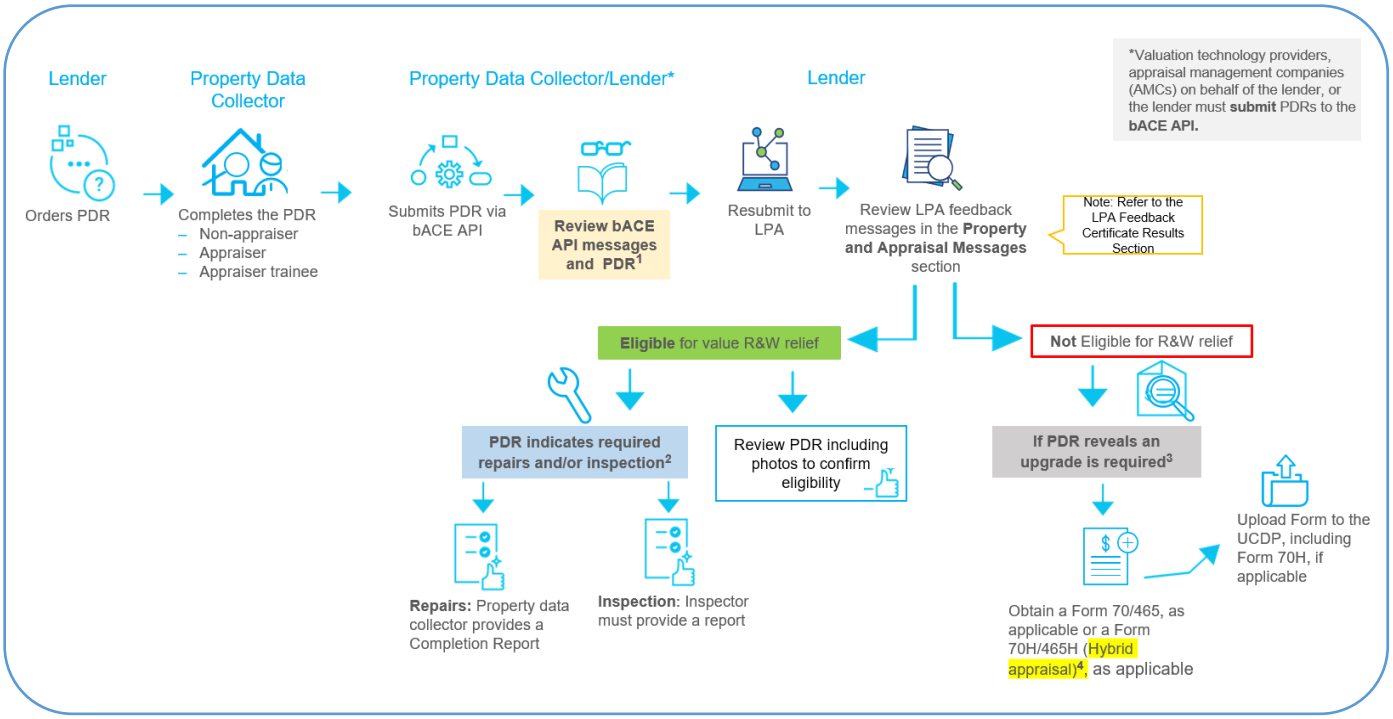
Property Data Report (PDR)

