

Data Field Definitions

Use the table that follows to understand the data fields required to create cash contracts in Loan Selling Advisor®. These data fields display in the Take Out Contract screens and are based on the contract and servicing options you select. For example, the Index Source Type data field displays for an ARM contract but does not display for a fixed-rate contract.

Field Name	Description	Special Notes/Valid Values
Average Unpaid Principal Balance	Cash-Released XChange® data field used in determining the contract price and based on the average unpaid principal balance of loans that may be delivered under this contract.	Required for Cash-Released XChange contracts. Enter the Average Unpaid Principal Balance for the loans for the contract.
Assumability Indicator	ARM Cash Contract data field representing the Assumability Indicator for all the loans eligible for allocation to the contract. Defaulted based on contract product.	This is a system-generated, read-only field.
Assumability Type	ARM Cash Contract data field representing when the loan assumption is permitted for the Contract Product selected. Defaults based on the Contract Product selected.	This is a system-generated, read-only field. Mortgage is “Assumable After First Rate Change Date” or “Assumable For Life Of Loan.”
Cash Specified Pool Indicator	Indicates whether the contract will be fulfilled with mortgages that meet the requirements for Cash Specified Pool Types.	Required for all Cash-Specified Pool contracts. Select Yes or No.
Cash Specified Pool Type	Specifies the attribute of the loan(s) intended for delivery under the contract. These characteristics are factored into the price of the contract during loan allocation.	Required for all Cash Specified Pool contracts. Access field level help for a breakdown of cash-specified payup products.
Contract Amount	The aggregate unpaid principal balance of mortgages that you agree to sell to Freddie Mac under the contract.	Required for all contracts. Enter the total amount in dollars only. Do not add cents.
Contract Interest Rate	Enter the midpoint interest rate to determine the eligible note rate range for the contract. Eligible note rates will be the next two 1/8% note rates down and two 1/8% note rates up from the midpoint rate.	Required for all ARM Cash contracts. Enter an interest rate with three decimals that fall within the Freddie Mac posted note rate range.



Field Name	Description	Special Notes/Valid Values
Contract Name	A unique name you may select to identify the contract.	This is an optional field. Enter an alphanumeric value. May contain special characters, including spaces, dashes, etc., up to 25 characters.
Contract Option	Indicates whether the contract is Mandatory or Best Efforts.	Required. <ul style="list-style-type: none">• Mandatory – Fixed• Mandatory – ARM• Best Efforts (Fixed Only)
Contract Period	The number of days beginning on the date you take out the contract and ending on the date you must completely fulfill the contract, including satisfactory delivery of all documentation as well as funding.	Required for all contracts. Enter a number between 2 and 90.
Contract Product	The types of mortgages that can be delivered under a contract.	Required for all contracts. Select one: Fixed Rate <ul style="list-style-type: none">• 30-Year Fixed-Rate Conventional• 20-Year Fixed-Rate Conventional• 15-Year Fixed-Rate Conventional• 10-Year Fixed-Rate Conventional• 30-Year Affordable Merit Rate• 30-Year Fixed-Rate FHA/VA• 20-Year Fixed-Rate FHA/VA• 15-Year Fixed-Rate FHA/VA Adjustable-Rate Mortgage (ARM) <ul style="list-style-type: none">• 3-Year 6-Month 30-Day Average SOFR ARM 2/1/5• 5-Year 6-Month 30-Day Average SOFR ARM 2/1/5• 7-Year 6-Month 30-Day Average SOFR ARM 5/1/5• 10-Year 6-Month 30-Day Average SOFR ARM 5/1/5



Field Name	Description	Special Notes/Valid Values
Convertible Indicator	ARM Cash contract data field representing whether the loans allocated to the contract are convertible.	Required for ARM contracts. This is a system-generated, read-only value and defaults to "false." Convertible mortgages are ineligible for sale to Freddie Mac.
Cross Sell Rights	Indicates whether the Transferee Servicer has cross sell rights.	Required for Cash-Released XChange® contracts. Select: <ul style="list-style-type: none">• Seller Retained or• Seller Released
CS/LTV (A-Minus)	Instructs Loan Selling Advisor to return Fixed Rate, Cash-Released XChange® contract (indication) prices as though loans in the contract will be CS/LTV (A-Minus) mortgages. Can be Loan Product Advisor® (LPA SM) mortgages with a caution risk class and A-Minus assessment results, or non-LP mortgages subject to a CS/LTV Fee.	Required for Cash-Released XChange contracts. Select: <ul style="list-style-type: none">• Yes• No A-Minus loans are ineligible for sale to Freddie Mac.
Designated Servicer #	List of Servicer identifiers available to the Seller.	This field is required for all contracts except for contracts with servicing option of Servicing Released.
Escrow Coverage	Indicates whether the Transferee Servicer collects escrows.	Required for Cash-Released XChange® contracts. Select: <ul style="list-style-type: none">• Taxes and Insurance or• Not Escrowed
Index Source Type	Specifies the type of index to be used to determine the interest rate at each adjustment for loans allocated to the contract.	Required if the Base Offering Product is an ARM product. Select: <ul style="list-style-type: none">• 30 Day Average SOFR
Interest/Principal Remittance Type	Describes the method used for remitting the interest and principal.	Required for Servicing-Retained and Concurrent Transfer of Servicing (CTOS) contracts only. The system-generated value, Scheduled/Actual, auto-populates after the Master Commitment (Pricing Identifier) is selected.



