

## Overview

The Early Funding Loan-Level program gives you the flexibility to aggregate loans and make pooling decisions later. Under this program, you receive funding up to 30 days prior to loans being pooled into a Guarantor or MultiLender security or sold for Cash through a mandatory, servicing-retained contract. Early Funding loan-level transactions are ineligible for sale through the Cash-Released XChange®.

This reference outlines the steps you must follow to receive timely funding for mortgages sold with the Early Funding loan-level option through Loan Selling Advisor® and includes the following topics:

- **Create Loans** - There are two options to create loans, by importing a MISMO XML file or by manual and/or direct entry.
- **Loan Pipeline** - Use the loan pipeline to functions to evaluate loans and clear critical edits, view and modify loans and finalize loans for initial funding (Build Form 1034EF and Form 996E).
- **Confirm Loan Status and Funding Information** - Review the loan pipeline status information to confirm Notes are Certified, the Warehouse Lender has Recorded and Released Form 996E and that the Early Funding Loan Status is Ready to Initial Fund.
- **Finalize data** - Make sure your Early Funding loan-level deliveries are complete.
- **Export Data** - Optional.
- **View, Edit or Build Forms** – Optional. Typically used to remove loans from forms previously built.

## Create Loans

In Loan Selling Advisor, you have the option to create loans by importing a MISMO XML file or by entering loan data manually. After Early Funding loans are saved in the system, you'll access them from the Loan Pipeline, where you can search for loans, manage your pipeline, and perform tasks for loans, such as, modify, evaluate and build forms. The sections below provide instructions on how to import loans or how to manually create loans.

## Import Loans

Loan data is imported into Loan Selling Advisor in MISMO XML format using the Uniform Loan Delivery Dataset (ULDD). [Click here to access the ULDD web page and import specification.](#)

Follow the steps below to import loans:

1. From the **LOANS** menu, select **Import MISMO XML**.





**Note:** To avoid critical edits, be sure the import file contains all applicable data points and the applicable Investor Feature Identifier (IFI (Sort ID 368)), H49 and the Warehouse Lender Indicator (Sort ID 398.1) of Yes or No.

2. The **Import Loan** page displays.
3. Click **BROWSE** to select the file you want to import.
4. Click the checkbox, **Use only Selling Loan Identifier as the loan identifier**. This is a user preference and can make it easier to search for loans.
5. The **Evaluate loans in the file at import** checkbox defaults. If you do not want to evaluate loans at this time, click the checkbox to deselect.

The Pricing Identifier (PI) field automatically displays. If you deselect the checkbox to evaluate loans, the Pricing Identifier will no longer display.

If you have multiple Pricing Identifiers (PIs), click the drop-down menu to select the applicable identifier.

6. The **Assign an Investor Contractor Identifier** or **Assign a Pool #** options are disabled when a PI is selected.
7. Click **IMPORT LOANS**.

Please ensure that the file conforms to Freddie Mac's file import standards. The maximum size limit is 20MB per file. Please zip all files above 20MB.

\* Denotes a required field

File: \*

Overwrite existing loans on Import?  
 Yes  No

Assign an Investor Contract Identifier or Pool Number to this file:  
 No. I do not want to specify a number here.  
 Yes. Assign an Investor Contract Identifier to the loans during import. Will not overwrite Investor Contract Identifier(s) given in the file.   
 Yes. Assign a Pool # to the loans during import.

Use only Seller Loan Identifier as the loan identifier  
 Evaluate the loans in this file at import

Pricing Identifier : (Applies Only to Early Funding Loans)  
 ▾

If you have multiple Pricing Identifier numbers, click the drop-down menu to select the applicable identifier.



- The **Import Loan: Results** page displays a seven-day history of your import activity in descending date order. If the Status column reflects **Processing**, click **Refresh Import Status** until the status reflects **Completed**. After a file is successfully imported, several columns will populate (see the seven columns to the right of the “Processed” column). Numeric values greater than zero, indicate there is an error. Click the numeric value hyperlink to view the error description and/or troubleshoot.

Import Loan: Results

View errors by clicking on the numbers in the errors columns. Click on the Refresh Import Status button to update the Status.

Large import files may take some time to process. While the import is in the process, other tasks in the system can be performed.

[REFRESH IMPORT STATUS](#)

FILE NAME	USER ID	DATE/TIME	TOTAL LOANS	TOTAL CURRENT USD †	PROCESSED	IMPORT ERRORS	ALLOCATION ERRORS	EVALUATION ERRORS	BWP RELIEF NOT ELIGIBLE			LOAN REFERENCE PRODUCT LABEL WARNING	STATUS
									CO	IN	AS		
		2022/12/23 09:33 AM	173	\$48,815,740.00	173	0	0	<a href="#">122</a>	<a href="#">119</a>	<a href="#">173</a>	<a href="#">173</a>	0	Completed
		2022/12/22 17:41 PM	35	\$15,128,061.15	35	0	0	0	<a href="#">20</a>	<a href="#">35</a>	<a href="#">35</a>	0	Completed

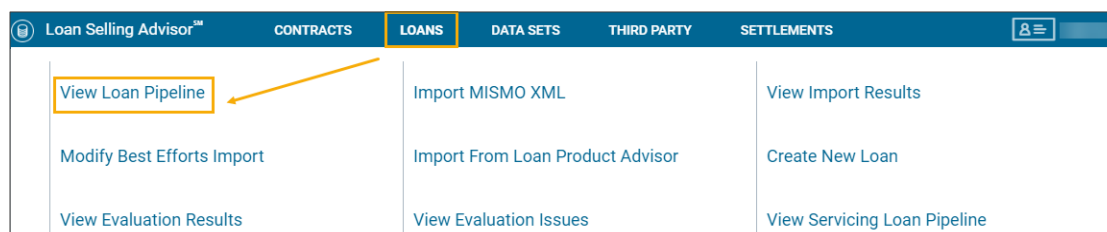
## Manually Create Loans

Loans can be created manually, one loan at a time, in Loan Selling Advisor. Access our tutorial, [Create and Modify Loans](#), to learn how.

## Loan Pipeline

The primary functions used to manage Early Funding loan-level transactions are available in the Loan Pipeline. After loans are created and saved in Loan Selling Advisor, access the loan pipeline to complete the steps required to finalize loans and receive initial funding. Follow the steps below:

- From the **LOANS** menu, click **View Loan Pipeline**.



- The **Loan Pipeline** page displays. Before you can take any action on loans, you must first search for them. The example that follows highlights some of the Early Funding-specific search-criteria fields. Be sure to click the Additional Fields and the Early Funding Loan-Level search panels to view and select supplementary search criteria. After making your selections, click **SEARCH**.



### Loan Pipeline

<b>Seller Loan Identifier</b> <input type="text"/>	<b>Primary Borrower Last Name</b> <input type="text"/>	<b>Freddie Mac Loan #</b> <input type="text"/>
<b>Requested Settlement Date</b> mm/dd/yyyy <input type="text"/> to mm/dd/yyyy <input type="text"/> or <input type="checkbox"/> ASAP	<b>Interest Rate Range</b> % to %	<b>Loans</b> <input type="checkbox"/> Unallocated <input type="checkbox"/> Early Funding
<b>Loan Amortization Type</b> <input type="radio"/> Fixed Rate <input type="radio"/> ARM <input checked="" type="radio"/> Both	<b>Loan Reference Product Label</b> <input type="text"/>	<b>Early Funding Loan Indicator</b> <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Both
<b>Loan Type(s) to include in results</b> <input type="checkbox"/> Modified Loan <input type="checkbox"/> Converted Loan		
<b>Additional Fields</b>		
<b>Create Date</b> mm/dd/yyyy <input type="text"/> to mm/dd/yyyy <input type="text"/>	<b>Actual Settlement Date</b> mm/dd/yyyy <input type="text"/> to mm/dd/yyyy <input type="text"/>	<b>Early Funding Target Date</b> mm/dd/yyyy <input type="text"/> to <input type="text"/>
<b>Contract Name</b> <input type="text"/>	<b>Contract Execution</b> <input type="radio"/> Cash <input type="radio"/> Guarantor <input type="radio"/> Multilender <input checked="" type="radio"/> All	<b>Property State Code</b> <input type="text"/>
<b>Loan Prospector® (LP) Type</b> <input type="text"/>	<b>Automated Underwriting Case Identifier</b> <input type="text"/> <small>(Enter LP Key only)</small>	<b>eNote Indicator</b> <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Both
<b>Certification Batch Identifier</b> <input type="text"/>	<b>Form 996E Identifier</b> <input type="text"/>	
<b>Custodian</b> <input type="text"/>		
<b>Servicer Identifier</b> <input type="text"/>		
<b>Warehouse Lender</b> <input type="text"/>		
<b>Early Funding Loan Level</b>		
<b>Early Funding Loan Status</b> <input type="text"/>	<b>Days Since Initial Funded</b> <input type="text"/> to <input type="text"/> <small>(Excludes Final Funded Loans)</small>	
<b>Initial Funded Date</b> mm/dd/yyyy <input type="text"/> to mm/dd/yyyy <input type="text"/>	<b>Final Funded Date</b> mm/dd/yyyy <input type="text"/> to mm/dd/yyyy <input type="text"/>	
<b>SEARCH</b>	<b>RESET</b>	



- The Loan Pipeline search results display. The example below provides a bird's-eye view of the action buttons and the many search results columns.