Requirements	
Property Data Collector	The PDR must be completed by a trained property data collector, who can be a(n): ▪ Non-appraiser ▪ Appraiser ▪ Appraiser trainee Refer to Guide Section 5603.6 for property data collector qualifications and Seller oversight. The Seller, or its authorized third-party, must have in place policies or procedures that require property data collectors: ▪ Undergo periodic background checks that include criminal background checks; and ▪ Comply with the same customer service standard or code of conduct with which employees and/or contractors for the Seller, or its authorized third party, must comply.
Property Data Collector Independence Requirements (PDCIR)	The PDCIR provide similar protections for the property data collection process as the AIR do for the appraisal process. Refer to Guide Section 5603.5 and Exhibit 42.
PDR Documentation	▪ Property Data Report using the UPD. ▪ PDR Statement of Limiting Condition and Certifications (refer to Exhibit 38). **Note:** The PDR must be retained in the mortgage file. ▪ Exhibits: ✓ A building sketch with dimensions and calculations reflecting the gross living area of the subject property. ✓ A floor plan with exterior dimensions, including interior walls, doorways, staircases and exterior ingress/egress. ✓ Photographs of the subject property containing the following: ○ A front view of the subject property. ○ A rear view of the subject property. ○ A view of the sides of the subject property not wholly visible in the front or rear photographs. ○ A street scene (both directions) identifying the location of the subject property and neighboring improvements.

Requirements	
PDR Documentation **(cont'd)**	(Exhibits cont'd) ○ All interior rooms of the subject property including, but not limited to, foyer, kitchen, living room, bedroom(s), bathroom(s), utility room, laundry room, basement (finished and unfinished areas), attic area accessed via a permanent staircase (finished and unfinished areas), etc. ○ Interior and exterior of any significant (permanently affixed) outbuildings on the subject site, including an accessory dwelling unit (not required for small sheds). ○ Any physical deterioration, improvements, amenities, and any observed issues or external influences. Note: The requirement for compliance with the ANSI Standard and the inclusion of an ANSI-compliant software-generated building sketch applies to PDRs, refer to Guide Section 5604.2(B)).

ACE+ PDR Process Flow:

The following process flow provides a **high-level overview** of the PDR review process and next steps. Details provided below:



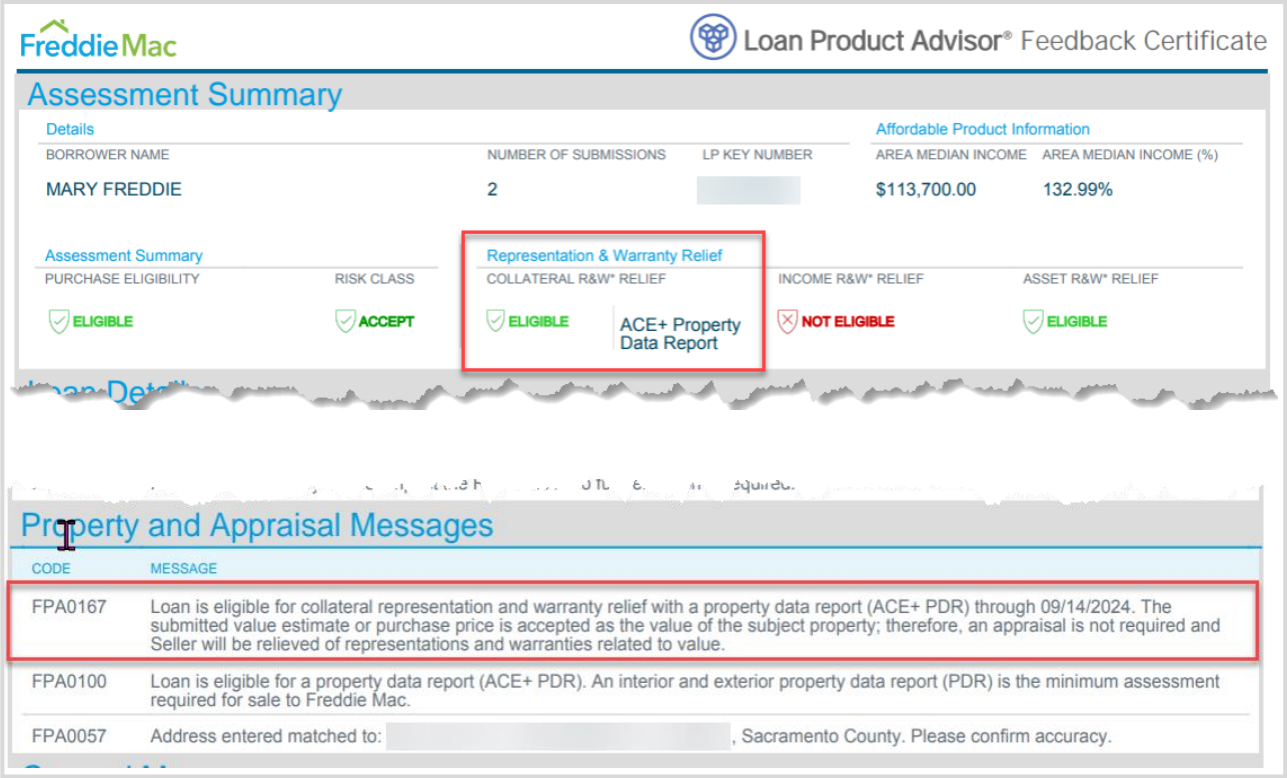
Process Flow Footnotes	
[1]**Submit and Review PDR**	▪ You must submit the PDR to Freddie Mac using the Beyond ACE application programming interface (bACE API). You must also review the PDR to determine whether the subject property meets Freddie Mac eligibility requirements. The API will return feedback messages that may help you assess the submitted PDR. If you determine that updates or changes to the PDR are necessary, you must resubmit the updated PDR to the API. For more information on the bACE API refer to the Developer Portal webpage. **Reminder:** When the condition of the subject property meets the definition for condition rating C5 or C6 or the quality of the subject property meets the definition for quality rating Q6, the loan is not eligible for delivery to Freddie Mac unless the deficiencies resulting in a C5, C6, or Q6 rating are remedied prior to delivery. ▪ Resubmit to LPA after the PDR has been submitted to the bACE API. LPA will leverage information from the PDR submission to return new collateral representation and warranty messages, including one identifying collateral R&W relief eligibility. Refer to the LPA Feedback Certificate section.
[2]**PDR Requires Repairs and/or Inspections**	▪ If the PDR reveals required repairs and/or inspections, refer to Guide Section 5605.8(b)(ii) or Guide Section 5605.8(c), respectively. Completion Report Dataset, refer to Exhibit 39. (Effective for mortgages with Application Received Dates on or after July 2, 2024 Exhibit 39 Field Names, Data Point Definitions, Implementation Notes and Conditionality, refer to Bulletin 2024-4).
[3]**PDR Reveals an Upgrade is Required**	▪ If the PDR reveals that the subject property is **not** eligible for the offering or has characteristics or conditions that require the Seller to upgrade to an appraisal (refer to Upgrade Requirements section), obtain either a Form 70 (*Uniform Residential Appraisal Report*), Form 70H (*Uniform Residential Appraisal Report (Hybrid)*), Form 465 (*Individual Condominium Unit Appraisal Report*), or Form 465H (*Individual Condominium Unit Appraisal Report (Hybrid)*), or the appropriate appraisal report form as applicable to the property type is required. Refer to Guide Section 5604.1(c)(i)(ii) and 5604.2(d) for specific requirements and exhibits when upgrading the PDR to Forms 70H/465H or Forms 70/465, respectively.
[4]**Upgrade Requirements**	The PDR **must be upgraded** to an appraisal when one or more of the following property characteristics has been identified: ▪ The building status is “Proposed” (not eligible for upgrade to a hybrid appraisal) ▪ 0 bedrooms above grade and/or 0 bathrooms above grade ▪ A measured finished area (refer to Guide Section 5604.2(B)) above grade of less than 400 square feet; or, ▪ The property is mixed-use (i.e., altered or modified specifically to support or facilitate any non-residential or income producing use)

Loan Product Advisor Feedback Certificate

Effective June 12, 2024: For LPA transactions that receive an ACE+ PDR, and have an Application Received Date on or after April 1, 2024, LPA will provide collateral representation and warranty messages that will acknowledge the PDR information. Refer to the LPA Feedback Messages.

