

# Loss Mitigation

# Training Resources

This document lists all loss mitigation training resources available to you from Freddie Mac Learning.

Access the following resources by clicking their titles.

## Covid-19 Relief

### Reference Tools

#### [COVID-19 Forbearance Desk Reference](#)

Provides an at-a-glance view of COVID-19 forbearance policies including eligibility, plan terms, and reporting requirements.

#### [Managing Escrow during a COVID-19 Related Hardship](#)

Outlines the requirements that will help you effectively manage escrow for loans on a COVID-19 forbearance or COVID-19 Payment Deferral plan.

#### [Servicing for COVID-19 Related Hardships Reference Guide](#)

Outlines temporary measures to help you assist borrowers if their ability to make timely mortgage payments has been negatively affected as a result of COVID-19.

### Tutorials

#### [COVID-19 Relief: Forbearance Plan Tutorial](#)

Introduces Freddie Mac's temporary relief options to assist borrowers impacted by COVID-19. Learn about eligibility requirements and options after the Forbearance period.

#### [COVID-19 Relief: Forbearance \(Critical Client Info\) Video Clip](#)

Housing Professionals are important resources for clients with financial challenges. Forbearance plans can provide payment relief for up to 12 months.

### Webinars

#### [COVID-19 Relief: Delinquency Resolution through COVID-19 Payment Deferral and Flex Modification Webinar](#)

Delinquency management for borrowers impacted by COVID-19, including the processes of transitioning out of a forbearance plan and of determining a permanent solution to a COVID-19 related delinquency. This webinar also covers eligibility and underwriting requirements for COVID-19 Payment Deferrals and Flex Modifications.

# Workout Prospector®

## Reference Tools

### [Escrow and Workout Prospector](#)

Outlines how to complete the various escrow-related fields in Workout Prospector.

### [Workout Prospector Users' Guide](#)

Provides guidance and detailed information on how to enter data into Workout Prospector, analyze the model, and transmit it to Freddie Mac.

## Webinars

### [Workout Prospector for Payment Deferrals](#)

Learn the Workout Prospector data requirements to process loans from evaluation through automated settlement for both the standard and COVID-19 Payment Deferrals.

### [Workout Prospector: Processing Flex Modifications](#)

Instructions on entering data for and settling the Freddie Mac Flex Modification® in Workout Prospector.

### [Workout Prospector: Processing Liquidation Options](#)

Details the evaluation process for liquidation options including short sales, deeds-in-lieu of foreclosure (DILs), and charge-offs, using Workout Prospector (WP) and continues through the automated settlement process.

### [Workout Prospector: Processing Third-Party Foreclosure Sales](#)

Instructions on entering data for and settling third-party foreclosure sales in Workout Prospector and continues through the automated settlement process.

## Tutorials

### [Workout Prospector: Court Mandated Modifications](#)

Explains how to enter data on the Court Mandated Modification screen and submit to Freddie Mac for approval.

## Reference Tools

### [Resolve® Retention API-Request Validation Error Messages Quick Reference](#)

Identifies Resolve® Retention API-Request validation error messages generated from the submission of a Resolve request. This reference tool provides users a quick way to view feedback messages, including possible causes and next steps. Use this reference to update the source record and resubmit requests, as applicable.

### [Resolve® Product Availability Matrix](#)

This reference details the workout product types currently available in Resolve®. Freddie Mac will continue to add workout types to the Resolve Application Programming Interface (API) and User Interface (UI) submission paths. Use this reference to understand when to transition your processing of workout products to Resolve and no longer through Workout Prospector.

## Webinars

### [Resolve® Submit and Manage Retention Workout Requests](#)

Servicers will learn how to submit, track, and manage retention workout requests in Resolve® (e.g., Payment Deferrals, Flex Modifications, and forbearance extension requests). This tool provides a centralized location and comprehensive view of default activities such as submissions, near real-time decisions, responses, dashboards, default, and status reporting to track towards timely resolution of workout solutions.

### [Resolve® Submit and Manage Liquidation Workout Requests](#)

Servicers will learn how to submit, track, and manage liquidation (e.g., short sales) workout requests in Resolve®. This tool provides a centralized location and comprehensive view of default activities such as submissions, near real-time decisions, responses, dashboards, default, and status reporting to track towards timely resolution of workout solutions.

### [Resolve® Settling FHA, VA, and RHS Modifications](#)

Freddie Mac has revamped the way Servicers settle Federal Housing Administration (FHA), Veterans Affairs (VA) and Rural Housing Service (RHS) loans with Resolve®. This webinar reviews upload capabilities and transparency into the status of FHA/VA/RHS modification requests. Servicers will learn about the new automated settlement that replaces the Form 1128, the Loss Mitigation Transmittal Worksheet.

## Tutorials

### [Resolve®: Submitting Ineligible Workout Requests for Exception Review](#)

This 2-minute video walks through the steps to submit and track requests: providing near real-time rules-based decisions to track towards timely resolution of workout solutions.