The screenshot shows a search results table with columns including: SELLER LOAN IDENTIFIER, INVESTOR CONTRACT IDENTIFIER, LAST NAME, PREFIX, POOL #, CONTRACT EXPIRES, UPB, INTEREST RATE, LOAN REFERENCE PRODUCT LABEL, LOAN STATUS, CERTIFICATION STATUS, CERTIFICATION BATCH IDENTIFIER, CERTIFICATION COMPLETED DATE, EDITS CLEARED, UNALLOCATED, \$403,667.72, 4.500%, 30-Year Fixed Rate Conventional, New, New, N. Below the table are several action buttons: MONEY BAG (Early Funding), VIEW/Modify LOAN, EVALUATE/Assess, DELETE, COMPARE with Loan Product Advisor, and CALCULATE Loan Acquisition UPB Amount.

See the table below for a description of the loan pipeline's action/function buttons or watch the video, [Loan Pipeline Action/Function Buttons](#)

Name	Icon	Function/Purpose
Money Bag		Assign the Early Funding, IFI H49 to the loan(s). The options to Assign/Build Form 1034E and Build Form 996E display after you search for "Unallocated" Loans, select an Early Funding Indicator of "Yes" and click the Money Bag icon.
View/Modify Loan		View and/or modify loans.
Evaluate/Assess		Loans must be evaluated and cleared of critical edits before initial funding occurs. You may evaluate one or many loans at-a-time for accuracy, completeness, and alignment with your Early Funding Pricing Identifier terms. If you have one PI, the system will default to it and you will not see a dropdown menu. If you have multiple PIs, you must select from the dropdown menu.
Delete		Use to delete loans from the system.
Compare with Loan Product Advisor®		Compare loan data in Loan Selling Advisor with the corresponding data in Loan Product Advisor. If desired, overwrite data in Loan Selling Advisor with data from Loan Product Advisor.
Calculate Loan Acquisition UPB Amount		Applies to allocated loans only. Use this function to ensure the unpaid principal balance for the loan meets Freddie Mac's purchase guidelines.



The loan pipeline search results display over 30 columns of status and date information. The table below highlights columns commonly used to track and manage Early Funding transactions. You have the option to create a custom view to help you quickly track and manage your Early Funding pipeline. With a custom view, you can view only the columns or information you want to see. To learn how to create a custom search results view in the loan pipeline, access our tutorial, [How to Use the Loan Pipeline](#) (15-minute tutorial).

The table below describes the columns in the Loan Pipeline Advanced View (the default view). You can customize the view or select a Basic view, depending on your needs. See the tutorial above to learn how.

**Note:** The list below is not all-inclusive.

Column Name	Description
Seller Loan Identifier	The unique identifier assigned by the Seller to the loan. This is a static column.
Investor Contract Identifier	The unique identifier assigned by Freddie Mac to the contract. For Early Funding loan-level transactions, the column will display a value of "Unallocated." This is a static column.
Certification Status	Certified = Note has been certified by the Document Custodian. New = Note has not been certified.
Certification Batch Identifier*	A unique identifier assigned in the system when Form 1034E is built.
Certification Completed Date	The date the Note is certified.
Certification Completed Date	The date the Note is certified.
Warehouse Lender Identifier	The unique six-to nine-digit identifier assigned to the Warehouse Lender by Freddie Mac.
Form 996e Id *	A unique identifier assigned in the system when Form 996E is built for specific loans.
996e Complete	N = No. The 996E is created but has not been processed by the Warehouse Lender. Y = Yes. Form 996E has been built. Not Built. The loan is eligible for Form 996E, but it has not been built. N/A. Loan is not associated with a Warehouse Lender.
996e Created Date	The Date Form 996E was built in the system.



Column Name	Description	
996e Completed Date	The Date Form 996E was recorded and released in the system by the Warehouse Lender.	
Early Funding Loan Status*	New	An Early Funding unallocated loan has been created and is not ready to initial fund.
	Ready to Initial Fund	Early Funding unallocated loan has met the following criteria – <ul style="list-style-type: none"> <li>• Loan is evaluated, and critical edits are clear.</li> <li>• Note is certified by the Document Custodian.</li> <li>• Form 996E has been released and recorded by the Warehouse Lender.</li> <li>• The Mortgage Conformity type for the loan is Conforming or Super Conforming.</li> </ul>
	Initial Funded	The Early Funding unallocated loan has been initial funded.
	Final Funded	The Early Funding allocated loan has been final funded.
Early Funding Edits Cleared*	N = No. Critical edits for an Early Funding Loan have not cleared. Y = Yes. Critical edits have cleared.	
Early Funding Edits Cleared Date *	Date critical edits cleared the system.	
Initial Funded Date*	The date an Early Funding, Loan Level, unallocated loan, is initially funded.	
Final Funded Date*	The date an Early Funding, allocated loan, is final funded.	
Days Since Initial Funded*	The number of days since the loan was initially funded. Use this field to monitor when your Early Funding loan must be allocated.  The Days Since Initial Funded, will begin calculating the day after the loan is Initial Funded until the day the loan is Final Funded. Once the loan is Final Funded, this field will be blank.	
Early Funding Target Date*	The date an Early Funding Guarantor Contract Level, transaction is targeted for funding.	

### Assign Loans as Early Funding

If the loans saved in the system already contain IFI H49, skip this section and proceed to the section titled, [Evaluate/Assess Loans](#).



1. If the loan does not contain the data point, Investor Feature Identifier (IFI) with a value of H49, do the following:

From the Loan Pipeline page, click the checkbox for **Unallocated** loans, click the **Early Funding Loan Indicator** of “No” and click **SEARCH**.

The screenshot shows the 'Loan Pipeline' search interface. At the top, there are three input fields: 'Seller Loan Identifier', 'Primary Borrower Last Name', and 'Freddie Mac Loan #'. Below these are several filter sections: 'Requested Settlement Date' with date pickers and an 'ASAP' option; 'Interest Rate Range' with percentage input fields; 'Loan Amortization Type' with radio buttons for 'Fixed Rate', 'ARM', and 'Both' (selected); 'Loan Reference Product Label' with a dropdown menu; 'Loan Type(s) to include in results' with checkboxes for 'Modified Loan' and 'Converted Loan'; and 'Additional Fields' and 'Early Funding Loan Level' with expandable dropdowns. A highlighted box on the right contains the 'Loans' section with 'Unallocated' checked and 'Early Funding Loan Indicator' set to 'No', and the 'Pools' section with 'Early Funding' unchecked. At the bottom, there are 'SEARCH' and 'RESET' buttons, with 'SEARCH' highlighted.

**Note:** The default value for **Early Funding Loan Indicator** is **Both**.

2. The search results display. The first two columns, SELLER LOAN IDENTIFIER and INVESTOR CONTRACT IDENTIFIER are fixed. Scroll to the right to view the remaining columns. The system defaults to the Advanced View. See the tip below on how create a custom view. Select the loans you want to assign IFI H49 to by clicking the checkbox(es) to the left of the Seller Loan Identifier. Click the **Early Funding** icon (first icon on the left) and click “**Assign Loan as Early Funding**”.

**Tip:** To learn how to create a custom view, access the tutorial, [How to Use the Loan Pipeline](#)





The screenshot shows the 'Loan Selling Advisor' interface with a table of loans. A yellow box highlights the 'Assign Loan as Early Funding' button in the top right corner. The table has the following columns: SELLER LOAN IDENTIFIER, INVESTOR CONTRACT IDENTIFIER, LAST NAME, PREFIX, POOL #, CONTRACT EXPIRES, UPB, INTEREST RATE, LOAN REFERENCE PRODUCT LABEL, LOAN STATUS, CERTIFICATION STATUS, CERTIFICATION COMPLETED DATE, EDITS CLEARED, EDITS CLEARED DATE, WIRE ASSIGNED, and WAREHOUSE LENDER IDENTIFIER. Two rows are selected, indicated by checked checkboxes in the first column.

SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	LOAN STATUS	CERTIFICATION STATUS	CERTIFICATION COMPLETED DATE	EDITS CLEARED	EDITS CLEARED DATE	WIRE ASSIGNED	WAREHOUSE LENDER IDENTIFIER
<input type="checkbox"/>	Unallocated					\$301,303.00	5.375%	30-Year Fixed Rate Conventional	New	New		N		N	
<input checked="" type="checkbox"/>	Unallocated					\$24,724.00	4.125%	20-Year Fixed Rate Conventional	New	New		N		N	
<input checked="" type="checkbox"/>	Unallocated					\$228,417.00	4.750%	20-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$312,789.00	5.000%	20-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$824,243.00	5.375%	20-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$357,305.00	5.875%	20-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$387,003.00	6.250%	20-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$246,816.00	4.000%	30-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$399,933.00	4.625%	30-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$188,980.00	5.000%	30-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$425,000.00	5.000%	15-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$415,077.00	7.500%	30-Year Fixed Rate Conventional	New	New		N		N	
<input type="checkbox"/>	Unallocated					\$352,432.00	2.875%	15-Year Fixed Rate Conventional	New	New		N		N	

3. The **Early Funding Loan-Level Assignment Results** page displays the number of loans that were automatically assigned an Early Funding Indicator (Investor Feature Identifier (H49)) and the number of loans that were ineligible for Early Funding Assignment.