LPA Feedback Certificate example when you resubmit to LPA after the PDR has been submitted to bACE API.

The *Assessment Summary* section and the *Property And Appraisal Messages* sections.



Freddie Mac — Loan Product Advisor® Feedback Certificate

Assessment Summary

Details

BORROWER NAME	NUMBER OF SUBMISSIONS	LP KEY NUMBER
MARY FREDDIE	2	

Affordable Product Information

AREA MEDIAN INCOME	AREA MEDIAN INCOME (%)
$113,700.00	132.99%

Assessment Summary

PURCHASE ELIGIBILITY	RISK CLASS
ELIGIBLE	ACCEPT

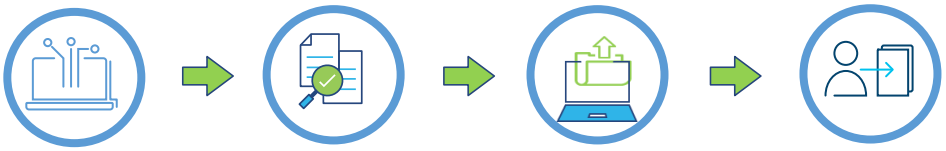
Representation & Warranty Relief

COLLATERAL R&W* RELIEF	INCOME R&W* RELIEF	ASSET R&W* RELIEF
ELIGIBLE (ACE+ Property Data Report)	NOT ELIGIBLE	ELIGIBLE

Property and Appraisal Messages

CODE	MESSAGE
FPA0167	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through 09/14/2024. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0057	Address entered matched to: , Sacramento County. Please confirm accuracy.

Use the following steps to guide you through the LPA Feedback Certificate results.



Submit to LPA → Review messages for ACE+ PDR eligibility → Upload PDR via bACE API → Resubmit to LPA/view collateral R&W relief and feedback messages

The following Feedback Certificate example displays messages you may see in your results in the *Assessment Summary* section and the *Property And Appraisal Messages* section.

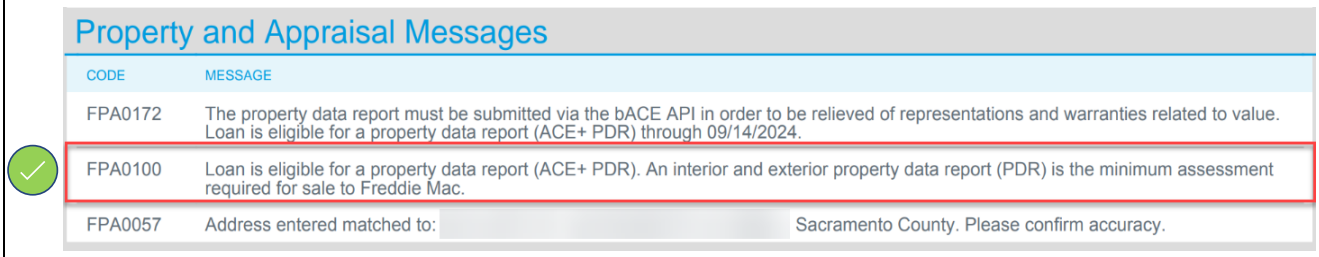
Example: Eligible for ACE+ PDR and Collateral Representation and Warranty Relief

Reminder: For loans with Application Received Dates on or after April 1, 2024, the UPD is required, and the PDRs must be submitted through the bACE API.

Steps for Reviewing the LPA Feedback Certificate

Step 1

Initial submission: Review the **Property and Appraisal Messages** section for Message Code FPA0100 indicating the loan is eligible for a property data report (ACE+ PDR).



Property and Appraisal Messages

CODE	MESSAGE
FPA0172	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through 09/14/2024.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0057	Address entered matched to: Sacramento County. Please confirm accuracy.

