

## Loan Coverage Advisor – Modern Delivery Release 3

### Overview of changes:

We're continuing to modernize Loan Coverage Advisor® with improved speed, security and business resiliency.

As a result of our tool release on July 30, 2021, you can now track COVID-19 related impacts to selling representation and warranty relief across your portfolio, including:

- Guide Bulletin [2020-28](#) approved & eligible payment deferral remedy for natural disasters.
- Ineligible payment deferral remedy if provided outside of disasters such as COVID-19.

In addition, nondelinquent forbearances doesn't impact relief.

### See what's new:

Perform an Advanced search for any Seller/Servicer number or Master Commitment number, by selecting the following sub-event types in the Sub-event types drop down:

- Payment deferral started.
- Payment deferral ended.
- Payment deferral removed.

Step 1:

Advanced Search 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. Narrow your search further by including a Loan Funding date range.

What do you want to search by? \* What is the number? \* [Select Multiple Seller / Servicers](#)

Seller / Servicer Number v

Include in results...

Active & Closed Loans  Active Loans Only  Closed Loans Only

Loan Funding Date

-- Select -- v

Step 2: Further down the advanced search page, select "Events Criteria" from "Additional Search Options" to view the list of newly added Sub-Event types

## Additional Search Options

Select one of the following options to search for loans with credit enhancements, primary mortgage insurance, or specific business events that may impact Representation and Warranty relief and obligations. Selecting any of these options will disable the Representation and Warranty Relief Date Options section above.

Events criteria ▼

Loan Coverage Advisor® SEARCH REPORTS SAVED RESULTS

Events ?

Search for loans by selecting one of the Event Types below and defining a date range.

Event Types \*  
Default Management Reported ▼

Sub-Event Types \*  
All ▼ between  and

- Trial Period Started
- Trial Period Ended
- Trial Period Removed
- Repayment Plan Started
- Repayment Plan Ended
- Repayment Plan Removed
- Payment Deferral Started
- Payment Deferral Ended
- Payment Deferral Removed

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2021 Freddie Mac

When the search is completed, the current Search Criteria section displays one of the new sub-event types similar to other existing sub-events for a Default Management Reported event.

Loan Coverage Advisor® SEARCH REPORTS SAVED RESULTS

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 for? \* What is the number? \*

Seller / Servicer Number

SEARCH

Search Results

Current Search Criteria

Search results are based on the criteria shown below. To remove any of your selected search criteria from these results, please click ?

Seller / Servicer Number

Event Type Default Management Reported ?

Sub-Event Type Payment Deferral Removed ?

Business Event Date in between 05/23/2019 and 05/18/2021

Your search yielded 8 results EXPORT RESULTS

FELLOWSHIP NUMBER	LOAN FUNDING DATE	LOAN STATUS	SELLING BUMP RECEIVED	EVENT TYPE	SUB-EVENT TYPE	BUSINESS EVENT DATE	BUMP IMPACTED
<input type="text"/>	08/16/2017	Performing	No	Default Management Reported	N/A	03/31/2021	
<input type="text"/>	08/16/2017	Performing	No	Default Management Reported	N/A	02/01/2021	
<input type="text"/>	08/16/2017	Performing	No	Default Management Reported	N/A	01/26/2021	