The screenshot shows the 'Early Funding Loan Level Assignment Results' page. It includes a 'Back to Pipeline Search Results' link, a summary of results, and a notice about data retention.

[Back to Pipeline Search Results](#)

2 loan(s) were assigned an Early Funding Indicator.  
0 loan(s) were ineligible for Early Funding Assignment.

**NOTICE:** Loan Selling Advisor only maintains loan and loan purchase data back to January 1, 2010. Older data is stored elsewhere under our record retention policy.

4. Click **Back to Pipeline Search Results**.



Loan Selling Advisor™    CONTRACTS    LOANS    DATA SETS    THIRD PARTY    SETTLEMENTS

Advanced View    MANAGE

Select Page     Select All 11 Loans    TOTAL SELECTED: 0

	SELLER LOAN IDENTIFIER ^	INVESTOR CONTRACT IDENTIFIER	(e)	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	LOAN STATUS
<input type="checkbox"/>		Unallocated						\$301,303.00	5.375%	30-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$312,789.00	5.000%	20-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$824,243.00	5.375%	20-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$357,305.00	5.875%	20-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$387,003.00	6.250%	20-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$246,816.00	4.000%	30-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$399,933.00	4.625%	30-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$188,980.00	5.000%	30-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$425,000.00	5.000%	15-Year Fixed Rate Conventional	New
<input type="checkbox"/>		Unallocated						\$415,077.00	7.500%	30-Year Fixed Rate Conventional	New

## Evaluate Loans

You must evaluate Early Funding loans and ensure critical edits are clear before you can proceed to the next step, Build Form 1034E and Form 996E. Early Funding loans are evaluated against the *Freddie Mac Single-Family Seller/Service Guide*, delivery requirements, your purchase documents and against your Early Funding Pricing Identifier (PI) terms (your organization's Early Funding terms of business with Freddie Mac). If you have a single PI, the system automatically defaults to it. If you have multiple PIs, you must select the applicable PI, and repeat the loan selection process to evaluate loans against different Early Funding PIs.

Follow the steps below:

1. From the loan pipeline, search for the loans you want to assess by entering search criteria. For example, click the Unallocated Loans checkbox and select an Early Funding Loan Indicator of Yes and click **SEARCH**.



### Loan Pipeline

\_\_\_\_\_ to \_\_\_\_\_

**Requested Settlement Date**  
mm/dd/yyyy to mm/dd/yyyy  
or  ASAP

**Loan Amortization Type**  
 Fixed Rate  ARM  Both

**Interest Rate Range**  
\_\_\_\_\_ % to \_\_\_\_\_ %

**Loan Reference Product Label**  
\_\_\_\_\_

**Loans**  Unallocated  Early Funding

**Pools**  Early Funding

**Early Funding Loan Indicator**  
 Yes  No  Both

Additional Fields

Early Funding Loan Level

**SEARCH** **RESET**

- The search results display Early Funding loans that contain IFI of H49. Select the loans to evaluate. Select single loans by clicking the checkbox to the left of the Seller Loan Identifier column or click the checkbox to Select Page or Select All loans.

Loan Selling Advisor™ CONTRACTS LOANS DATA SETS THIRD PARTY SETTLEMENTS

**SEARCH** **RESET**

Advanced View **MANAGE**

Select Page  Select All 4 Loans **TOTAL SELECTED: 2**

SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	LOAN STATUS	CERTIFICATION STATUS	CERTIFICATION COMPLETED DATE	EDITS CLEARED	EDITS CLEARED DATE	WIRE ASSE
<input type="checkbox"/>						\$225,000.00	3.500%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04/2019 08:25:57	N		N
<input type="checkbox"/>						\$376,991.00	4.250%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04/2019 08:26:02	N		N
<input checked="" type="checkbox"/>						\$24,724.00	4.125%	20-Year Fixed Rate Conventional	New	New		N		N
<input checked="" type="checkbox"/>						\$228,417.00	4.750%	20-Year Fixed Rate Conventional	New	New		N		N

- Click the Evaluate button. If you have multiple PIs a drop-down menu displays letting you select the applicable PI. If you have a single PI, the system will default to it and a drop-down menu will not display.



SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	LOAN STATUS	CERTIFICATION STATUS	CERTIFIC COMPLETE
	Unallocated					\$225,000.00	3.500%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04/2
	Unallocated					\$376,991.00	4.250%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04/2
	Unallocated					\$24,724.00	4.125%	20-Year Fixed Rate Conventional	New	New	N
	Unallocated					\$228,417.00	4.750%	20-Year Fixed Rate Conventional	New	New	N

- The Evaluate Loan page displays loans in Seller Loan Identifier number order and lets you navigate from loan to loan using the left and right arrows above the Loan Details.

Click the **Loan Data** panel to view data loan identifier information and the Evaluation Decision.

Three tabs display, Critical Errors, R&W\*Relief and Warnings and each contains the number of errors. The system defaults to the Critical Errors tab with a LIST view. You also have the option to also view errors in a DETAILS view: The LIST view (the default view) provides a listing of the Compliance Type and Message. If you click the error message, the system automatically switches the view to Details. Click LIST to restore the view. The **DETAILS** view lets you view each message. Use the left and right arrow keys to navigate through the messages.

COMPLIANCE TYPE	MESSAGE
Down Payment Eligibility	Down Payment Type (Closing) is required when Down Payment Amount (Closing) is delivered.
Down Payment Eligibility	Down Payment Type (Closing) is required when Down Payment Source Type (Closing) is delivered.
Subject Loan Eligibility	Refinance Cash Out Amount (Closing) is required when Refinance Cash Out Determination Type (Closing) is Cash Out.
Subject Loan Eligibility	Refinance Cash Out Determination Type (Closing) must only be delivered when Loan Purpose Type (Closing) is Refinance.
Data Reasonableness	Loan Acquisition Scheduled UPB Amount must be less than or equal to the Freddie Mac calculated scheduled UPB.
Data Reasonableness	Based on Last Paid Installment Due Date, the mortgage is delinquent by more than two calendar months. As of the Freddie Mac settlement date and during the immediate 12 months before, no part of the principal and interest payment may have been 30 days or more delinquent.
Data Reasonableness	Last Paid Installment Due Date must be current as of the month of funding.
Data Reasonableness	Counseling Format Type must be Classroom, Home Study, or Individual when the borrower participated in a homebuyer education program.
Data Reasonableness	Counseling Format Type must be Classroom, Home Study, or Individual when the borrower participated in a homebuyer education program.
Mortgage Insurance Eligibility	MI Company Name Type is required when MI Certificate Identifier is delivered.



Loan Data	
SELLER LOAN IDENTIFIER	LOAN REFERENCE PRODUCT LABEL 30-Year Fixed Rate Conventional
FREDDIE MAC LOAN NUMBER	COLLATERAL R&W* RELIEF No
INVESTOR CONTRACT IDENTIFIER	INCOME R&W* RELIEF No
BORROWER	ASSET R&W* RELIEF No
MORTGAGE CONFORMITY TYPE Conforming Mortgage	EVALUATION DECISION No

5. You must review and clear the critical errors. To clear the error, locate the data field(s) that applies to the error, modify the data, click **SAVE & EVALUATE** to reevaluate the loan. **Note:** Sometimes, correcting a single data field will remove multiple error messages. Be sure to Save and Evaluate after edits are made.

The screenshot shows the 'Evaluate Loan' interface. At the top, there is a navigation bar with tabs for 'PROPERTY', 'BORROWER', 'PARTY', 'CLOSING', 'CURRENT', 'MODIFICATION', 'CONVERSION', 'TOTAL LOANS', and 'UCDP'. Below this is a progress indicator showing 'Loan 2 of 3'. The main content area is divided into sections: 'Loan Details', 'Critical Errors', 'Pricing Identifier', and 'Property'. The 'Critical Errors' section shows 18 errors, with 1 highlighted as 'Down Payment Eligibility'. The 'Pricing Identifier' section has a dropdown menu and a 'SAVE & EVALUATE' button. A note points to the dropdown menu, stating: 'The Pricing Identifier section will not appear on the page if Seller has only one Pricing Identifier'. Below this are input fields for 'Seller Loan Identifier', 'MERS MIN Identifier', and 'Universal Loan Identifier'. The 'Property' section is partially visible, showing 'Property Information' and 'Subject Property Address'.



- The Evaluate Loan page re-displays with the updated Evaluation Decision in the Loan Data panel for each of the loans as well as any associated critical error messages, if applicable. Click **Next Loan** to review and reevaluate each loan. Click **Finished** when all loans have been evaluated.

- The Summary of Evaluated Loans page displays the loans that did not pass evaluation. The loans that cleared critical edits are not displayed. Click Back to Pipeline Search Results to view the Loan Pipeline search results.