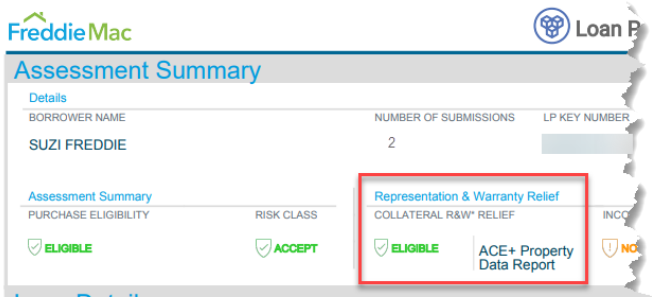
Note: Message Code FPA0172 is a reminder that the PDR must be submitted via the bACE API. The *Assessment Summary Collateral R&W Relief* section will indicate 'Not Eligible' and 'N/A'.

Step 2

Resubmit to LPA after the PDR has been submitted to bACE API. **Note**: When resubmitting you have the option to provide to LPA the Property Data Identifier (provided by bACE API).

Step 3

Review the 'Collateral R&W Relief' eligiblity indicator and collateral result and the LPA feedback messages in the **Property and Appraisal Messages** section to determine next steps in the PDR review.



Property and Appraisal Messages	
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0167	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through (date). The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value.

Note: The ACE+ PDR eligibility message (FPA0100) displays to confirm the initial collateral option.

Next Steps:

In this example, the **Collateral R&W Relief** is 'Eligible', and the collateral result is 'ACE+ Property Data Report' and Message Code FPA0167 indicates the Seller will be relieved of representations and warranties related to value.

The bACE API did not identify any potential issues and the PDR has passed initial assessment. Review the PDR report including photos to confirm eligibility.

Example: Upgrade to a Hybrid Appraisal is Required

Reminder: For loans with Application Received Dates on or after April 1, 2024, the UPD is required, and the PDRs must be submitted through the bACE API.

Steps for Reviewing the LPA Feedback Certificate

Step 1

Initial submission: Review the **Property and Appraisal Messages** section for Message Code FPA0100 indicating the loan is eligible for a property data report (ACE+ PDR).

Property and Appraisal Messages

CODE	MESSAGE
FPA0172	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through 09/14/2024.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0057	Address entered matched to: Sacramento County. Please confirm accuracy.

Note: Message Code FPA0172 is a reminder that the PDR must be submitted via the bACE API. The *Assessment Summary Collateral R&W Relief* section will indicate 'Not Eligible' and 'N/A'.

Step 2

Resubmit to LPA after the PDR has been submitted to bACE API. **Note**: When resubmitting you have the option to provide to LPA the Property Data Identifier (provided by bACE API).

Step 3

Review the 'Collateral R&W Relief' eligiblity indicator and collateral result and the LPA feedback messages in the **Property and Appraisal Messages** section to determine next steps in the PDR review.

Freddie Mac

Assessment Summary

Details

BORROWER NAME	NUMBER OF SUBMISSIONS	LP KEY N
SUZI FREDDIE	2	

Assessment Summary		Representation & Warranty Relief	
PURCHASE ELIGIBILITY	RISK CLASS	COLLATERAL R&W* RELIEF	
ELIGIBLE	ACCEPT	NOT ELIGIBLE	N/A

Property and Appraisal Messages	
FPA0165	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal) is required.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.

Note: The ACE+ PDR eligibility message (FPA0100) displays to confirm the initial collateral option.

Next Steps:

The **Collateral R&W Relief** eligibility indicator is 'Not Eligible', and the collateral option is 'N/A'. LPA feedback **Message Code FPA0165** informs you that an upgrade to a hybrid appraisal is required based on the PDR submitted to the bACE API. A comparable message would have been returned by the bACE API upon submission of the PDR, so it is important to review all bACE API messages.

Example: Eligible for ACE+ PDR and Collateral Representation and Warranty Relief Subject to Repairs or Inspections

Reminder: For loans with Application Received Dates on or after April 1, 2024, the UPD is required, and the PDRs must be submitted through the bACE API.

