

# Collateral Representation and Warranty Relief with an Appraisal: Loan Coverage Advisor® Information

Loan Coverage Advisor® establishes and tracks the representation and warranty relief dates for all loans sold to Freddie Mac. It provides a single platform to view the selling representation and warranty relief dates and includes a variety of report options and advanced loan-level search capabilities so you can easily track loan events throughout the life of the loan.

This reference provides details about what you need to know to successfully use Loan Coverage Advisor to track loans receiving immediate collateral representation and warranty relief with an appraisal. The following topics are included:

- [Reviewing Collateral Representation and Warranty Relief Information in the Search Results](#)
- [Viewing the Credit Risk Offsets Information](#)
- [Reviewing the Loan History – Selling & Servicing R&W Page](#)
- [Reviewing Collateral Representation and Warranty Relief Information on LCVA Reports](#)
- [Additional Resources](#)



**Note:** Collateral representation and warranty relief may also be offered with Loan Product Advisor®'s automated collateral evaluation capability which provides the option to waive the appraisal requirements on certain loans. For information on automated collateral evaluation, refer to the [Automated Collateral Evaluation](#) job aid.

## Reviewing Collateral Representation and Warranty Relief Information in the Search Results

You can retrieve information for loans that received collateral representation and warranty relief by using the R&W Relief Date Options on the Advanced Search page. For example, after selecting Collateral, you can optionally select one or more R&W relief attributes (e.g., Selling R&W Period and/or Selling R&W Relief Date) as parameters for the search query. The Selling R&W Period and Selling R&W Relief Date fields become active once the Selling R&W Type is selected. Selecting the Selling R&W Relief Date “Actual Date” radio button restricts records to those where the Selling R&W Relief Date has occurred.

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

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**Advanced Search** SEARCH

Select Search Parameters ?

Select a key search parameter from the drop down list and enter an exact number to search against. Search results contain Active & Closed Loans by default. Narrow your search further by including a Loan Funding date range.

What do you want to search by? \*  
Seller / Servicer Number

What is the number? \* [Select Multiple Seller / Servicers](#)

Include in results...  
 Active & Closed Loans  Active Loans Only  Closed Loans Only

Loan Funding Date  
-- Select --

Representation and Warranty Relief Date Options ?

Choose a Selling Representation and Warranty Type to enable other fields in this section. You may select search criteria for Selling Representation and Warranty Period, Selling Representation and Warranty Relief Date or both.

Selling R&W Type: Collateral  
Selling R&W Period: -- Select --

Selling R&W Relief Date: -- Select --  
Month:  Year:   
and is  Planned  Actual

Loan Advisor R&W Relief Offerings (includes loans granted relief for select coverages)  
 Collateral  Asset  Income

The following Search Results example is an illustration of results retrieved using the R&W Relief Date Options. A summary of the representation and warranty relief for the loan is provided. For details regarding collateral representation and warranty relief, export the results to an Excel spreadsheet.

**Search Results**

Current Search Criteria

Search results are based on the criteria shown below. To remove any of your selected search criteria from these results, please click

Seller / Servicer Number:

Loan Funding Date: is after 01/01/2017

Selling R&W Type: Collateral

Selling R&W Period: 0 Months

Your search yielded 1 result

[EXPORT RESULTS](#)

NO. LOAN NUMBER	SELLER R&W NUMBER	SELLER R&W NAME	SELLER LOAN NUMBER	SELLER R&W RELIEVED	SELLER R&W RELIEF PERIOD	SELLER R&W PLANNED RELIEF DATE	SELLER R&W ACTUAL RELIEF DATE	SERVICER R&W NUMBER	SERVICER R&W NAME	SERVICER LOAN NUMBER	BIENNE UPDID
				No	36 Months	08/01/2008					0.00

1 - 1 of 1 Rows

REPRESENTATION AND WARRANTY

In the spreadsheet, a loan with collateral representation and warranty relief will indicate *0 Months* in the Collateral R&W Planned Period field. The Collateral R&W Planned Relief Date field and Collateral R&W Actual Relief Date field will reflect the same date.



come R&W	Collateral R&W* Planned	Collateral R&W* Planned Relief	Collateral R&W* Actual Relief	Sen
6/1/2016	0 Months		6/1/2016	1
7/1/2016	0 Months		7/1/2016	1
7/1/2016	0 Months		7/1/2016	1

### Viewing Credit Risk Offsets Information

The Selling R&W tab under the Credit Risk Offsets section of the Loan Risk Details page indicates if the loan was eligible for collateral representation and warranty relief. It also visually displays the representation and warranty relief status in a color-coded chart. If the loan was eligible for collateral representation and warranty relief, Loan Coverage Advisor establishes a representation and warranty relief date specific to collateral.

The color-coded bars in the chart represent the planned maximum representation and warranty relief period across the three Cs (credit, capacity, and collateral) and life-of-loan exclusions. When collateral representation and warranty relief is obtained, a blue checkmark appears next to the ACTUAL RELIEF DATE field. The following table describes what each color-coded bar represents:

Representation and Warranty Relief Status Color-Coded Bars	
Green	Confirms and archives Freddie Mac's decision to grant representation and warranty relief.
Yellow	Indicates the loan has not yet achieved representation and warranty relief, but is still eligible for early representation and warranty relief.
Red	Indicates selling representation and warranty applies to the life of loan.