- The Early Funding loans that passed evaluation will display a “Y” (for Yes) status in the EARLY FUNDING EDITS CLEARED column and the EARLY FUNDING EDITS CLEARED DATE column will display the date and time the edits were cleared.

The screenshot shows a software interface with two tables. The left table has columns: SELECT, LOAN IDENTIFIER, INVESTOR CONTRACT IDENTIFIER, EDITS CLEARED, EDITS CLEARED DATE, WIRE ASSIGNED, and WAREHOUSE LENDER IDENTIFIER. The right table has columns: FREDDIE MAC LOAN #, EARLY FUNDING LOAN STATUS, EARLY FUNDING EDITS CLEARED, EARLY FUNDING EDITS CLEARED DATE, INITIAL FUNDED DATE, FINAL FUNDED DATE, DAYS SINCE INITIAL FUNDED, and EARLY FUNDING TARGET DATE. A yellow box highlights the 'EARLY FUNDING EDITS CLEARED' and 'EARLY FUNDING EDITS CLEARED DATE' columns in the right table.

**Note:** The **EARLY FUNDING EDITS CLEARED** and **EDITS CLEARED DATE** columns display duplicate status information.

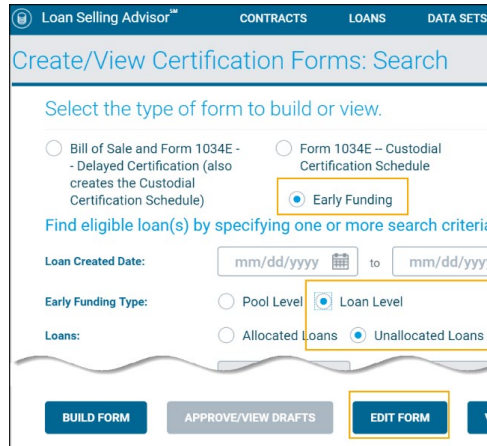
### View and modify Early Funding loans

You have the option to modify loan data before the loan status changes to “Ready to Initial Fund”. See the table below for information on how to modify loan data after certain loan events have occurred:

If you modify...	then you must...
loan data after a loan is evaluated,	reevaluate the loan before you build Form 1034E and Form 996E
a certifiable field after Form 1034E is built and before the Note is certified,	<ul style="list-style-type: none"> <li>Remove the loan from Form 1034E*</li> <li>Reevaluate the loan and clear critical edits</li> <li>Re-build Form 1034E* and make sure the Document Custodian is aware of the changes</li> </ul> <p>*Go to the SETTLEMENT Menu, Select Create/View Certification Forms, enter search criteria and Click EDIT FORM.</p>



If you modify...	then you must...
a certifiable field after the Note is certified,	<ul style="list-style-type: none"> <li>• Contact Freddie Mac to have the loan uncertified in the system</li> <li>• After the loan is uncertified, remove the loan from the <b>Form 1034E* Certification Forms: Search</b> page               <ul style="list-style-type: none"> <li>• Reevaluate the loan and clear critical edits</li> </ul> </li> <li>• Re-build Form 1034E* and make sure the Document Custodian is aware of the changes</li> </ul>



Follow the steps below to view or modify loan data.

1. From the loan pipeline search results, select the loans to view or modify and click on the View/Modify icon.

SELLER LOAN IDENTIFIER ^	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	LOA
<input type="checkbox"/>	Unallocated					\$225,000.00	3.500%	15-Year Fixed Rate Conventional	
<input type="checkbox"/>	Unallocated					\$376,991.00	4.250%	15-Year Fixed Rate Conventional	
<input type="checkbox"/>	Unallocated					\$301,303.00	5.375%	30-Year Fixed Rate Conventional	
<input checked="" type="checkbox"/>	Unallocated					\$24,724.00	4.125%	20-Year Fixed Rate Conventional	
<input checked="" type="checkbox"/>	Unallocated					\$228,417.00	4.750%	20-Year Fixed Rate Conventional	
<input type="checkbox"/>	Unallocated					\$312,789.00	5.000%	20-Year Fixed Rate Conventional	
<input type="checkbox"/>	Unallocated					\$824,243.00	5.375%	20-Year Fixed Rate Conventional	
<input type="checkbox"/>	Unallocated					\$357,305.00	5.875%	20-Year Fixed Rate Conventional	





- The Modify Loan page displays. To modify data, either scroll to the data field or click on the radio button/section name to access the data field you want to modify. After modifications are complete, click **FINISH**.

**Loan Selling Advisor™** CONTRACTS LOANS DATA SETS THIRD PARTY SETTLEMENTS

**Modify Loan** PROPERTY BORROWER PARTY CLOSING CURRENT MODIFICATION CONVERSION TOTAL LOANS UCDP

Loan 1 of 3 Next Loan (No Save) Finished

**Loan Data**

SELLER LOAN IDENTIFIER	LOAN REFERENCE PRODUCT LABEL 30-Year Fixed Rate Conventional
FREDDIE MAC LOAN NUMBER	COLLATERAL R&W* RELIEF Unavailable
INVESTOR CONTRACT IDENTIFIER	INCOME R&W* RELIEF Unavailable
BORROWER	ASSET R&W* RELIEF Unavailable
MORTGAGE CONFORMITY TYPE Conforming Mortgage	EVALUATION DECISION No

**COMPARE WITH LOAN PRODUCT ADVISOR**

**SAVE AS DRAFT** **FINISH**

Seller Loan Identifier: \*

MERS MIN Identifier:

Universal Loan Identifier:

Property

\* Denotes a required field

If the Evaluation Decision is Yes, as in the example below, click **Finished**.

**Loan Selling Advisor™** CONTRACTS LOANS DATA SETS THIRD PARTY SETTLEMENTS

**Modify Loan** PROPERTY BORROWER PARTY CLOSING CURRENT MODIFICATION CONVERSION TOTAL LOANS UCDP

Loan 1 of 3 Next Loan (No Save) Finished

**Loan Data**

SELLER LOAN IDENTIFIER	LOAN REFERENCE PRODUCT LABEL 30-Year Fixed Rate Conventional
FREDDIE MAC LOAN NUMBER	COLLATERAL R&W* RELIEF Unavailable
INVESTOR CONTRACT IDENTIFIER	INCOME R&W* RELIEF Unavailable
BORROWER	ASSET R&W* RELIEF Unavailable
MORTGAGE CONFORMITY TYPE Conforming Mortgage	EVALUATION DECISION Yes

**COMPARE WITH LOAN PRODUCT ADVISOR**

**SAVE AS DRAFT** **FINISH**

Seller Loan Identifier: \*

MERS MIN Identifier:

Universal Loan Identifier:

Property

\* Denotes a required field



- The Summary of Modified Loans page displays. Select the loans that did not clear edits and were modified. Click EVALUATE LOANS to reevaluate the loans.

Summary of Modified Loans

Back to Pipeline Search Results

Pricing Identifier: (Applies Only to Early Funding Loans)

EVALUATE LOANS

1 loans were modified.  
0 loans were modified and unallocated.  
1 loans were skipped.  
To evaluate loan(s), select the loan(s) and click on the Evaluate Loans button.

1 Modified loans:

	PRIMARY BORROWER NAME	SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	PREFIX	POOL #	LOAN STATUS	EDITS CLEAR?	R&W* RELIEF			NOTE CERTIFIED?
								CO	IN	AS	
<input type="checkbox"/>	[REDACTED]	CE_20_1	Unallocated			New	N				N

1 Skipped loans:

	PRIMARY BORROWER NAME	SELLER LOAN IDENTIFIER	INVESTOR CONTRACT IDENTIFIER	PREFIX	POOL #	LOAN STATUS	EDITS CLEAR?	R&W* RELIEF			NOTE CERTIFIED?
								CO	IN	AS	
<input type="checkbox"/>	[REDACTED]	CE_20_2	Unallocated			New	Y	U	U	U	N

## Build Form 1034E

A fully executed Form 1034E, Custodial Certification Schedule, is required for Early Funding loan-level transactions. For loans without a Freddie Mac Loan Number, building of Form 1034E generates the assignment of the Freddie Mac Loan Number to the loan. Without a Freddie Mac loan number, the Document Custodian cannot certify the Note and the Warehouse Lender cannot release or record their interests in Pledged Mortgages (Form 996E).

When you build Form 1034E, the system automatically and simultaneously builds Form 996 EF Loan Level, Warehouse Provider Release and Transfer for Early Funding loans that contain an Investor Feature Identifier (IFI) (Sort ID 368), H49 and a Warehouse Identifier (Sort ID 650.1).

Follow the steps below to search for loans and automatically build Form 1034E and Form 996E:

- From the Loan Pipeline search, select search criteria by clicking Unallocated, an Early Funding Loan Indicator value of Yes then click SEARCH. Tip: To narrow your search, enter the Create Date range search field located in the Additional Fields section.