Steps for Reviewing the LPA Feedback Certificate

Step 1

Initial submission: Review the **Property and Appraisal Messages** section for Message Code FPA0100 indicating the loan is eligible for a property data report (ACE+ PDR).

Property and Appraisal Messages

CODE	MESSAGE
FPA0172	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through 09/14/2024.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0057	Address entered matched to: Sacramento County. Please confirm accuracy.

Note: Message Code FPA0172 is a reminder that the PDR must be submitted via the bACE API. The *Assessment Summary Collateral R&W Relief* section will indicate 'Not Eligible' and 'N/A'.

Step 2

Resubmit to LPA after the PDR has been submitted to bACE API. **Note**: When resubmitting you have the option to provide to LPA the Property Data Identifier (provided by bACE API).

Step 3

Review the **Collateral R&W Relief** eligiblity indicator and collateral result and the LPA feedback messages in the **Property and Appraisal Messages** section to determine next steps in the PDR review.

Freddie Mac — Loan P

Assessment Summary

Details

BORROWER NAME	NUMBER OF SUBMISSIONS	LP KEY NUMBER
SUZI FREDDIE	2	

Assessment Summary		Representation & Warranty Relief	
PURCHASE ELIGIBILITY	RISK CLASS	COLLATERAL R&W* RELIEF	INCO
ELIGIBLE	ACCEPT	ELIGIBLE ACE+ Property Data Report	NO

Property and Appraisal Messages	
FPA0162	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through 08/22/2024. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, ensure that any required repairs and/or inspections are completed prior to delivery.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.

Note: The ACE+ PDR eligibility message (FPA0100) displays to confirm the initial collateral option.

Next Steps:

LPA **Collateral R&W Relief** indicator is 'Eligible', and the collateral option is 'ACE+ Property Data Report' and **Message Code FPA0162** indicates the Seller will be relieved of representations and warranties related to value. **<u>However,</u>** you must ensure that any required repairs and/or inspections are completed prior to delivery to **retain eligibility** for collateral representation and warranty relief.

Timelines	
Age of the ACE+ PDR Loan Product Advisor offer	The offer provided through LPA is valid for 120 days. If the offer is more than 120 days old as of the Note Date, a resubmission to LPA is required to determine whether the loan remains eligible for ACE+ PDR. **Note:** If there are changes to loan data (e.g., address of the property, loan amount, purchase price, estimate of value, loan type, property type, or occupancy of the property) in a subsequent submission, LPA may return a different eligibility determination.
Effective Date of the Data Collection	The effective date of the PDR is the date the data was collected, and that date must be no more than 12 months prior to the Note Date. If the effective date of the PDR is more than 12 months prior to the Note Date, a new PDR is required.
Settlement Date More than 120 days after the Note Date	For Settlement Dates more than 120 days after the Note Date, Sellers must warrant that the value of the subject property as of the Settlement Date is not less than the estimated value used when underwriting the loan in LPA.
Additional Topics	
Collateral Representations and Warranties	When a loan is eligible for ACE+ PDR, Freddie Mac will accept the estimated value or the purchase price of the subject property submitted through LPA and the Seller may receive collateral representation and warranty relief for value only. Refer to Guide Section 5602.1 for information on collateral representations and warranties for condition and marketability.
Eligibility in Disaster Areas	A Seller may accept an ACE+ PDR offer if the Seller can represent and warrant that the value and marketability of the mortgaged premises has not been adversely impacted. See Guide Section 4407.1 for property condition requirements.
Delivery Requirements	Refer to Guide Section 6302.10.

Additional Resources

Training Resources:

- Appraisal and Appraisal Waivers webinar
- ACE+ PDR tutorial

Sellers should also review the following resources related to ACE+ PDR and the UPD:

- ACE+ PDR offering webpage
- **FAQs** for ACE+ PDR
- UPD webpage, containing additional information about the UPD and bACE API

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