Field Name	Description	Special Notes/Valid Values
Interest Rate Percent Range	A 51-basis-point note rate range, where you receive a price for each one-eighth interest rate increment when you take out your contract.	Required for mandatory fixed-rate contracts. Enter a beginning interest rate and the system will calculate a 51-basis-point note rate range.
LTV Ratio Percent Range	Used to identify Relief Refinance Mortgages and the appropriate Loan-to-Value (LTV) range for loans eligible under the contract. Sellers must ensure all allocated loans meet the selected LTV range for the contract, and are required to take out separate contracts based on the following ranges: <ul style="list-style-type: none"> • $0\% \leq LTV \leq 105\%$ • $105\% < LTV \leq 115\%$ • $115\% < LTV \leq 125\%$ 	Required for all contracts. The system defaults to 0% - $\leq 105\%$. LTV ratios up to and including 105% may be sold under: <ul style="list-style-type: none"> • Fixed-rate Cash • Fixed-rate Guarantor • ARM Cash • WAC ARM Guarantor • MultiLender Swap Based on your terms of business with Freddie Mac, LTV ratios greater than 105%, up to but not greater than 125%, may be sold under: <ul style="list-style-type: none"> • Fixed-rate Cash • Fixed-rate Guarantor
Master Commitment	A Master Commitment (Pricing Identifier) is a number (or such other designation that Freddie Mac may select) that identifies an agreement providing the terms under which Freddie Mac will purchase eligible mortgages over a fixed period of time. In certain instances, the Pricing Identifier may be designated in Loan Selling Advisor as "NONE."	Required for all contracts. Select: <ul style="list-style-type: none"> • The applicable Master Commitment/Pricing Identifier or • NONE
Prepayment Remittance Due Days	Indicates the number of days the Seller has to remit the unpaid principal balance to Freddie Mac if a loan is paid off early.	This is a system-generated value, that auto-populates after a Master Commitment/Pricing Identifier is selected.
Remittance Option	Also known as <i>remittance cycle option</i> , determines the due date for remitting monthly principal and interest due to Freddie Mac for servicing purposes.	This is a system-generated value, that auto-populates a value of Standard, after a Master Commitment/Pricing Identifier is selected.



Field Name	Description	Special Notes/Valid Values
Servicing Spread	The Servicing Spread earned by a servicer for administering a loan for an investor. Usually expressed as a percentage of the unpaid principal balance of the loan and deducted from the monthly mortgage payment.	Required for Fixed Rate or ARM contracts if the Servicing Option Type is "Retained" or "CTOS" (Concurrent Transfer of Servicing). <ul style="list-style-type: none"> For Fixed Rate, deliver a minimum percentage of 0.250%. For ARM, deliver as a percentage of 0.250% to 0.375%.
Servicing Option	Describes whether the Seller is going to service the loans (Retained execution) or release servicing (Concurrent Transfer of Servicing (CTOS) or Cash-Released XChange® execution) at time of purchase by Freddie Mac.	Required for all contracts. Select: <ul style="list-style-type: none"> "Released (Fixed Only)" for contracts sold through Cash-Released XChange®. "Retained" when the Seller retains servicing. "CTOS" (Concurrent Transfer of Servicing) for contracts sold through Co-Issue XChange®.
State Code	The State where the property is located.	Required for contracts sold through Cash-Released XChange®. Only US and US Territory codes are valid for the property address.

Additional Servicing-Released Information for mortgages sold through Cash-Released XChange® (These are optional data fields which are common for most loans and may be used to receive a more precise price.)

