

Tip Referral Tool (TRT[®]) Best Practices

May 2026

Submitting a Tip to the TRT: Best Practices

The TRT is a secure way to report fraud-related concerns to Freddie Mac. Please follow the best practices in this document to help streamline the review process.

Note: *These best practices refer solely to the Seller/Servicer TRT submission process.*

Actionable Narrative Best Practices

The detailed narrative should indicate why the activity is considered fraudulent or potentially suspicious and clearly describe all supporting attachments. An “actionable narrative” is one that provides sufficient detail and context to enable meaningful review, investigation or follow-up. At a minimum, actionable narratives should include:

1. Overview of the key parties and how they relate to the tip subject.
2. Description of the suspicious or potentially fraudulent activity.
3. Additional supporting data or material and a description of the attachment(s).
4. Answers the questions: Who? What? Where? Why? When? How?

Actionable Example: It was determined the borrower had an additional undisclosed debt post-funding. The post-close credit report shows an installment loan with [creditor], opened on January 1, 2026, with a monthly payment of \$1,000. This loan was neither disclosed by the borrower nor listed on the credit report prior to closing. Inclusion of this debt increases the borrower’s debt payment-to-income (DTI) from 46% to 51%.

- ✓ The narrative identifies the suspected fraud, explains why the Seller/Servicer believes it occurred, and shows how it may have affected loan approval. It also includes specific details Freddie Mac can validate through supporting documentation.
- ✓ Supporting attachments for this referral should include:
 - Pre- and post-close credit reports.
 - The final loan application (1003) including the list of debts.
 - Relevant letters of explanation (if applicable).

Incomplete Example: We were contacted by the mortgage insurance (MI) company that they will be rescinding the MI coverage on this loan, due to employment/income misrepresentation.

- ✗ The narrative does not provide Freddie Mac with actionable information to review and validate. This narrative fails to answer the questions of who was involved, what occurred, when it occurred, how the misrepresentation occurred or the impact of the misrepresentation on the mortgage transaction.

Supporting Attachment Best Practices

Incomplete or missing attachments are a leading cause of follow-up requests and may delay investigations. Attachments should support the suspicious or fraudulent activity described in the narrative and include documentation for the relevant timeframes and parties referenced in the tip. Below are common fraud and suspicious activity categories, along with examples of supporting attachments for each.



Note: These attachment types are not inclusive of all supporting information. Please include any and all relevant supporting documentation, which could include:

- **Occupancy Misrepresentation:**
 - Loan applications
 - Screenshots of rental listings
 - Summaries of conversations with borrowers
 - Lease agreements
 - Findings from third-party tools
- **Liabilities Misrepresentation:**
 - Loan applications
 - Pre- and post-closing credit reports
 - Summaries of conversations with borrowers
 - Findings from third-party tools
- **Asset Misrepresentation:**
 - Loan applications
 - Bank statements
 - Verification of deposits
 - Findings from third-party tools
- **Employment Misrepresentation:**
 - Loan applications
 - Verifications of Employment
 - Tax returns/transcripts
 - Findings from third-party tools
- **Income Misrepresentation:**
 - Loan Applications
 - Verifications of Employment
 - Paystubs
 - Lease agreements (if rental)
 - Tax returns/transcripts
 - Findings from third-party tools
- **Falsified Documents:**
 - Loan applications
 - Potentially falsified document(s) as noted in allegation
 - Related documents to verify falsification (i.e., bank statements; Verification of Deposit; Verification of Employment; etc.)
- **Suspicious Payment Activity:**
 - Suspicious payment details (i.e., dates, dollar amounts, source of funds)
 - Loan applications
 - Monetary instrument records (i.e., money orders, checks, direct deposits)
 - History of payment activity prior to suspicious activity