

Loan Advisor in ECO

Release Notes | October 7, 2022

Overview of Changes:

Freddie Mac Loan Advisor® in ECO®: Evaluate | Compare | Optimize® now features the following new additions:

1. **Income Performance Dashboard** - select *Direct Deposit* in the offering type dropdown to view the new direct deposit offering that provides greater insight into income representation and warranties (R&W) relief.
2. **Collateral Offerings Dashboard** - select the *ACE+ PDR* button to view the new ACE+ PDR (automated collateral evaluation plus property data report) offering and identify opportunities to take advantage of the addition.

1. Income Performance Dashboard – Direct Deposit

- **Overview:**
 - A new offering has been added to the Income Performance dashboard for direct deposit income R&W relief. The direct deposit offering – part of asset and income modeler (AIM) – provides a basis for potential relief from certain selling R&Ws related to the assessed income by using direct deposit data from a borrower’s depository information. The offering uses a history of certain direct deposit income types from the asset verification report to assess a loan’s eligibility for income R&W relief.
 - The new direct deposit offering dashboard will display the same assessment and eligibility metrics, associated *not assessed/not eligible reasons*, and six-month trends as the employer data and self-employed offerings.
 - Please note - lenders that are not using the direct deposit offering will see an assessment result of “Not Enrolled in Direct Deposit” in the *not assessed reasons* section.
 - The Total Applications XLS export for direct deposit will contain the same assessment and eligibility data as the employment data and self-employed offerings, along with an additional not-assessed reason column for “Not Direct Deposit Enrolled.”
 - Lenders that are not using the direct deposit offering will see a value of 1 in this column.
 - PDF export of the dashboard is also available for the direct deposit offering.
- **Navigating the new direct deposit offering in the Income Performance dashboard:**
 - 1) **Income Offering:** select “Direct Deposit.”
 - 2) **Viewing:** Represents the view type for the assessment and eligibility metrics. Six-month trend features both percentage and graphical trends.
 - 3) **Filters:** Filters are available to select the date range, service provider and origination channel.
 - 4) **Key Performance Metrics:** Key metrics for the direct deposit offering.
 - 5) **Assessment results:** Count of assessed/not-assessed applications and not-assessed reasons.
 - 6) **Eligibility results:** Count of eligible/not-eligible applications and not-eligible reasons.
 - 7) **Exports:** Exports available as:
 - .pdf snapshot of the dashboard.
 - .xls of application data (Total Applications XLS).

Income Performance | HIDE

Viewing: **PERFORMANCE REPORT** 6 MONTH TREND

From: 2/1/2022 To: 8/24/2022

1 Income Offering Direct Deposit *Data shown is based on LPA Last Submission.

3 FILTER
Income R&W Relief

4 Eligibility Portfolio 27%
8,506 Loan(s) out of 31,608 Assessed Loan(s)

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Description	Date Range Total		Last Completed Month Total	
Applications Assessed / Generally Not Assessed Successfully				
Applications Assessed Successfully	31,608	78%	3,710	79%
Applications Generally Not Assessed Successfully				
Critical Data Missing	0	0%	0	0%
Customer Input Errors	335	4%	0	0%
Invalid Income Service Provider	0	0%	0	0%
LPA Risk Class	7,662	87%	910	93%
Non Conforming	193	2%	0	0%
Not Conventional	0	0%	0	0%
Not Direct Deposit Enrolled	0	0%	0	0%
Report Not Found	549	6%	71	7%
Service Provider Unavailable	191	2%	17	2%
System Error	117	1%	0	0%
LPA Requested a report from Third Party Service Provider	40,383		4,692	
Eligible / Unavailable / Not Eligible for Income R&W Relief				
Eligible for Income R&W Relief	8,506	27%	989	27%
Eligible for Partial Income R&W Relief	277	1%	0	0%
Unavailable for Income R&W Relief	0	0%	0	0%
Not Eligible for Income R&W Relief				
Accepted Source Documentation	680	3%	82	3%
Gap in Income Deposits	497	2%	48	2%
Insufficient Income History	6,704	29%	791	29%
Missing Recent Deposits	388	2%	52	2%
Recurring Debit	0	0%	0	0%
Submitted Income Not Reasonable	1,254	5%	146	5%
Unable to Identify Income	3,261	14%	398	15%
Unable to Link to Borrower	1,004	4%	112	4%
Unable to Link Submitted Employment	0	0%	0	0%
Unable to Link Submitted Income Type	0	0%	0	0%
Verification of Employment Only	1	0%	0	0%
Applications Assessed Successfully	31,608		3,710	

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7 PDF Export Total Applications XLS

Data as of 6/2/2022 6:37:47 PM ET

- Viewing Direct Deposit Enrollment on the Total Applications XLS export:
 - On the Total Applications XLS export, scroll right to the Not Direct Deposit Enrolled column (AA) as shown below.