Field Name	Description	Special Notes/Valid Values
Assumability Indicator	Cash-Released XChange® data field used to determine if the contract price should be based on a loan that is assumable or not assumable.	Select: <ul style="list-style-type: none"> True or False
Buydown Temporary Subsidy Indicator	Cash-Released XChange® data field used to determine if the contract price should be based on a loan with temporary subsidy buydown or not.	Select: <ul style="list-style-type: none"> True or False



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Field Name	Description	Special Notes/Valid Values
Convertible Indicator	Cash-Released XChange® data field used to determine if the contract price should be based on a loan that is convertible or not convertible.	Select <ul style="list-style-type: none">• False
Construction Method Type	Cash-Released XChange® data field used to determine if the contract price should be based on a site-built home or Manufactured Home loan.	Select: <ul style="list-style-type: none">• Site Built or• Manufactured
Combined LTV Ratio Percent	Cash-Released XChange® data field used to determine the loan's Combined LTV Ratio Percent the contract price should be based on.	Valid format is "###.####"; for example, enter 70% as "70" or "70.0000" up to 4 decimal places.
Financed Unit Count	Cash-Released XChange® data field used to determine the contract price, based on the loan's number of individual family dwelling units being financed.	Select one: <ul style="list-style-type: none">• 1• 2• 3• 4
HMDA Rate Spread Percent	Cash-Released XChange® data field used to determine if the contract price should be based on a loan with a specified HMDA Rate Spread Percent.	Must be delivered as a percentage.
Investor Feature Identifier	Cash-Released XChange® data field used to identify any loan features the Contract Price should be based on.	Up to 10 can be entered; 3-character alpha numeric codes with no special characters.
Loan Level Credit Score Value	Cash-Released XChange® data field used to determine the contract price and based on a loan's Loan Level Credit Score Value.	The one credit score value that represents the overall credit risk on the loan. This value is determined using credit score values for each qualifying borrower.



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Field Name	Description	Special Notes/Valid Values
Loan Originator Type	Cash-Released XChange® data field used to determine if the contract price should be based on a specific type of party that originated the loan.	Select one: <ul style="list-style-type: none">• Broker• Correspondent• Lender
Loan Purpose Type	Cash-Released XChange® data field used to determine if the contract price should be based on a loan that is a purchase or refinance.	Select one: <ul style="list-style-type: none">• Purchase• Refinance
Loan Program Identifier	Cash-Released XChange® data field used to identify the loan's mortgage program the contract price should be based on.	Valid values are based on Seller eligibility. See ULDD Appendix D , Tab 8-Additional Enumerations.
LTV Ratio Percent	Cash-Released XChange® data field used to determine the contract price, based on the LTV Ratio Percent for loans intended to be delivered under this contract.	Must be within the specified LTV range.
Mortgage Conformity Type	Cash-Released XChange® data field used to determine if the contract price should be based on a loan that is conforming or super conforming.	Select the applicable value: <ul style="list-style-type: none">• Conforming Mortgage• Super Conforming Mortgage
Mortgage Type	Cash-Released XChange® data field used to determine if the contract price should be based on a loan's specific mortgage type.	Select the applicable value: <ul style="list-style-type: none">• Conventional• FHA• VA• USDA Rural Housing• Public and Indian Housing



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Field Name	Description	Special Notes/Valid Values
Non-Individual Borrower Type	Cash-Released XChange® data field used to determine if the contract price should be based on a loan for a non-individual borrower.	Select the applicable value: <ul style="list-style-type: none"> • Estate • Government Entity • Limited Liability Company • Limited Partnership • Joint Venture • Non-Profit Corporation • Living Trust • Native American Tribe or Tribal Organization
Payment Frequency Type	Cash-Released XChange® data field that specifies the frequency of the mortgage payments made by the borrower.	Select: <ul style="list-style-type: none"> • Monthly or • Biweekly
Property Estate Type	Cash-Released XChange® data field used to determine if the Contract Price should be based on a loan that is fee simple, leasehold or life estate.	Select one of the following: <ul style="list-style-type: none"> • Fee Simple • Leasehold • Life Estate
Property Usage Type	Cash-Released XChange® data field that is used to specify the usage intention of the borrower for the property.	Select one of the following: <ul style="list-style-type: none"> • Primary Residence • Second Home • Investment
Project Legal Structure Type	Cash-Released XChange® data field that specifies the form of ownership that defines the quality and quantity of ownership and rights to the individual unit owner.	Select, if applicable: <ul style="list-style-type: none"> • Condominium • Cooperative
Refinance Cash Out Determination Type	Cash-Released XChange® data field used to determine if the contract price should be based on a cash out or no cash out refinance loan.	Select: <ul style="list-style-type: none"> • Cash Out or • “No Cash Out”



Additional Servicing-Released Information for mortgages sold through Cash-Released XChange® (These are optional data fields which are common for most loans and may be used to receive a more precise price.)

Field Name	Description	Special Notes/Valid Values
Refinance Program Indicator	Cash-Released XChange® data field used to determine if the contract price should be based on a refinance loan with a specific refinance program.	Required if Loan Purpose Type is Refinance. Select one of the following: <ul style="list-style-type: none">• Enhanced Relief Refinance• Texas Equity• Relief Refinance Open Access• Relief Refinance Same Servicer
Scheduled First Payment Date	Cash-Released XChange® data field used in determining whether the contract price should be based on a loan with an odd due date mortgage.	The format must be mm/dd/yyyy; for example, enter May 25, 2018, as 05/25/2018.

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Servicer Guide* and your other Purchase Documents.

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