### [Resolve®: Workout Request Submissions](#)

This 2-minute video reviews how to download a file template to create your file, and the quick steps to upload and submit your workout requests. Download an error report to view highlighted data points with applicable error messages.

## [Resolve®: Ready, Set, Resolve!](#)

This interactive tutorial provides Servicers with benefits and options to adopt Resolve® technology via application programming interface (API) or direct user interface (UI) along with the steps to get started.

# Modifications

## Reference Tools

### [Freddie Mac Flex Modification: Reference Guide](#)

Outlines Freddie Mac Flex Modification eligibility requirements, how to evaluate and solicit a borrower, how to determine the estimated and final modification terms, and more.

### [Freddie Mac Flex Modification Settlement Checklist](#)

Identifies the activities you must perform to settle a Freddie Mac Flex Modification.

### [Settlement Status Codes: Reference Guide](#)

Identifies each loss mitigation settlement status code, what it means, and how to resolve it.

## Webinars

### [Flex Modification](#)

Details the Flex Modification program requirements, including eligibility, documentation requirements, the streamlined path, and term calculations.

## Tutorials

### [Resolve®: Submitting Ineligible Workout Requests for Exception Review](#)

This 2-minute video walks through the steps to submit and track requests: providing near real-time rules-based decisions to track towards timely resolution of workout solutions.

### [Resolve®: Workout Request Submissions](#)

This 2-minute video reviews how to download a file template to create your file, and the quick steps to upload and submit your workout requests. Download an error report to view highlighted data points with applicable error messages.



# Freddie Mac Short Sales, Deeds-in-Lieu of Foreclosure & Charge Offs

## Reference Tools

### [Borrower Contributions for Standard Short Sales and Standard Deeds-in-Lieu of Foreclosure Tool](#)

Outlines Freddie Mac's requirements for requesting cash contributions from borrowers for Freddie Mac Standard Short Sales and Standard Deeds-in-Lieu of Foreclosure.

### [Charge-off Settlement Checklist](#)

Identifies the information you must provide to Freddie Mac in your charge-off settlement package, where to send the package, and additional settlement activities you must perform.

### [Communication Timelines for Freddie Mac Short Sales](#)

Outlines the minimum communication timelines you must adhere to for Freddie Mac Standard Short Sales.

### [Freddie Mac Standard Deed-in-Lieu of Foreclosure Settlement Checklist](#)

Identifies the information you must provide to Freddie Mac in your deed-in-lieu of foreclosure settlement package, where to send the package, and additional settlement activities you must perform.

### [Freddie Mac Standard Short Sale Settlement Checklist](#)

Identifies the information you must provide to Freddie Mac in your short sale settlement package, where to send the package, and additional settlement activities you must perform.

### [Settlement Status Codes: Reference Guide](#)

Identifies each loss mitigation settlement status code, what it means, and how to resolve it.

## Webinars

### [Loss Mitigation: Liquidations](#)

Details the requirements for short sales and deeds-in-lieu of foreclosure including eligibility, closing, and tracking for these options.

# Relief Options

## Reference Tools

### [Forbearance Plan](#)

Highlights Freddie Mac's requirements for establishing and reporting forbearance plans.

### [Partial Reinstatements for Mortgages in Foreclosure](#)

Outlines Freddie Mac's requirements for establishing and reporting partial reinstatements and their corresponding repayment plans.

### [Repayment Plans](#)

Explains Freddie Mac's requirements for establishing and reporting repayment plans as standalone relief options for loans that are not in foreclosure.

## Webinars

### [Payment Deferral: Non-COVID-19 Delinquencies](#)

Introduces the Freddie Mac standard Payment Deferral, a loss mitigation solution for Borrowers who became delinquent (no more than two months) due to a short-term hardship that has since been resolved. This webinar also covers eligibility and Workout Prospector processing requirements.

# Borrower Solicitation and Response

## Reference Tools

### [Communicating with Borrowers: Collections and Loss Mitigation](#)

Provides collectors with information that supports communication with borrowers during the collection and loss mitigation process.

### [Quality Right Party Contact and Borrower Solicitation](#)

Outlines Freddie Mac's requirements for quality right party contact, borrower solicitation, and collections, and provides detailed information on the Borrower Solicitation Package.

### [Receiving the Borrower Response Package and Communicating the Evaluation Decision](#)

Outlines Freddie Mac requirements related to the Borrower Response Package and explains how to use the Borrower Evaluation Notices to communicate evaluation decisions to borrowers.

## Webinars

### [Borrower Response Package: Documentation and Communication Requirements](#)

This *webinar* introduces borrower response and documentation requirements necessary to evaluate a delinquent borrower for foreclosure alternatives.

# Expense Reimbursement

## Reference Tools

### [Avoid Errors when Submitting Tax and Insurance Expenses](#)

Provides information and illustrative examples on how to avoid common errors when submitting taxes and insurance-related expenses in PAID (Payments Automated Intelligent Dynamic).

### [Grant Users Access to PAID Using Freddie Mac Access Manager](#)

Guides an administrator through the process of granting a user access to the PAID application to accessing the PAID servicing tool via the Servicing Gateway.