Y	Z	AA	AB	AC
Non Conforming	Not Conventional	Not Direct Deposit Enrolled	Recurring Debit	Report Not Found
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

2. Collateral Offerings Dashboard - ACE+ PDR

- **Overview**

- A new offering has been added to the Collateral Offerings dashboard for ACE+ PDR. This offering allows lenders to originate cash-out and certain “no cash-out” refinance loans without an appraisal. With ACE+ PDR, additional property information is physically collected on-site by trained data collectors using the proprietary Freddie Mac PDR dataset, in lieu of an appraisal.
- The new ACE+ PDR viewing in the Collateral Offerings dashboard will display the same metrics as the desktop appraisal offering, including adoption, take rate, and eligibility for applications assessed in Loan Product Advisor® (LPASM), and loans delivered in Loan Selling Advisor®, as well as six-month trends for each of these metrics.
- The XLS exports (funded loan data and LPA application data) for ACE+ PDR will contain the same loan detail data as the desktop appraisal offering.
- PDF export of the dashboard is also available for the ACE+ PDR offering.

- **Navigating the new ACE+ PDR offering in the Collateral Offering dashboard:**

- 1) **Viewing:** Represents the collateral offering type. Defaults to ACE+ PDR.
- 2) **Display:** Represents the dashboard view. Loan Delivery View represents funded loan data from Loan Selling Advisor and eligibility from LPA. LPA Application View represents submission data from LPA.
- 3) **Filters:** Filters are available to select the date range (funded date for Loan Delivery View, application date for LPA Application View) and the origination channel.
- 4) **Chart Type:** Toggle to switch between graphical view and tabular view of the key performance indicator (KPI) trends.
- 5) **Exports:** Exports available as:
 - .pdf snapshot of the dashboard.
 - .xls of funded loan data (Loan Delivery View).
 - .xls of LPA application data (LPA Application View).

1 Viewing: **ACE+ PDR** | [DESKTOP](#)

2 Display: [LOAN DELIVERY VIEW](#) | [LPA APPLICATION VIEW](#)

3 FILTER

LOAN DELIVERY VIEW

Adopted Rate ⓘ Take Rate ⓘ

0% **0%**

8 Loan(s) out of 7 Loan(s) out of

15,642 Total Funded Loan(s) 2,622 Desktop Eligible LPA Application(s)

LPA APPLICATION VIEW

Eligible Rate ⓘ

100%

42,405 Loan(s) out of

42,559 Total LPA Application(s)

Mar 1, 2022 - Sep 8, 2022

Dates selected are based on funded loans from last LSA and LPA Submission respectively

Desktop Appraisal

▼ Date Range

From:

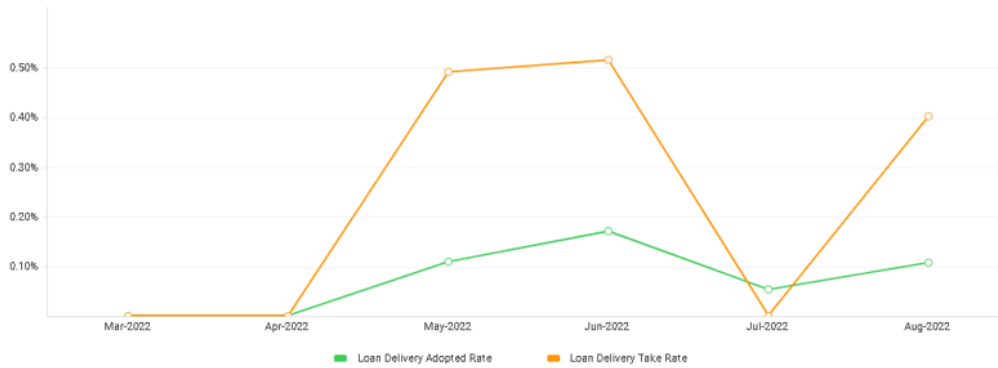
To:

▼ LSA Origination Channel (3)

- (All)
- Broker
- Lender
- Missing

Desktop Appraisal Eligible - Loan Delivery

4 [Graph](#) | [Table](#)



Data as of 6/8/2022 7:59:14 PM ET

5 [PDF Export](#) | [Desktop Appraisal Funded XLS](#)