Loan Pipeline

Seller Loan Identifier \_\_\_\_\_ Primary Borrower Last Name \_\_\_\_\_ Freddie Mac Loan # \_\_\_\_\_

Requested Settlement Date: mm/dd/yyyy to mm/dd/yyyy or  ASAP Interest Rate Range: \_\_\_\_\_ % to \_\_\_\_\_ %

Loans:  Unallocated  Early Funding Pools:  Early Funding

Loan Amortization Type:  Fixed Rate  ARM  Both Loan Reference Product Label: \_\_\_\_\_

Early Funding Loan Indicator:  Yes  No  Both

Additional Fields

Create Date: 09/01/2019 to 09/04/2019 Actual Settlement Date: mm/dd/yyyy to mm/dd/yyyy Early Funding Target Date: mm/dd/yyyy to mm/dd/yyyy

Contract Name: \_\_\_\_\_ Contract Execution:  Cash  Guarantor  Multilender  All Property State Code: \_\_\_\_\_

Early Funding Loan Level

2. Select the loans for which you want to build forms, by clicking the checkbox in the column to the left of the Seller Loan Identifier. To build Form 1034E, click the **Early Funding** icon, and a dropdown menu with the choices to **Assign/Build 1034E** and **Build 996E** display. Click **Assign/Build 1034E**.

Loan Selling Advisor™ CONTRACTS LOANS DATA SETS THIRD PARTY SETTLEMENTS

Advanced View

Select Page  Select All 15 Loans TOTAL SELECTED: 2

	SELLER LOAN IDENTIFIER ^	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT	CERTIFICATION STATUS	CERTIFICAT	COMPLET
<input type="checkbox"/>		Unallocated					\$225,000.00	3.500%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04
<input type="checkbox"/>		Unallocated					\$376,991.00	4.250%	15-Year Fixed Rate Conventional	Certification Released	Certified	04/04
<input type="checkbox"/>		Unallocated					\$301,303.00	5.375%	30-Year Fixed Rate Conventional	New	New	
<input checked="" type="checkbox"/>		Unallocated					\$24,724.00	4.125%	20-Year Fixed Rate Conventional	New	New	
<input checked="" type="checkbox"/>		Unallocated					\$228,417.00	4.750%	20-Year Fixed Rate Conventional	New	New	
<input type="checkbox"/>		Unallocated					\$312,789.00	5.000%	20-Year Fixed Rate Conventional	New	New	
<input type="checkbox"/>		Unallocated					\$824,243.00	5.375%	20-Year Fixed Rate Conventional	New	New	
<input type="checkbox"/>		Unallocated					\$357,305.00	5.875%	20-Year Fixed Rate Conventional	New	New	
<input type="checkbox"/>		Unallocated					\$387,003.00	6.250%	20-Year Fixed Rate Conventional	New	New	

Early Funding: Assign/Build 1034E, Build 996E

3. The **Early Funding: Assign/Build 1034E** page displays with only eligible loans from those selected. Start by assigning a Servicer Identifier and a Custodian by clicking the dropdown menu for these fields, then click the checkbox next to the Seller Loan Identifier to select the loan and click **BUILD FORM**.



Loan Selling Advisor™    CONTRACTS    LOANS    DATA SETS    THIRD PARTY    SETTLEMENTS    [Menu]

### Early Funding: Assign/Build 1034E

Select the information and Build Form.

Servicer Identifier: [Dropdown]      Certification Due Date: 04/12/2019 [Calendar]

Loan Closing Process:  Both     eMortgage Loans     Paper Loans

Custodian: [Dropdown]

<input type="checkbox"/>	SELLER LOAN IDENTIFIER	FREDDIE MAC LOAN NUMBER	PRIMARY BORROWER NAME	SERVICER IDENTIFIER	CUSTODIAN	WAREHOUSE LENDER	LOAN REFERENCE PRODUCT LABEL	INTEREST RATE	CERTIFICATION DUE DATE
<input checked="" type="checkbox"/>	CE_20_1	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	20-Year Fixed Rate Conventional	4.125%	
<input type="checkbox"/>	CE_20_2	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	20-Year Fixed Rate Conventional	4.750%	

Select Page     Select All 2 Loans    TOTAL SELECTED: 1

1 - 2 of 2 Loans      Loans per page: 25 [Dropdown]

**BUILD FORM**    PRINT LABELS

[Back to Loan Pipeline Search Results](#)

**Note:** Loans may be ineligible for selection for Form 1034E because a Custodian has already been assigned to the loan or the loan is already associated with a Form 1034E.

**Note:** If a Servicer Identifier is already associated with it a loan, selecting a different Servicer Identifier here will overwrite the associated Servicer on the loan.

4. Form 1034E, *Custodial Certification Schedule*, displays with the nine-digit Freddie Mac loan number (**FHLMC Ln #**). You may print the form and retain for your records. If you want to print Freddie Mac loan number labels to adhere to the Note, print the labels after building Form 1034E.



PRINT      CANCEL

**Freddie Mac** 1034E -- Custodial Certification Schedule

**Custodial Certification Schedule**

Custodian Number: [REDACTED]      Date of Print: 4/12/2019  
 Custodian: [REDACTED]      Seller Identifier: [REDACTED]  
 Certification Batch Identifier: [REDACTED]      Seller Name: [REDACTED]  
 Prepared by: [REDACTED]      Investor Contract Identifier: Unallocated  
 Earliest Certification Due Date: [REDACTED]

**Total Loans (Notes): 1**      **Total Note Amount: \$45,000.00**

PHLMC Ln #:	Note Date:	Street Address:	City Name:	State Code:	Postal Code:
	2/1/2019	[REDACTED]	Aurora	CO	[REDACTED]
Seller Ln Id:	Service Id:	Note Rate Percent:	Note Amt:	Sched First Pymt Date:	Ini P&I Pymt Amt:
CE_20_1		4.125 %	\$ 45,000.00	3/1/2019	\$ 276.00
MERS MN Id:	Ln Mod Effective Date:	Latest Conv Effective Date:	Instr Contract Id:	PC Pool #:	Ln Maturity Date:
			Unallocated		2/1/2039
Primary Borrower:*	Secondary Borrower 1:*				
[REDACTED]					

\* denotes the format for the Borrower name is last name, first name, middle name  
 \*\* denotes the Seller identifier is identical to the Servicer identifier.  
 \*\*\*For ARMs, the Current Interest Rate Percent will be displayed in the Note Rate Percent field, and Current Principal And Interest Payment Amount will be displayed in the Initial Principal and Interest Payment Amount field

Reminder: As stated in sections 3401.3, 3301.1, and 3302.2 of the Single-Family Seller/Servicer Guide (the Guide), the Seller/Servicer must maintain a legible copy of each Note, together with any related modification or assumption/release of liability instrument, in the Mortgage files.

Please print the name of the person to contact for questions related to delivery of the Mortgages above:

Preparer's Name: Test, Test      Telephone #: [REDACTED]

1034E

5. Close the window and click “Back to Loan Pipeline Search Results.”

### Simultaneously Build Form 996

Form 996 EF Loan Level, Warehouse Provider Release and Transfer, is automatically and simultaneously built in the system along with Form 1034E. The auto build feature applies to Early Funding loans that contain IFI (Sort ID 368) H49 and a valid Warehouse Lender Identifier (Sort ID 650.1).

After the form is built, the Warehouse Lender can access the form in the system to and record and release their interests in pledged mortgages. As a best practice, Freddie Mac encourages Sellers to notify the Warehouse Lender that Form 996E is ready for Acceptance and Release.

To verify whether Form 996E was built, do the following from the Loan Pipeline search results:



1. Click the checkbox to select the **SELLER LOAN IDENTIFIER**/loan and go to the column titled **996E CREATED DATE** to verify the date and time the form was built.

SELLER LOAN IDENTIFIER ^	INVESTOR CONTRACT IDENTIFIER	LAST NAME	WAREHOUSE LENDER IDENTIFIER	FORM 996E ID	996E COMPLETE	996E CREATED DATE	996E COMPLETED DATE	FREDDIE MAC LOAN #
<input checked="" type="checkbox"/>	Unallocated				N	12/03/2019 16:53:58		
<input type="checkbox"/>	Unallocated				N	11/20/2019 11:47:07		
<input type="checkbox"/>	Unallocated				Not Built			

If the **996E CREATED DATE** column is blank, the form did not automatically build, and you must build it manually using the **Create/View Certification Forms** function in the **SETTLEMENT** menu.

The table below describes the status information in the **996E COMPLETE** column.

Value	Description
N	Form 996E has been created but the loan has not been processed by the Warehouse Lender.
Y	Form 996E is complete and the Warehouse Lender has processed the loan.
Not Built	The loan is eligible for Form 996E to be built but has not been built yet.
N/A	The loan is not associated with a Warehouse Lender.

**Note:** It is the Seller’s responsibility to manage the timeline for the completion of tasks related to Warehouse Lender’s release or transfer of mortgages.

Follow the steps below to view or print Form 996E.

1. From the **SETTLEMENTS** menu, click **Create/View Certification Forms**.



Loan Selling Advisor <sup>SM</sup>				
CONTRACTS	LOANS	DATA SETS	THIRD PARTY	SETTLEMENTS
Review Certification Issues	Enter Settlement Details			Create/View Certification Forms
View Settlement Statements	Transfer Servicing Instructions			View Certification Pipeline
View Funding Details	Acknowledge Warehouse Lender Release Status			Import Warehouse Lender Identifier
Import Warehouse Lender Identifier Results				

2. Click the form type of Form 996E – Warehouse Provider Release and Transfer and Early Funding.
3. Click the search criteria of Early Funding Type: Loan Level and Loans: Unallocated Loans.
4. Enter the Seller Loan Identifier or the Freddie Mac Loan Number.
5. Click **VIEW EXISTING FORM**.