### [PAID – Bulk Expense File Template](#)

Provides instructions on entering data for and settling third-party foreclosure sales in Workout Prospector.

## Webinars

### [PAID: Create and Track Expenses](#)

Focuses on creating expenses in the PAID system including expense entry, creating RPAs, and submitting expenses through the bulk upload function. After expenses are created, you'll learn how to track expenses in Loan Management.

### [PAID: Manage Expenses](#)

Focuses on managing expenses in the PAID system. You'll learn how to request payment, either individually per expense or in bulk, appeal curtailments or denials, and manage the Released expenses and Audit queues. You will also learn how to use the reports in the system to help with workflow management.

## Tutorials

### [PAID: Sign Up and Access](#)

In this video, you will learn how to get access to PAID via Freddie Mac's Access Manager.

### [PAID: Introduction and Navigation](#)

In this video, you will be introduced to PAID and learn the basics of navigating the tool.

### [PAID: Bulk Upload](#)

In this video, you will learn how to create and submit a Bulk Upload Expense File in PAID.

### [PAID: Create an Expense](#)

In this video, you will learn how to manual submit an expense using the expense builder.

### [PAID: Add Supporting Documents](#)

Demonstrates all the places/methods in the PAID tool where documents can be attached.

### [PAID: Request Payment](#)

In this video, you will learn how to request payment for eligible expenses.

### [PAID: Reports](#)

In this video, you will learn how to access, download, and view the reports available in PAID.



### [PAID: Loan Management](#)

This video provides an overview of Loan Management which is used to track and manage expenses once you have submitted them into PAID.

### [PAID: Released Expenses](#)

This video provides an overview of the Released Expenses function in PAID.

### [PAID: Request for Prior Approval \(RPA\)](#)

In this video, you will learn how to create, submit, and monitor the status of a Request for Prior Approval (RPA) Expense in PAID.

### [PAID: Reconciling Payments Using eBill](#)

In this video, you will learn how to confirm and reconcile your PAID payments using eBill.

## General Loss Mitigation

### Reference Tools

#### [Delinquency Management for Mortgages Secured by Primary Residences](#)

Highlights Freddie Mac's requirements for managing delinquent mortgages secured by a borrower's primary residence.

#### [Hardship](#)

Outlines eligible hardships when evaluating a borrower for a workout option and certain relief options.

### Webinars

#### [Alternatives to Foreclosure Overview](#)

Describes the Freddie Mac Alternative to Foreclosure hierarchy and provides a brief overview of the various alternatives to foreclosure, including summaries of the eligibility requirements for each alternative.

### Tutorials

#### [Alternatives to Foreclosure Overview Tutorial](#)

Describes the Freddie Mac Alternative to Foreclosure hierarchy and provides a brief overview of the various alternatives to foreclosure including summaries of the eligibility requirements for each alternative.

#### [Imminent Default Evaluation Learning Clip](#)

Highlights the business rules for imminent default evaluation and how to document it in Workout Prospector.



# Servicer Performance Profile

## Reference Tools

### [Freddie Mac Servicer Success Scorecard Reference Guide](#)

Introduces and provides detailed information on the Freddie Mac Servicer Success Scorecard, ranking methodology, performance metrics, and more.

### [Manager Series Reports Reference Guide](#)

Information on how to access and understand the Manager Series Reports.

## Tutorials

### [Servicer Success Scorecard Tutorial](#)

Introduces Freddie Mac's Servicer Success Scorecard, a confidential report that details your servicing performance for Default Management and Investor Reporting. Learn how to navigate, read, and utilize the Scorecard to track and improve your servicing performance.

# Disaster Relief

## Reference Tools

### [Freddie Mac Disaster Relief Reference Guide](#)

Outlines Freddie Mac requirements for assisting borrowers whose mortgaged premises or places of employment are in an Eligible Disaster Area.

## Webinars

### [Disaster Relief Eligibility and Forbearance](#) *Offered as needed when disasters occur.*

This webinar reviews specific Freddie Mac delinquency-management policies for loans affected by an eligible disaster including the early activities that you must perform when a disaster strikes.

### [Disaster Relief: Payment Deferral and Flex Modification](#) *Offered as needed when disasters occur.*

Focuses on delinquency management for loans impacted by an Eligible Disaster, including eligibility and underwriting requirements for the new Freddie Mac Disaster Payment Deferral and the disaster-related Flex Modification.

## Tutorials

### [EDR Reporting for Disaster Modifications](#)

Manage your EDR reporting for disaster modifications more effectively and learn the process for accurately reporting disaster modification activity including applicable codes, timeline, and key points.

For a catalog of all Freddie Mac Learning resources, visit:

[https://sf.freddiemac.com/content/\\_assets/resources/pdf/fact-sheet/freddie-mac-learning-catalog.pdf](https://sf.freddiemac.com/content/_assets/resources/pdf/fact-sheet/freddie-mac-learning-catalog.pdf)