

Loan Coverage Advisor®

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/Service 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.

Loan Coverage Advisor®

SEARCHREPORTSSAVED RESULTS

Search for Loans

Advanced 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.

What do you want to search by? *

What is the number? *

FM Loan Number

FM Loan Number

Seller / Service Number

Seller Loan Number

Service Loan Number

Master Commitment Number

Seller/Service Number Search Export

Search Criteria																
Seller / Service Number																
Selling R&W Type		Collateral														
Selling R&W Period		Life of Loan	36 months													
Relief Date Type		Planned														
*Representation & Warranty																
FM Loan Number	Seller R&W* N: Seller R&W* Name	Seller Loan Number	Delivery	Bifurcation	Servicing	Loan Funding Date	Product	T	Loan Status	Selling R&W	Selling R&W* Re	Selling R&W* Relief Reason	Selling R&W* Life of Loan Reason	Collateral	Collateral Asset	R&W Income R
		None				4/13/1992	30Yr	Fixed	Closed	No			Excluded from R&W Framework	N/A	N/A	N/A
		None				8/20/1996	30Yr	Fixed	Closed	No			Excluded from R&W Framework	N/A	N/A	N/A
		Full				7/16/2020	15Yr	Fixed	Performin	No			Default Management Reported	Not Eligib	Not Eligib	Not Eligib
		None				7/16/2020	15Yr	Fixed	Performin	No			Default Management Reported	N/A	N/A	N/A
		None				7/14/2020	30Yr	Fixed	Delinquer	No			Loan Delinquency Reported	N/A	N/A	N/A
		None				7/29/2014	30Yr	Fixed	Closed	Yes	QC Review - Sati	QC Satisfactory		N/A	N/A	N/A
		None				9/29/2014	15Yr	Fixed	Closed	Yes	QC Review - Sati	QC Satisfactory		N/A	N/A	N/A
		None				8/28/2013	30Yr	Fixed	Closed	Yes	Loan Sunset Dat	Acceptable Pay History		N/A	N/A	N/A
		None				5/30/2013	30Yr	Fixed	Closed	Yes	Loan Sunset Dat	Acceptable Pay History		N/A	N/A	N/A
		None				12/27/2013	30Yr	Fixed	Closed	Yes	Loan Sunset Dat	Acceptable Pay History		N/A	N/A	N/A
		Full				8/13/2015	30Yr	Fixed	Performin	Yes			Other	N/A	N/A	N/A
		Full				8/13/2015	30Yr	Fixed	Delinquer	Yes			Loan Delinquency Reported	N/A	N/A	N/A
		Full				12/12/2019	30Yr	Fixed	Performin	No			Credit Enhancement	Not Eligib	Not Eligib	Not Eligib
		Full				11/13/2019	30Yr	Fixed	Performin	No				Not Eligib	Not Eligib	Not Eligib
		Full				9/12/2019	30Yr	Fixed	Performin	No			Credit Enhancement	Not Eligib	Not Eligib	Not Eligib
		Full				6/11/2020	30Yr	Fixed	Performin	No			Loan Modified	Not Eligib	Not Eligib	Not Eligib
		Full				4/5/2014	30Yr	Fixed	Performin	Yes				N/A	N/A	N/A
		Full				7/9/2020	30Yr	Fixed	Performin	No			Other	N/A	N/A	N/A
		Full				2/21/2010	30Yr	Fixed	Closed	No			Excluded from R&W Framework	N/A	N/A	N/A
		Full				6/2/2015	30Yr	Fixed	Performin	No			Other	N/A	N/A	N/A
		Full				11/16/2017	30Yr	Fixed	Performin	No			Other	N/A	N/A	N/A