Credit Risk Offsets [?](#)

**Selling R&W <sup>2</sup>**    Servicing R&W <sup>2</sup>    MI    CE

Responsible Party

POSITION	OBLIGOR NAME	OBLIGOR NUMBER	START DATE	END DATE
1			04/13/2022	-

Loan Advisor R&W <sup>2</sup> Relief Offerings (Refer to Online Help [?](#) section for the Guide details on each Offering)

CAPACITY R&W \* RELIEF    COLLATERAL R&W \* RELIEF    CREDIT R&W \* RELIEF

Eligible - Asset    Eligible - Automated Collateral Evaluation    N/A

Eligible - Income

Current Coverage

SELLING R&W \* RELIEF PERIOD: 36 Months    SELLING R&W \* RELIEF DATE: 05/01/2025    R&W \* RELIEF INDICATED?: No

TYPE	PLANNED RELIEF DATE	ACTUAL RELIEF DATE	PERIOD	Funding Date	Maturity Date *
Credit	05/01/2025	-	36 Months	[Yellow bar]	
Capacity	05/01/2025	-	36 Months	[Yellow bar]	
Asset	04/13/2022	04/13/2022 ✓	0 Months	[Green bar]	
Income	04/13/2022	04/13/2022 ✓	0 Months	[Green bar]	
Collateral	04/13/2022	04/13/2022 ✓	0 Months	[Green bar]	
Exclusion	Life of Loan	-	Life of Loan	[Red bar]	

### Reviewing the Loan History – Selling & Servicing R&W Page

Loan Coverage Advisor maintains loan history records for all activities that affect the representation and warranty relief date and counterparty obligations for a loan. The Loan History is accessible by clicking the Event Details button on the Selling R&W tab of the Credit Risk Offsets page. To view the loan history for collateral representation and warranty relief, click the Selling drop-down under the R&W Impacted column for the Loan Funded record. The Loan Funded section expands to view credit, capacity, and collateral categories. The Document File ID for the appraisal associated with the loan is listed directly under the collateral information.



EVENT TYPE	BUSINESS EVENT DATE	R&W IMPACTED	R&W PERIOD	PLANNED RELIEF DATE	ACTUAL RELIEF DATE	OBLIGOR 1 NAME	OBLIGOR 1 NUMBER	FROM DATE	TO DATE	SYSTEM PROCESSED DATE
Loan Funded	07/03/2017	SELLING	36 Months	08/01/2020		Bank of America, N.A.	0001700	07/03/2017		07/05/2017
R&W record established in system										
Loan Funded	07/03/2017	Credit	36 Months	08/01/2020		Bank of America, N.A.	0001700	07/03/2017		07/05/2017
Loan Funded	07/03/2017	Capacity	36 Months	08/01/2020		Bank of America, N.A.	0001700	07/03/2017		07/05/2017
Asset - N/A; Income - N/A										
Loan Funded	07/03/2017	Collateral	0 Months	07/03/2017	07/03/2017	Bank of America, N.A.	0001700	07/03/2017		07/05/2017
Loan Collateral Advisor - Eligible; Document File ID - 11000101000										
Loan Funded	07/03/2017	SERVICING	Life of Loan	Life of Loan		Bank of America, N.A.	0001700	07/03/2017		07/05/2017
R&W record established in system										



**Note:** You may export loan history records to Microsoft Excel using the **Export to File** link located in the upper right corner of the page.

## Reviewing Collateral Representation and Warranty Relief Information on Loan Coverage Advisor Reports

The Planned Relief Date of Newly Established Loans Report includes collateral representation and warranty relief information. This report provides information on loans funded during a defined time period and the Obligor's planned relief dates.

The Selling R&W Period and Selling R&W Planned Relief Date columns in the report indicate when selling representation and warranty relief will be relieved for the loan based on its attributes and payment history. The Collateral R&W Relief column indicates whether the loan was eligible for collateral representation and warranty relief at the time of funding.



### Planned Relief Date\* of Newly Established Loans Report

Seller Number: [REDACTED]  
Funding Date Range: 07/01/2017 - 07/31/2017

Seller Name: [REDACTED]  
Report Generated on: 08/22/2017 06:18 PM

#### Report Summary (Based on Planned Relief Date\*)

Time to Relief Date**	Number of Loans	Purchase UPB
0 Months	0	\$0.00
12 Months	243	\$36,576,061.21
36 Months	6240	\$1,234,274,471.06
Life of Loan	0	\$0.00

Total Loans Funded	6483
Total Purchase UPB	\$1,270,850,532.27

#### Loan Details (All the details in this table are based on the Loan Funding Date. Any changes to the Loan after the Funding Date are not captured in this report.)

Item Number	Funding Date ***	Post Settlement First Payment Date (PSFPD)**	FM Loan Number	Seller Loan Number	Purchase UPB	Product	Note Maturity Date	Delivery Type	Seller R&W Obligor1	Obligor 1 Name	Seller R&W Obligor2	Obligor 2 name	Selling R&W Period**	Selling R&W Planned Relief Date***	Collateral R&W Relief*	Asset R&W Relief **	Income R&W Relief ***
1	07/03/2017	08/01/2017	[REDACTED]	[REDACTED]	\$360,050.00	30yr Fixed Cony	06/01/2047	Flow	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	36 Months	08/01/2020	Not Eligible	N/A	N/A
2	07/03/2017	08/01/2017	[REDACTED]	[REDACTED]	\$347,000.00	30yr Fixed Cony	06/01/2047	Flow	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	36 Months	08/01/2020	Eligible	N/A	N/A
3	07/03/2017	08/01/2017	[REDACTED]	[REDACTED]	\$311,600.00	30yr Fixed Cony	06/01/2047	Flow	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	36 Months	08/01/2020	Eligible	N/A	N/A

### Additional Resources

If you have questions about other functionality, or are a new Loan Coverage Advisor user and need help learning about it, refer to the following resources:

- [Loan Coverage Advisor web page](#)
- [Loan Advisor® web page](#)

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