Refer to the following checklist when submitting a Freddie Mac Standard Deed-in-Lieu of Foreclosure for settlement. If you have any questions, contact Customer Support at 800-FREDDIE.


**Take the following actions prior to submitting a Standard Deed-in-Lieu of Foreclosure for settlement:**

- Report the deed-in-lieu via the Foreclosure Sale Reporting tool, within one business day of receiving the executed deed or for a leasehold mortgage, the executed lease assignment or a new lease, as applicable (collectively, the “lease”). The date you received the executed deed or lease is the date you use for the Sale Recorded Date (which must be later than the foreclosure start date). For additional information on the data you must report, refer to Guide Section 9209.8.

- Email the following to Freddie Mac within five business days of receiving the executed deed or lease:
  - For a leasehold mortgage, a copy of the lease to DIL_Lease_Personal_Property_Release_Documentation@FreddieMac.com
  - A copy of the signed personal property release to DIL_Lease_Personal_Property_Release_Documentation@FreddieMac.com

- Release the first lien within the timeframe required by the applicable state or local law after delivery of the deed or lease. If state or local law does not require release within a specified timeframe, you must submit the lien release for recordation within 30 business days of the receipt of the deed or lease.

- Ensure all junior liens were released.

- Ensure that clear and marketable title, or for a leasehold mortgage, a marketable real estate leasehold interest, is conveyed to the Federal Home Loan Mortgage Corporation.

- Remit any funds, including funds the borrower contributed, after you complete the reporting requirements outlined in Guide Section 9209.8(a)(3), but no later than six business days after receiving the executed deed or lease.

**Regular or First Class Mail:**
Freddie Mac
P.O. Box 730453
Dallas, TX 75373-0453

**Overnight Mail:**
JP Morgan Chase
Dallas National Wholesale LB TX 1-0029
14800 Frye Road
Fort Worth, TX 76155
Attn: HomeSteps #730453

**Wire Transfer:**
JPMorgan Chase Bank, NA
Location: McLean, Virginia
Routing #: 021000021
Account #: 9102418887

Include the Freddie Mac loan number on the check.
Take the following actions to submit a Standard Deed-in-Lieu of Foreclosure for settlement:


Additional Activities:

- Ensure that you have reported the loan via the EDR tool. Use default action code 43 (Referred to Foreclosure) and report the date on which Freddie Mac approved the deed-in-lieu of foreclosure.

- Report the mortgage to Freddie Mac as a Transfer to Real Estate Owned (REO) via the Loan Level Reporting tool by the end of the accounting cycle in which you receive the executed deed or lease.
  - Ensure that the
    - Ending Gross UPB is the ending balance of the mortgage.
    - Principal Due field is zero.
    - REO Acquisition Date is the date the deed or lease was executed.
    - DDLPI reflects the due date of the last fully paid installment.

- Ensure that the deed or lease is submitted for recordation within five business days of your receipt of the executed deed or lease.

- Ensure that you email the recorded deed or lease to Freddie Mac at DIL_Lease_Personal_Property_Release_Documentation@FreddieMac.com within one business day of receiving it from the recorder’s office.

- File IRS Form 1099-A, Acquisition or Abandonment of Secured Property, in accordance with Guide Section 8106.3.

- Request reimbursement for any applicable expenses in accordance with Guide Chapter 9701.

- Ensure that the recorded deed or lease and all other required deed-in-lieu of foreclosure documents (including the personal property release) are maintained in the mortgage file and available to Freddie Mac upon request.

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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