Create/View Certification Forms: Search

Select the type of form to build or view.

Form 1034E -- Custodial Certification Schedule     Note Delivery Cover Sheet     Form 996E -- Warehouse Provider Release And Transfer

Early Funding     Cash     Guarantor/Multi-Lender     Early Funding

Find eligible loan(s) by specifying one or more search criteria.

Loan Created Date:  to

Early Funding Type:  Pool Level     Loan Level

Loans:  Allocated Loans     Unallocated Loans

Requested Settlement Date:  to  and/or  Settlement Date

Seller Loan Identifier:

Freddie Mac Loan Number:

Loan Reference Product Label:

Mortgage     Loan

**BUILD FORM**    **EDIT FORM**    **VIEW EXISTING FORM**    **PRINT LABELS**    **CLEAR**



6. The Create/View Certifications Forms: View page displays.

Create/View Certification Forms: View

Select the Form 996EF to view by clicking on the Form 996EF ID below:

FORM 996EF ID	INVESTOR CONTRACT IDENTIFIER	POOL #	SELLER LOAN IDENTIFIER	FREDDIE MAC LOAN IDENTIFIER	PRIMARY BORROWER NAME	REQUESTED SETTLEMENT DATE	WAREHOUSE LENDER	WAREHOUSE LENDER DUE DATE	WIRE NAME	EARLY FUNDING TYPE
<a href="#">[Link]</a>							Bank of America	12/03/2019 20:00:00	Settlement For	Loan Level

1 - 1 of 1 Loan      Loans per page: 50

[Back to Search](#)

7. Click the Form 996EF ID number hyperlink.

8. Form 996EF displays. Click PRINT to print a paper copy of the form to retain for your records.

**Form 996 EF Loan Level**

Warehouse Provider Release And Transfer

Date of Print: 12/3/2019  
Form 996E Form ID: [Redacted]

**Freddie Mac**

Seller/Service Identifier: [Redacted]  
Seller's Full Legal Name: [Redacted]

By submitting this Form 996 EF Loan Level ("Form 996E"), Warehouse Provider identified herein agrees to release and relinquish and transfer and assign to Freddie Mac any and all right, title, and interest of whatever nature Warehouse Provider has in the Mortgages listed in Appendix 1: Schedule of Pledged Mortgages to this Form 996E (the "Pledged Mortgages") as of the date and time that Freddie Mac transmits the Purchase Proceeds in accordance with the wire transfer instructions set forth below. The Purchase Proceeds are payment for the Pledged Mortgages Freddie Mac is purchasing from Seller/Service under Seller/Service's Purchase Documents.

The Warehouse Provider acknowledges and agrees that:

- Warehouse Provider has access to and is familiar with Freddie Mac's Single-Family Seller/Service Guide (the "Guide").
- Guide chapters and sections cited herein are incorporated into this Form 996E by reference, and capitalized terms used and not defined herein have the meanings ascribed to them in the Guide.
- The rights and responsibilities of Seller, Warehouse Provider, and Freddie Mac with respect to the Pledged Mortgages are set forth in Guide Chapter 6305, and Warehouse Provider specifically acknowledges and agrees to the terms and conditions of Sections 1401.2, 1402.8, 1402.16, and 6305.12 of the Guide.
- The wire transfer instructions below may be modified only as described in the Guide.
- Warehouse Provider has reviewed and verified all information appearing in and associated with this Form 996E, which information was provided by Seller, and
- When delivered to Freddie Mac through Loan Selling Advisor® as an Electronic Record, such delivery, together with the information provided by Warehouse Provider below, constitutes Warehouse Provider's Electronic Signature of the Form 996E and its intent to be bound thereby, which Electronic Record and Electronic signature shall legally bind the Warehouse Provider and be as effective, enforceable, and valid as if a paper original of this Form 996E containing an original signature had been delivered to Freddie Mac.

Warehouse Provider Full Legal Name: [Redacted]      Warehouse Provider Contact: [Redacted]  
Warehouse Provider Identifier: [Redacted]      Phone Number: [Redacted]  
Street Address: [Redacted]      Email Address: [Redacted]  
City Name, State Code and Postal Code: [Redacted]

**WIRE TRANSFER INSTRUCTIONS - Purchase Proceeds**

Two-party transfers  
Beneficiary's Bank Name: [Redacted]  
ABA Number: [Redacted]  
Beneficiary's Name (Final): [Redacted]  
Beneficiary's Account Number: [Redacted]  
Further Instructions  
For Attention Of: [Redacted]

**Form 996 EF Loan Level**

Warehouse Provider Release And Transfer

Appendix 1: Schedule Of Pledged Mortgages

Seller/Service Identifier: [Redacted]      Date of Print: 12/3/2019  
Seller's Full Legal Name: [Redacted]      Form 996E Form ID: [Redacted]

#	Freddie Mac Loan Number	Loan Identifier	Primary Borrower Name	Note Amount	Property Address
1	[Redacted]	[Redacted]	[Redacted]	\$151,300.00	[Redacted]

Total Loans(Notes): 1  
Total Note Amount: \$151,300.00





**Note:** You can build Form 1034E and Form 996E from the Loan Pipeline. However, if you need to edit the form to remove loans, you must access the SETTLEMENTS menu and select **Create/View Certification Forms** to edit and rebuild the forms.

**Note:** The Warehouse Lender Identifier displays on Form 996E. You may need to refer to this identifier when contacting Freddie Mac for assistance.

**Note:** If you remove wire instructions after Form 996E is built, it will automatically update in the system and display a message of “Missing Security Wire(s)” under the Securities Delivery Instructions section at the bottom of the form. The Warehouse Provider cannot record and release Form 996E until you assign wire instructions and rebuild the form.

Refer to the table below to understand when to manually rebuild Form 996E.

If you ....	then
reimport a loan and modify the Warehouse Lender Identifier (Sort ID 650.1) after Form 1034E was built	you must manually rebuild Form 996E in Loan Selling Advisor using the Create/View Certification Forms function via the SETTLEMENTS menu.  (When you reimport a different Warehouse Provider Identifier, the system automatically removes the loan from Form 996E and you must rebuild it.)
manually modify the Warehouse Lender Identifier (Sort ID 650.1) after Form 1034E was built	the system will automatically remove the loan from the original Form 996E and will automatically generate a revised Form 996E with the new Warehouse Lender Identifier (Sort ID 650.1)
manually deallocate a loan from a contract when Form 996E is built or recorded, or if a security wire is updated,	Form 996E must be rebuilt when you reallocate the loan to a different contract type, for example, Cash contract to Guarantor. However, if the loan is reallocated to the same contract type, for example, Cash to Cash, you do not have to rebuild the Form.  (Applicable contract types for which the Form 996E will be retained include single issue and multi lender guarantor contracts.)

## Finalize data

Check the following to ensure your Early Funding Loan-Level deliveries are complete:

1. All required loan data fields are complete and accurate.
2. Each loan contains the data point, Investor Feature Identifier (IFI) (Sort ID 368), H49, an exclusively required identifier for Early Funding loan-level transactions. If the IFI was missing when you first created the loan, you can add it by updating the XML file and re-import the data, manually modify the loan in the system and add the IFI, or use the “Assign Loan as Early Funding” function via the Loan Pipeline to assign the IFI to one or many loans. If you do not deliver the required Investor Feature Identifier, the loan may not fund in time.



- All loans are evaluated and all **critical edits are cleared before building Forms 1034E and Form 996E**. Loans can be evaluated at import or via the loan pipeline using the “evaluate” function. Remember, critical evaluation edits prevent loans from funding.
- As you prepare your Early Funding loan-level transactions for delivery and finalization to Freddie Mac, be sure to refer to your Early Funding terms of business and Guide Chapter 6305, Warehouse Financing Arrangements.

## Confirm Loan Status and Funding Information

Be sure to monitor and review your early funding pipeline and status information. Use the loan pipeline to quickly and easily determine whether: a loan has been certified, the warehouse lender has released and recorded Form 996E, if the loan is ready for initial and/or final funding; thus, helping you manage your early funding loan and contract timelines.

**Note:** Loan data fields will be locked and fields such as the Loan Acquisition Scheduled UPB Amount (Sort ID 385), cannot be modified until the Early Funding status is “Ready to Initial Fund”.

- From the Loan Pipeline page, search for loans by selecting the applicable loan criteria. You can search by the loan status of Certified or Early Funding Loan Status of Ready to Initial Fund, etc. Be sure to utilize the search values located in the Additional Fields and Early Funding Loan Level sections. After you have made your selections, click SEARCH.

