



Release Notes | June 24, 2022

Overview of What's New

The latest Loan Coverage Advisor release offers greater insight into representation and warranty relief by **providing a new Selling R&W Life of Loan Reason column** in the Basic and Advanced Search export results.

Coming Soon

In July, Loan Coverage Advisor will display the new collateral offering type details on a loan-by-loan basis in the Credit Risk Offsets section, including for loans using traditional (interior and exterior inspection) appraisals, desktop appraisals and ACE+ PDR (automated collateral evaluation plus property data report).

1. Life of Loan Reason Scenario Details

The new Selling R&W Life of Loan Reason column displays the most recent event that has pushed the selling rep and warranty relief period to Life of Loan. The table below shows the list of event scenarios and the related Life of Loan Reason.

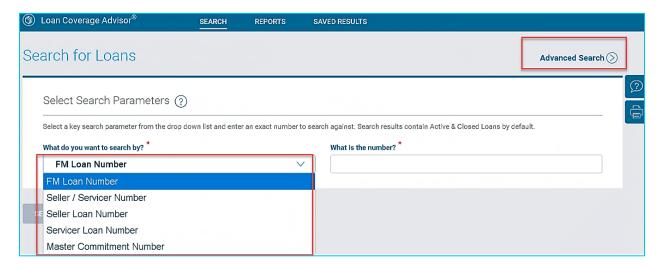
Please reach out to RW_Ops@freddiemac.com for more details regarding the Life of Loan Reasons.

Event Scenario	Selling R&W* Life of Loan Reason			
Loan has been Fully Relieved OR Max Planned Selling Duration is not Life of Loan	Leave display as blank (existing behavior)			
Loan funding date before 1/1/2013	'Excluded from R&W Framework'			
Loan was sold under 'Bulk' AND it is not a R-master loan	'Excluded from R&W Framework'			
Loan is a 'GRH' OR 'VA' OR 'Native American' OR 'FHA'	'Excluded from R&W Framework'			
Last updated event on a loan is "Loan Delinquency Reported"	'Loan Delinquency Reported'			
Last updated event on a loan is "Default Management Reported" OR "Loan Repayment Plan Updated"	'Default Management Reported'			
Last updated event on a loan is "Loan Modified"	'Loan Modified'			
Last updated event on a loan is "Loan CE Tag Updated"	'Credit Enhancement'			
Last updated event on a loan is "Manual Sunset Update" OR "Manual Relief Date Update" OR "Manual Relief Date Updated"	'Other'			
last updated event on a loan does not fall under above scenarios	'Other'			

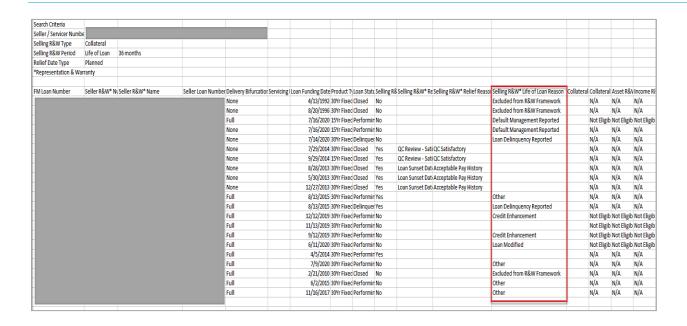


2. Search Enhancement

Now you can perform a search on Seller/Servicer Number, Master Commitment Number or FM Loan Number or an Advanced Search to export search results and view the new Selling R&W Life of Loan Reason column.



Seller/Servicer Number Search Export





Master Commitment Number Search Export

1 Search Criteria														
2 Master Commitment Numbe	r													
3 Selling R&W Type	Collateral													
4 Selling R&W Period	Life of Loan	36 months												
5 Relief Date Type	Planned													
6 *Representation & Warranty														
7														
8 FM Loan Number	Master Commitment	Seller R&W*	Seller Loan N D	elivery E Servi	cing Loan Funding Date	Product Tyl	oan Stat	Selling R&W* I	RelievecSelling R&W* Relief Ever	n Selling R&W* Relief Reaso	Selling R&W* Life of Loan Reason	Collateral Type	Collateral R&W* Relie	e Asset R&W
9			N	one	4/13/1992	30Yr Fixed C	losed	No			Excluded from R&W Framework		N/A	N/A
10			N	one	8/20/1996	30Yr Fixed C	losed	No			Excluded from R&W Framework		N/A	N/A
11			Fu	II	7/16/2020	15Yr Fixed P	erformi	No			Default Management Reported		Not Eligible	Not Eligible
12			N	one	7/16/2020	15Yr Fixed P	erformi	No			Default Management Reported		N/A	N/A
13			N	one	7/14/2020	30Yr Fixed D	elinque	No			Loan Delinquency Reported		N/A	N/A
14			N	one	7/29/2014	30Yr Fixed C	losed	Yes	QC Review - Satisfactory	QC Satisfactory			N/A	N/A
15			N	one	9/29/2014	15Yr Fixed C	losed	Yes	QC Review - Satisfactory	QC Satisfactory			N/A	N/A
16			N	one	8/28/2013	30Yr Fixed C	losed	Yes	Loan Sunset Date Reache	Acceptable Pay History			N/A	N/A
17			N	one	5/30/2013	30Yr Fixed C	losed	Yes	Loan Sunset Date Reache	Acceptable Pay History			N/A	N/A
18			N	one	12/27/2013	30Yr Fixed C	losed	Yes	Loan Sunset Date Reache	Acceptable Pay History			N/A	N/A
19			FL	II	8/13/2015	30Yr Fixed P	erformi	Yes					N/A	N/A
20			FL	II	8/13/2015	30Yr Fixed D	elinque	rYes			Loan Delinquency Reported		N/A	N/A
21			FL	II	12/12/2019	30Yr Fixed P	erformi	No			Credit Enhancement		Not Eligible	Not Eligible
22 23			FL	ll	11/13/2019	30Yr Fixed P	erformi	No					Not Eligible	Not Eligible
23			Fu	ll	9/12/2019	30Yr Fixed P	erformi	No			Credit Enhancement		Not Eligible	Not Eligible
24			Fu	ı	6/11/2020	30Yr Fixed P	erformi	No			Loan Modified		Not Eligible	Not Eligible

Import FM Loan List Search Export

