Freddie Mac SINGLE-FAMILY

Loan Selling Advisor®

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September/October 2026 Release Notes

Loan Selling Advisor Release Notes include enhancements that help streamline loan delivery to Freddie Mac and provide the latest feedback messages.

Feedback Messages

Effective August 30, 2026

Review the latest Loan Selling Advisor Feedback Message Customer Matrix on our Technology Releases webpage that includes a list of error codes with the corresponding message text for both graphical user interface (GUI) and application programming interface (API) users.

Loan Selling Advisor provides feedback for Loan Delivery file import and other purchase eligibility edits, which can be either "informational" or "critical" in nature. Negotiated terms of business and their feedback messages are not included in the publication.

Export Data Functionality Updates

Effective September 14, 2026

The export data functionality is being updated to make searches, exports and filtering easier. You'll notice:

- Improved Loan and Contract search capabilities for faster and more accurate results.
- New ability to export directly from the Loan Pipeline Results screen.
- Updated filters and usability enhancements to simplify the export process.
- Data set cleanup and filtering improvements to help increase data relevance.

NOTE: If you use custom data sets, review the recently updated *Implementation Guide for Loan Selling Advisor Export (Phase 5)* on the ULDD webpage for specification changes. Plan the time necessary to remove unsupported data sets and attributes being retired from your custom data sets by January 1, 2027.

Additionally, effective September 14, 2026, standard data set Settlement Details MISMO 3.0 will include new fee-level attributes and the Servicer Loan Identifier (Sort ID 403). Review these changes and make any necessary updates to your systems to support these additions.

Intraday Guarantor Disclosure Enhancement

Effective October 5, 2026

The Intraday Guarantor Disclosure will provide multiple daily disclosure windows for eligible Guarantor contracts. This enhancement gives earlier visibility into eligible contracts instead of waiting for the overnight process. When using Freddie Mac's existing disclosure framework and managed contract processes, this update improves transparency and responsiveness while minimizing operational impact.

Guarantor Security Wire Instructions and Process Improvements

Effective October 5, 2026

The Setup Security Wire Instructions functionality is being improved for Guarantor and Multilender contracts. The following enhancements simplify key workflows, reduce manual processing and provide a more efficient user experience through:

- Better navigation by removing the interim screen and taking you to the main landing page.
- Simplified security wire creation with automatic population of the setup security wire instructions effective date.
- Enhanced approval workflow through the removal of the Reject with Comments action.
- Consolidated actions by replacing the Delete action with a user-driven action.

Note: No action is needed from you unless you need to add new Security Wire Instructions.

Best Efforts ARM Cash Contracts

Effective October 5, 2026

In alignment with *Single-Family Seller/Servicer Guide* (Guide) Bulletin 2026-10, Best Efforts cash execution is being expanded to support ARM loans across both the Loan Selling Advisor GUI and APIs. This provides you with greater flexibility when selecting execution options for cash ARM loans. You can create Best Efforts ARM Cash Contracts with contract-level pricing.*

**Loan-level pricing for Best Efforts ARM Cash Contracts and Mandatory ARM Cash Contracts will be available at a later date.*

Testing Opportunity: To support implementation planning and system testing, the Loan Selling Advisor Pre-Production customer test environment (CTE), available on Freddie Mac Gateway®, will be available from September 21, 2026, through October 3, 2026. Use the CTE to:

- Test the new Best Efforts ARM Cash Contract functionality prior to production availability.
- Validate system integrations and operational processes.

If you require test credentials or assistance accessing the CTE, contact your Freddie Mac representative.

Loan Product Advisor® (LPA®) to Loan Selling Advisor Data Compare Screen Updates

Effective October 5, 2026

The LPA Data Compare screens are being enhanced to improve usability and streamline the loan comparison process. It includes a redesigned interface and simplified search functionality by removing unused criteria. These changes provide:

- Faster identification of discrepancies between Loan Selling Advisor and LPA loan data.
- More efficient loan updates through comparison results that are easier to review and act upon.

Loan Import from LPA Enhancements

Effective October 5, 2026

The Loan import from LPA enhancement will offer a more streamlined and intuitive user experience and include:

- A simplified screen layout to make information easier to locate and manage.
- Reduced search criteria and input fields to streamline searches and reduce complexity.
- Improved navigation and usability to support more efficient task completion.

Loan Pipeline Updates

Effective October 5, 2026

Manage View on the Loan Pipeline screen will be updated with the following changes to make managing customized views more intuitive and efficient. These changes improve the visibility and organization of key view-management actions including:

- Create New View will be located outside of the search results area.
- Delete will be located next to Create New View, grouping similar actions together.
- Save and Close will be located at the top action area, reducing the need to scroll.

ARM Cash Contract Import Updates

Effective October 5, 2026

Loan Selling Advisor's import functionality will be updated to allow the creation of Mandatory and Best-Efforts ARM Cash contracts, in addition to the currently supported Fixed-rate Cash contracts. One import file can be used to create multiple contracts. The updated Appendix A within the import cash contracts specification will be available on the Sell for Cash webpage under Additional Resources on October 5, 2026.

Main Menu Updates

Effective October 5, 2026

The Loan Selling Advisor menu will be redesigned to simplify navigation and provide a more user-friendly experience. You'll notice:

- Updated structure and menu organization.
- Standardized labels and menu options.
- Improved access to key functionality.

REMINDERS

- In support of payment of mortgage insurance premiums, a critical purchase eligibility edit is effective on September 28, 2026. For details on the change, read the July Release Notes.
- Sign up for our new one-hour live webinar, Timely Loan Delivery Fundamentals, to learn best practices for delivering loans on time and avoiding common delivery issues.
- To access previous release notes and feedback messages, bookmark the Technology Releases webpage.
- To stay current on new/revised topics, bookmark the Recent Updates section in Loan Selling Advisor online help.