Loan Pipeline

Requested Settlement Date: mm/dd/yyyy to mm/dd/yyyy or  ASAP

Interest Rate Range: % to %

Loan Amortization Type:  Fixed Rate  ARM  Both

Loan Reference Product Label: [Dropdown]

Loans:  Unallocated  Early Funding

Early Funding Loan Indicator:  Yes  No  Both

Additional Fields: [Dropdown]

Early Funding Loan Level:

Days Since Initial Funded: [Date] to [Date] (Excludes Final Funded Loans)

Initial Funded Date: mm/dd/yyyy to mm/dd/yyyy

Final Funded Date: mm/dd/yyyy to mm/dd/yyyy

- The search results display. Notice the loan displays an Early Funding Loan Status of Ready to Initial Fund because the Edits are clear, the Note is Certified, the 996E is released and recorded by the Warehouse Lender and the loan is Conforming.



Advanced View MANAGE

Select Page  Select All 1 Loan TOTAL SELECTED: 0

SELLER LOAN IDENTIFIER ^	INVESTOR CONTRACT IDENTIFIER	LAST NAME	PREFIX	POOL #	CONTRACT EXPIRES	UPB	INTEREST RATE	LOAN REFERENCE PRODUCT LABEL	CERTIFICATION STATUS
<input type="checkbox"/>	Unallocated					\$209,172.40	4.875%	30-Year Fixed Rate Conventional	Certified

CERTIFICATION BATCH IDENTIFIER	CERTIFICATION COMPLETED DATE	EDITS CLEARED	EDITS CLEARED DATE	WIRE ASSIGNED	WAREHOUSE LENDER IDENTIFIER	FORM 996E ID	996E COMPLETE	996E CREATED DATE	996E COMPLETED DATE
	07/19/2019 15:28:31	Y	07/09/2019 19:32:32	N/A			N/A		

REQUESTED SETTLEMENT DATE	R&W* RELIEF CO	R&W* RELIEF IN	R&W* RELIEF AS	CREDIT FEES YIELD (BPS)	CREDIT FEES PRICE (BPS)	CREDIT FEES DOLLAR (\$)	TOTAL GFEE ADD-ON	TOTAL DELIVERY FEES
	<u></u>	<u></u>	<u></u>					

FREDDIE MAC LOAN #	EARLY FUNDING LOAN STATUS	EARLY FUNDING EDITS CLEARED	EARLY FUNDING EDITS CLEARED DATE	INITIAL FUNDED DATE	FINAL FUNDED DATE	DAYS SINCE INITIAL FUNDED	EARLY FUNDING TARGET DATE
	Initial Funded	Y	07/09/2019 19:32:36	08/09/2019		42	

### Early Funding Loan Level Capacity Summary

Access your Early Funding Loan Level Capacity Summary which contains total volume information. The summary includes:

- Unfunded Pipeline Loans in count and amount
- Initial Funded Loans
- Available Capacity Summary provides the available limit and available capacity

Follow the steps below to access the Early Funding Capacity Summary:

1. From the LOANS menu, click the Early Funding Capacity Summary





2. The Early Funding Loan-Level Capacity Summary page displays.

### Early Funding Loan Level Capacity Summary

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**Unfunded PipeLine Loans**  
(Early Funding Loan Status of New and Ready To Initial Fund)

LOAN COUNT: 8822

SCHEDULED UPB: \$1,798,164,877.27

---

**Initial Funded Loans**

PREVIOUSLY INITIAL FUNDED LOAN AMOUNT: \$7,982,179.42

CURRENT DATE INITIAL FUNDED LOAN AMOUNT: \$1,196,292.42

CURRENT DATE FINAL FUNDED LOAN AMOUNT: \$1,197,796.42

---

**Available Capacity Summary\***

AVAILABLE LIMIT: \$7,982,179.42

AVAILABLE CAPACITY: \$7,982,179.42

\*The Available Capacity Summary "Available Limit" and "Available Capacity" represents the total of all Early Funding loans across all of your Seller Numbers that have an Early Funding Loan Level Agreement.

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While Freddie Mac makes every effort to ensure the information reflected in this summary is up to date, due to systems limitations, including a possible delay of the transfer of information between systems, Freddie Mac cannot guarantee the accuracy of the amounts reflected in this capacity summary.

NOTICE: Loan Selling Advisor only maintains loan and loan purchase data back to January 1, 2010. Older data is stored elsewhere under our record retention policy.

**Note:** The footnote of “\*The Available Capacity Summary “Available Limit” and “Available Capacity” represents the total of all Early Funding Loans across all your Seller Numbers that have an Early Funding Loan-Level Agreement.”

## View, Edit or Build Forms

If you do not need to view, edit or manually build forms, skip this section and proceed to the next section, [Export Data](#).

This section provides step-by-step instructions on how to manually remove loans from forms previous built. Loans must be removed from either form when edits cannot be cleared, or the loan cannot be certified.

Follow the steps below to remove a loan from **Form 1034E, Custodial Certification Schedule or Form 996E**

1. From the **SETTLEMENTS** menu, click **Create/View Certification Forms**.
2. The Create/View Certification Forms: Search page displays.



Create/View Certification Forms: Search

Select the type of form to build or view.

Form 1034E – Custodial Certification Schedule   
  Note Delivery Cover Sheet   
  Form 996E – Warehouse Provider Release And Transfer

Early Funding   
  Cash   
  Guarantor/Multi-Lender   
  Early Funding

Find eligible loan(s) by specifying one or more search criteria.

Loan Created Date:  to

Early Funding Type:  Pool Level  Loan Level  
 Loans:  Allocated Loans  Unallocated Loans

Requested Settlement Date:  to  and/or  Settlement Date

Seller Loan Identifier:   
 Freddie Mac Loan Number:

Loan Reference Product Label:

Mortgage   
  Loan

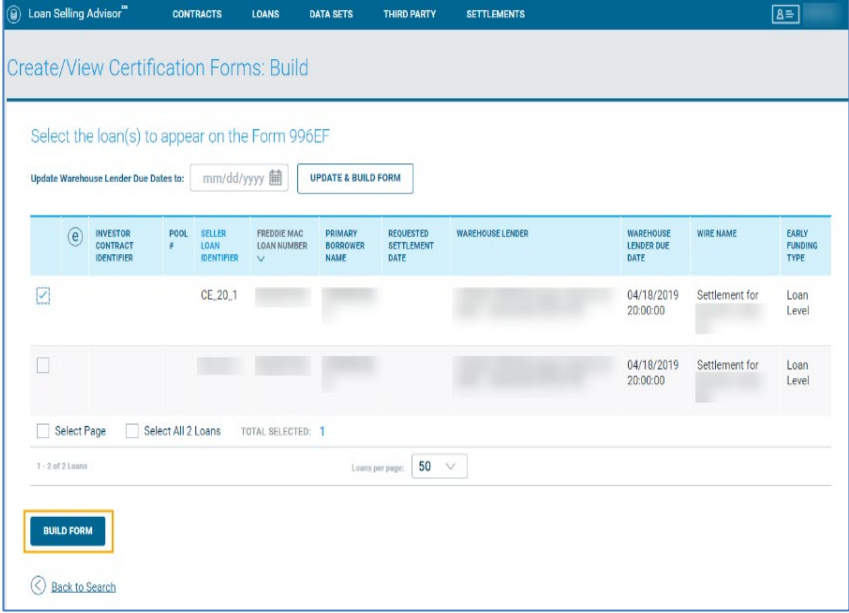
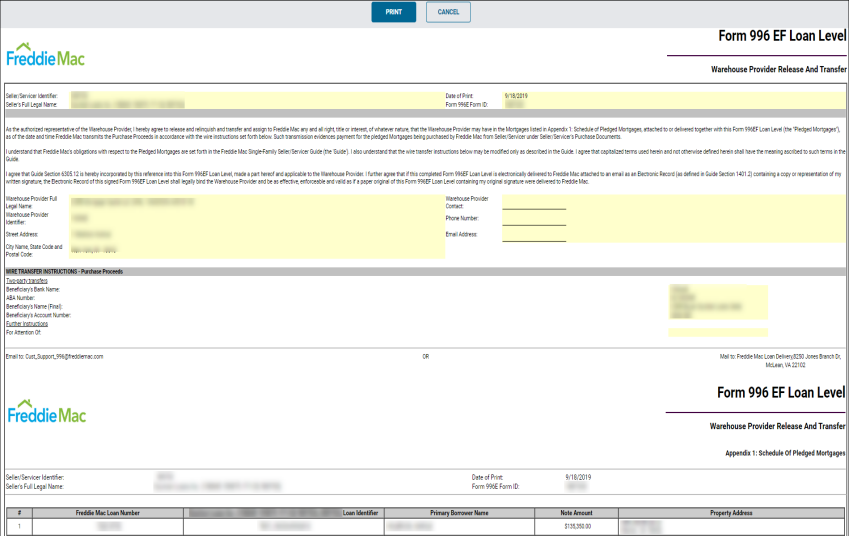
From this page, you can work with both Form 1034E and Form 996E. You will complete similar search criteria information regardless of which form you are working with; the exception is the Form number. Therefore, the search criteria steps for both forms are combined below:

1. For Form 1034E, click Early Funding (displays directly underneath the Form 1034E – Custodial Certification Schedule)
2. Or for Form 996E, click Form 996E – Warehouse Provider Release and Transfer and click Early Funding
3. Click Early Funding Type of Loan Level
4. Click Loans of Unallocated Loans
5. Enter Seller Loan Identifier or Freddie Mac Loan Number

The table below describes the button/function names and how and when to use them. Use the table below to guide you through the steps.

