

FAQ

Updated June 2025

Portfolio Reconciliation Program

General

Q1: What is Freddie Mac's portfolio reconciliation program?

A: Freddie Mac's portfolio reconciliation program is designed to improve portfolio health and manage risk by requiring Servicers to proactively identify data discrepancies between Freddie Mac and Servicers, resulting in a reduction or elimination of reporting edits and fees. To help Servicers adopt these requirements, we're waiving contract noncompliance and contract change compensatory fees for servicing data correction requests through June 30, 2026, allowing Servicers the opportunity to identify and resolve discrepancies. After June 30, 2026, these compensatory fees for data corrections will return.

Q2: Which fields in their portfolio must Servicers reconcile?

A: Servicers must reconcile the loan count, loan-level balances (interest-bearing and deferred unpaid principal balance (UPB), due date of last paid installment (DDLPI), principal and interest (P&I) amounts, note rate and accounting net yield (ANY).

Q3: Why is this reconciliation required?

A: [Section 8301.2](#) outlines the Servicer's responsibility to report current information for each Mortgage that accurately reflects the Borrower's loan activity and loan history. Monthly portfolio reconciliation provides Servicers the opportunity to proactively identify data discrepancies as part of an on-going basis, versus an ad hoc or project effort.

Q4: What are the benefits of performing a portfolio reconciliation?

A: Portfolio reconciliation helps to proactively identify data discrepancies between Freddie Mac and Servicers, resulting in a reduction or elimination of reporting edits and fees. We're encouraging and supporting Servicers to resolve issues that are preventing them from achieving top performance, including edits that may eventually translate to delinquent loans.

Q5: What are the portfolio reconciliation requirements?

A: Servicers must complete their monthly reconciliation within 30 days of the end of each reporting cycle for each servicer number across their entire servicing portfolio. Freddie Mac will routinely request that specific Servicers submit their completed portfolio reconciliation based on an internal selection methodology. Servicers' *Single-Family Seller/Servicer Guide* (Guide) [Form 75, Reconciliation of Mortgage Portfolio](#) and related documentation will be periodically reviewed and evaluated for compliance.

Q6: What is the effective date?

A: Servicers must start completing their portfolio reconciliations for the June 2025 accounting cycle.

Q7: What does fee amnesty mean?

A: To support Servicer adoption, contract noncompliance and contract change compensatory fees (i.e., servicing data correction requests) will be waived from March 1, 2025, through June 30, 2026.

Form 75

Q8: If there are no data discrepancies between the Servicer and Freddie Mac data, does Form 75 need to be completed?

A: Yes. Form 75 must be completed each month for each Servicer number, evidencing completion of the requirement. Form 75 should reflect the month-end loan count, interest-bearing UPB and deferred balance for both Servicer and Freddie Mac, reviewer name, approver name and date.

Q9: Is the intent to provide actual or differences only?

A: Servicers are required to reconcile their records with those of Freddie Mac. If they match, there's nothing to do. If they don't match, Servicers are required to enter at the loan level the difference between the values compared, along with a description explaining the difference and the remediation actions.

Q10: For the DDLPI, P&I, note rate and ANY, there is no difference column. How do we identify what is causing the issue?

A: Form 75 provides a field for Servicer and Freddie Mac values. The actual differences between these values don't need to be recorded on the form. However, if there is a difference, it may have specific impacts on the loan. As a result, a description explaining the difference and remediation action must be included on Form 75.

Q11: Is it acceptable to attach a spreadsheet for loans with common differences?

A: Yes, it's acceptable to attach a spreadsheet for loans with common differences (i.e., Servicemembers Civil Relief Act (SCRA)) as long as a line item is entered on Form 75 with a description of the difference and remediation action, if applicable.

Q12: What information should be included in the explanation for a reconciling item?

A: The Servicer must enter an explanation of differences with the following information: item status (new, pending, resolved), root cause/reason for the difference, corrective action required/taken and expected clearance date/date of change. They must also attach relevant documentation for each specific corrective action.

Q13: What are the expectations for how to complete the age field on Form 75?

A: Aging is the number of months the loan with the discrepancy has been on the reconciliation. Considering that the June 2025 cycle is the first month to perform a reconciliation, that aging will be zero. The aging shouldn't reflect the number of months delinquent or the number of months the loan has been rejected.

Q14: Where can I learn more about Form 75?

A: For more detailed information about Form 75, consult this [tutorial](#).

Trial Balance Report

Q15: Freddie Mac's Trial Balance Report only reflects gross UPB. Where do I obtain the interest-bearing UPB?

A: To derive the interest-bearing UPB, Servicers must subtract the deferred UPB (aka non-interest-bearing UPB) from the gross UPB.

Q16: Freddie Mac's Trial Balance loan count and gross UPB fields include payoffs and liquidations processed successfully during the accounting cycle. When compared to the Servicer's trial balance, we may encounter reconciling items related to payoffs and liquidations. How can we identify these transactions and reflect them on Form 75?

A: We encourage Servicers to generate a custom report in Freddie Mac Gateway using the following parameters: Servicer number, accounting cycle, loan number, gross UPB and exception codes 60, 61, 65, 67, 70, 71, 72 and 73. If you determine that the data derived from the custom report exactly matches the information reported during a specific accounting cycle, you may enter a single line item in Form 75 depicting this activity. A copy of the report detailing these loans should be attached to the completed Form 75.