

Repurchase Alternative Expanded in Loan Coverage Advisor

Overview of Changes

The Loan Coverage Advisor® April 25 release adds an enhancement that primarily expands the repurchase alternative. By using a fee-based structure that is more efficient and transparent, lenders can potentially receive immediate representation and warranty (R&W) relief upon fee collection.

Loan Coverage Advisor users will be able to see a new Selling R&W Relief Reason “Remedy Closed – Fee Only” for loans eligible for fee remedy through various types of loan searches, including Basic, R&W, Seller/Servicer and Master Commitment.

Also, “Repurchase Demand Closed Reason of Fee Only,” a new sub-event type option, is available in the uniform instruments for loan searches in the user interface (UI).

Loan Coverage Advisor continues to maintain security of our systems through consistent software updates. Below are sample screen shots:

1. Seller/Servicer Async Search CSV Export

The screenshot displays the 'Loan Coverage Advisor' web application interface. At the top, there is a navigation bar with the FreddieMac logo and the text 'Loan Coverage Advisor'. Below this is a dark blue header with the 'Loan Coverage Advisor®' logo and a navigation menu containing 'SEARCH', 'REPORTS', 'SAVED RESULTS', and 'WORK ORDERS'. The main content area is titled 'Events' and includes a search instruction: 'Search for loans by selecting one of the Event Types below and defining a date range.' There are two dropdown menus: 'Event Types' and 'Sub-Event Types'. The 'Event Types' dropdown is currently set to 'Repurchase Demand Closed'. The 'Sub-Event Types' dropdown is open, showing a list of options: 'All', 'Repurchase Demand Rescinded', 'Repurchase Demand Closed with Remediation', 'Repurchase Demand Closed Pending Further Review', and 'Repurchase Demand Closed Reason of Fee Only'. The last option, 'Repurchase Demand Closed Reason of Fee Only', is highlighted with a red rectangular box. To the right of the dropdowns, there are date range selection fields with 'between' and 'and' labels. On the far right, there are icons for help (a question mark) and print (a printer icon).

Search Criteria											
Seller / Servicer Number											
*Representation & Warranty											
FM Loan Number	Seller R&W* Number	Seller R&W* Name	Seller Loan Delivery Bi	Servicing F	Loan Fund	Payoff Dat	Product Ty	Loan Statu	Selling R&	Selling R&	Selling R&W* Relief Reason
			None		2/7/2006	#####	20Yr Fixed Closed	No			Excluded
			None		#####	#####	30Yr Fixed Closed	No			Excluded
			None		#####	#####	30Yr Fixed Closed	No			Excluded
			None		#####	#####	40Yr Fixed Foreclosur	No			Excluded
			None		#####	#####	30Yr Fixed Closed	No			Excluded
			None		#####	#####	30Yr Fixed Closed	No			Excluded
			None		3/7/1996		30Yr Fixed Performing	No			Excluded
			None		#####	#####	30Yr Fixed Closed	No			Excluded
			None		#####	#####	30Yr Fixed Performing	No			Excluded
			None		#####	#####	30Yr Fixed Performing	No			Excluded
			None		5/7/1997		30Yr Fixed Foreclosur	No			Excluded
			None		#####	#####	30Yr Fixed Performing	No			Excluded

2. Master Commitment Sync Search CSV Export

Search Criteria											
Master Commitment Number											
*Representation & Warranty											
FM Loan Number	Seller R&W* Number	Seller R&W* Name	Seller Loan Number	Delivery Bi	Servi	Loan Fund	Payoff Dat	Product Ty	Loan Statu	Selling R&	Selling R&W* Relief Reason
			Full	#####	#####	20Yr Fixed Closed	No				Remedy Closed - Fee Only
			Full	8/1/2014	#####	15Yr Fixed Closed	Yes				Other
			Full	#####	5/1/2020	30Yr Fixed Closed	Yes				QC Review - \$ QC Satisfactory
			Full	7/7/2014	#####	30Yr Fixed Closed	Yes				Loan Sunset [Acceptable Pay History
			Full	#####	2/2/2015	30Yr Fixed Closed	Yes				QC Review - \$ Other
			Full	7/9/2014	#####	30Yr Fixed Closed	Yes				QC Review - \$ Other
			Full	#####	5/9/2016	30Yr Fixed Closed	No				
			Full	#####	6/2/2016	30Yr Fixed Closed	Yes				QC Review - \$ Other
			Full	#####	#####	30Yr Fixed Closed	No				
			Full	8/7/2014	5/6/2020	30Yr Fixed Closed	Yes				QC Review - \$ QC Satisfactory
			Full	#####		30Yr Fixed Performing	Yes				Loan Sunset [Acceptable Pay History
			Full	5/7/2014	#####	30Yr Fixed Closed	No				
			Full	5/9/2014	#####	15Yr Fixed Closed	No				


3. UI - Loan Risk Details Event Summary View

Representation and Warranty Event History

Event Summary

EVENT TYPE	EVENT DETAILS	BUSINESS EVENT DATE*	R&W * IMPACTED	COVERAGE IMPACTED	OBLIGATION IMPACTED	SYSTEM PROCESSED DATE*
Repurchase Demand Closed Reason of Fee Only	ⓘ	04/01/2025		🔍		04/07/2025
Repurchase Demand Issued	ⓘ	02/01/2025				02/02/2025
30-Day Delinquency	ⓘ	02/29/2024				03/22/2024
30-Day Delinquency	ⓘ	01/31/2024				02/23/2024
Loan Funded	ⓘ	12/06/2023	SELLING & SERVICING	🔍	🔍	12/07/2023

4. Relief Date Report



Selling Representation and Warranty Relief Date¹ Report

Seller Number
Reporting Period

January 2025

Seller Name
Report Generated on

2/24/2025 5:52 PM

Report Summary
Number of Loans with Relief Date² in the Selected Period 1
Total Current UPB \$421,224.42

Loan Details³

Item Number	Funding Date ⁴	FM Loan Number	Seller Loan Number	Service Loan Number	Current UPB	Note Maturity Date	Actual Relief Date ⁵	Selling RAW ⁶ Relief Reason
1	6/13/2024				\$421,224.42	5/1/2054	1/31/2025	Remedy Closed - Fee Only

¹ For purposes of this report, "Relief Date" means the date on and after which Freddie Mac will not exercise its remedies in connection with Seller's breach of the selling representations and warranties enumerated in Guide Section 1301.11.

² Relief Date eligibility is based on loan level events to date including EDR for the cycle associated to last required timely payment.

³ Referred to as "Freddie Mac Settlement Date" in Guide Section 1301.11

⁴ Representation and Warranty

⁵ For purposes of this report, "Alternative Payment Plan" means a disaster-related forbearance plan.

The information displayed in this report is based on loan activity reported by Seller and/or Servicer and Freddie Mac, and it may not reflect current activities with respect to the Mortgages. This information does not denote that the identified Mortgages comply with the eligibility requirements of the Freddie Mac Seller/Servicer Guide; it is Seller's responsibility to ensure that such requirements are met. This information is confidential and proprietary and is for the use of Seller and/or Servicer only.

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