What do you want to do?	Follow these steps
<b>BUILD FORM</b> (To Manually build Form 1034E or Form 996E)	<ol style="list-style-type: none"> <li>1. Click <b>BUILD FORM</b>.</li> <li>2. The Create/View Certification Forms: Build page displays. Select the loan you want to update by clicking the checkbox.</li> </ol>

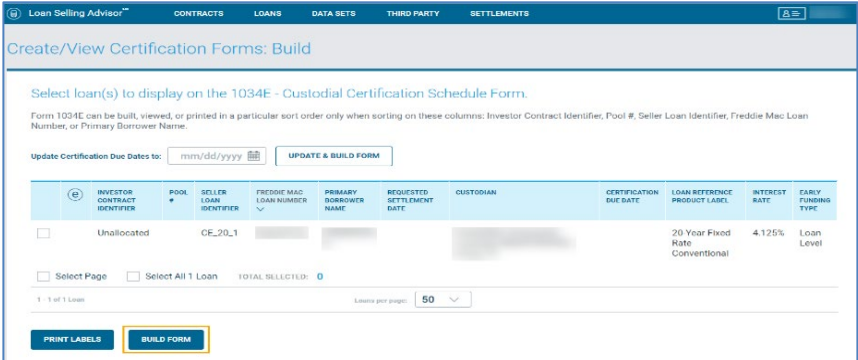
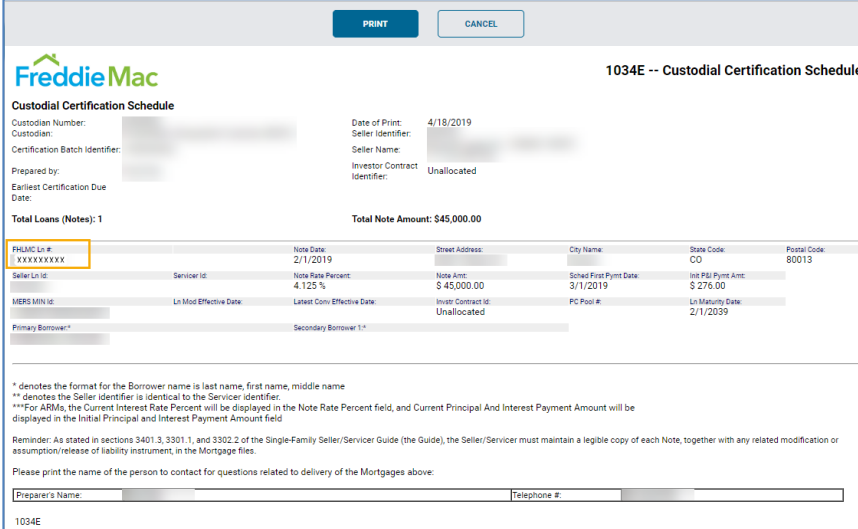


What do you want to do?	Follow these steps
	<p>3. Click <b>BUILD FORM</b> (Example for Form 996E).</p>  <p>4. Form 1034E or Form 996E displays. (Example for Form 996E).</p> 
<p><b>EDIT FORM</b> (To remove a loan from an existing form)</p>	<ol style="list-style-type: none"> <li>1. Click <b>EDIT FORM</b>.</li> <li>2. The Create/View Certification Forms: Edit page displays. Select the loan you want to remove from the form by clicking the checkbox in the left column.</li> <li>3. Click <b>REMOVE LOANS</b> (Example of Form 1034E).</li> </ol>



What do you want to do?	Follow these steps
	<p>4. The Manage Settlement Forms: Edit Confirmation page displays, confirming the edit.</p> <p>Click the Back to Search link to return to the <b>Create/View Certification Forms: Search</b> page.</p>



What do you want to do?	Follow these steps
	<p>5. Next, you must rebuild the form – the Custodian simultaneously receives the updated form. Enter your search criteria. Click <b>BUILD FORM</b>. The <b>Create/View Certification Forms: Build</b> page displays. Select the loan you want to update by clicking the checkbox in the left column and click <b>BUILD FORM</b>.</p>  <p>6. Form 1034E, <i>Custodial Certification Schedule</i>, displays with the nine-digit Freddie Mac loan number (<b>FHLMC Ln #</b>). You may print the form and retain for your records.</p> 
<p><b>VIEW EXISTING FORM</b> (To view or print an existing form)</p>	<ol style="list-style-type: none"> <li>1. Click <b>VIEW EXISTING FORM</b>.</li> <li>2. The Create/View Certification Forms: View page displays (Example Form 996E).</li> </ol>







- In the **Acknowledge Warehouse Lender Release Status** page, click **ACKNOWLEDGE**.

After you have acknowledged the rejection or unrecording of a loan, the Form 996E Build status in the Loan Pipeline will not change.

- To update the Form 996E Build status, you must remove the loan from Form 996E. See section [Edit previously built Forms](#).

After removing the loan from Form 996E, return to the Loan Pipeline to view the updated status of **Not Built** under the **996E COMPLETE** column. You may now choose to return to the Modify Loan page and assign a new **Warehouse Lender Indicator** or change the Warehouse Lender Indicator to **False**.



**Note:** When the Warehouse Lender rejects or unrecords its release of a loan, Form 996E is automatically updated with the total note amount representing the removal of the loan.

## Export Data

Exporting data for Early Funding loan-level transactions is an optional step. You may choose the data to export based on your business needs. Loan Selling Advisor lets you create custom data sets to export all data or only the information that is important to you.

Follow the steps below to export data:

1. From the Loan Selling Advisor Data Sets Menu, click Export Delivery Data.



2. The Export Delivery Data page displays. For Early Funding loan-level transactions, click either the Loan or Contract Data radio buttons, (if applicable, check the Include Previously Exported Loans box), select a data set from the dropdown menu and a file format of CSV (XML formats cannot be customized.)

3. Search criteria varies and is based on the export of loan data or contract data. Complete the search criteria and click CREATE EXPORT File. The example below highlights the Early Funding-specific search fields.



Select search criteria by completing two or more of the fields below (Maximum of twelve including Loan Amortization Type):

Issue Outstanding

Early Funding Loan Level Indicator:  Yes  No

Allocated:  Yes  No

Loan Allocated:   to

Delivery Type:  Manual

Pools:  Early Funding

Select the loan type option(s) below to include Modified and/or Converted loan(s) in your results:

Con

**CREATE EXPORT FILE**

**Tip:** Click the Early Funding Loan Level Indicator checkbox to access the additional search criteria for Early Funding transactions.

Early Funding Loan Level Indicator:  Yes  No

Allocated:  Yes  No

**Additional Fields**

Early Funding Loan Status:  New  Ready to Initial Fund  Initial Funded  Final Funded

Initial Funded Date:   to

Final Funded Date:   to

**CREATE EXPORT FILE**

- To learn how to create customized export reports, refer to the [Export Data](#) job aid to view step-by-step instructions or watch a video on how it's done. When creating a custom data set you will start with standard data such as Loan Delivery Data MISMO 3.0 data set and you will add or remove data fields utilizing the Summary Data MISMO 3.0 data set.

When exporting data using a customized report, we recommend including data shown in the table below. These fields are available in the Summary MISMO 3.0 data set which contains every data field available for export when creating a customized export.



Data Field Name	Data Field Name
Seller Loan Identifier	Property Address Line Text
Warehouse Lender ABA Number	EF – Days Since Initial Funded
Warehouse Lender Address	EF – Early Funding Edits Cleared Flag
Warehouse Lender Beneficiary’s Name	EF – Early Funding Loan Indicator
Warehouse Lender Beneficiary’s Bank Name	EF – Early Funding Loan Status
Warehouse Lender City Name	EF – Early Funding Target Date
Warehouse Lender Due Date	EF – Estimated Loan Fee Amount for Loans Not Initial Funded
Warehouse Lender Identifier	EF – Final Funded Amount
Warehouse Lender Name	EF – Final Funded Date
Warehouse Lender Postal Code	EF – Initial Funded Amount
Warehouse Lender State Code	EF – Initial Funded Date

Also refer to the export specification [Implementation Guide for Loan Delivery Data](#).

### Resources

1. [Click to access ULDD technical resources](#) such as Appendix D (the specific file).
2. For more information on how to use the loan pipeline, search for loans, use functions/action buttons, manage and create custom views, complete column descriptions export the search results, access:
  - [How to Use the Loan Pipeline](#) (15-minute tutorial)
  - [Loan Pipeline Action/Function Buttons](#) (8-minute video)
  -
3. For additional assistance or questions, contact:
  - [Early\\_Funding\\_Support@freddiemac.com](mailto:Early_Funding_Support@freddiemac.com)
  - [Early\\_Funding\\_Group@freddiemac.com](mailto:Early_Funding_Group@freddiemac.com).
  - Customer Support Contact Center (1-800-FREDDIE) for general questions and assistance.
  - [Understand and Resolve Early Funding Error Messages](#).
  - [Early Funding webpage](#), which provides access to job aids, FAQs, and more.



- [Access Manager webpage](#), which provides access to Freddie Mac tools and applications.

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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