Single Family Loan-Level Dataset Frequently Asked Questions (FAQs)

October 2021

TABLE OF CONTENTS

A. Loan Population

1. *What loans are included in the Single Family Loan-Level Dataset (the "Dataset")?*

All mortgages purchased or guaranteed by Freddie Mac with origination dates between January 1, 1999 and the Origination Cutoff Date are included. Please refer to the Single Family Loan-Level Dataset General User Guide for a detailed description of the files.

2. *How were loans selected for inclusion in the sample dataset?*

To create a simple random sample, loans were selected at random from the Standard Dataset. This means that each loan in the Standard Dataset had an equal probability of being selected. A simple random sample is meant to be an unbiased representation of the larger population. Sampling is not available for the Non-Standard Dataset.

3. *What kind of data is or is not being provided in the Dataset?*

Monthly loan-level credit performance through the Performance Cutoff Date up to property disposition is reported for all loans included in the Dataset. Loss information is populated after a 90 day lag based on the Zero Balance Date. Credit performance and actual loss data for loans in the pipeline for property disposition or after the Performance Cutoff Date is not included. For loans that are originated within the Origination Cutoff Date but are funded by Freddie Mac after the Performance Cutoff Date, performance data will not be available.

4. *For the Non-Standard Dataset, are more loan level attributes being provided for the newly added loan population such as ARMs and Interest Only Mortgages?*

For the current release, we will provide identification if a loan is an adjustable rate or interest only mortgages as well as all the existing data elements such as mortgage terms, dates, credit characteristics and performance records. Other relevant information pertaining to these mortgage types may be enhanced in future releases.

B. Terms of Use

5. *How is this data to be used?*

Freddie Mac is making its Single Family credit performance data available at the direction of its regulator, the Federal Housing Finance Agency (FHFA). This is part of a larger effort to increase transparency, and help investors build more accurate credit performance models in support of ongoing and future credit risk-sharing transactions highlighted in FHFA's 2013 and 2014 Conservatorship Scorecards.

6. *May we repackage or resell the data to our customers or clients?*

As noted in the Terms of Use, users of the Dataset agree not to repackage, modify, distribute, or resell the data in any format without first entering into a licensing and distribution agreement with Freddie Mac. You may contact Freddie Mac via email (SF_Loan_Level_Data_Inquiry@freddiemac.com) and your request will be directed to the appropriate person(s) within Freddie Mac.

7. *May we use the Dataset for academic or research purposes?*

As noted in the Terms of Use, you may use the Single Family Loan-Level Dataset for academic or research purposes, and make your academic or research results and any related Derived Products available to the public, provided that any such distribution is solely for noncommercial purposes and further provided that the

same does not include and cannot be used to derive or recreate any part of the Single Family Loan-Level Dataset or to identify any specific individual as prohibited in the Terms of Use.

C. Interpreting the Data

8. *Why do data anomalies occur in the Single Family Loan-Level Dataset?*

Monthly performance and actual loss data in the Dataset combines data elements from multiple reporting cycles and Freddie Mac systems into a single loan record. As such, perceived data anomalies may be a result of timing mismatches between default reporting cycles and investor reporting cycles. Other reasons why the data may be imperfect include but are not limited to the following:

- *Seller/Servicer reporting errors: Freddie Mac relies on Seller/Servicer-reported data*
- *Data quality controls and systems have evolved and improved over time*
- *Administrative errors*
- *Loan delivery requirements (e.g. Form 11/13) have been updated to allow more granular reporting over time*

In all cases, the best information available at the time the Dataset is generated, subject to operational constraints, is used.

9. *Where can I find more information about reporting cycles at Freddie Mac?*

For more information on investor reporting cycles, refer to the Investor Reporting Guide, located on our web site at http://www.freddiemac.com/learn/pdfs/service/IR.pdf. For more information on default reporting cycles, refer to the Electronic Default Reporting Quick Reference Guide at http://www.freddiemac.com/learn/pdfs/service/edr_quickref.pdf. Additional resources are available in the Learning Center at http://www.freddiemac.com/learn/.

10. *What is the difference between Current Actual UPB and Interest Bearing UPB?*

The Current Actual UPB value is the remaining outstanding balance on the loan, while the Interest Bearing UPB is the amount of that balance on which the monthly interest payment is based. For most loans in most cycles these values are the same, but not in all cases, most notably some types of loan modifications.

D. Termination Events

11. *What is considered a Termination Event in the Single Family Loan-Level Dataset?*

Loans may become inactive in the Dataset for a variety of reasons, including voluntary payoffs or credit events, known as "Termination Events". Loans that become inactive in the Dataset due to a Termination Event will not be updated for activity in subsequent periods, with the exception of trailing expenses and/or recoveries that will be updated in the final monthly performance record with subsequent refreshes. In addition, loans that were repurchased from Freddie Mac after a termination event are the exception to this practice and will be indicated so by the Repurchase Flag. The reason for loan inactivity will be indicated by the value in the Zero Balance Code field, which is set during the Monthly Reporting Period corresponding to the Zero Balance Effective Date.

Reason for Loan Termination	Zero Balance Code
Prepaid or Matured (Voluntary Payoff)	01

Reason for Loan Termination	Zero Balance Code
Third Party Sale	02
Short Sale or Charge Off	03
Repurchase prior to Property Disposition	06
REO Disposition	09
Note sale/Reperforming sale	15

12. *Can a loan have more than one Zero Balance Code?*

No. A loan can only have one Zero Balance Code in the Dataset depending on which of the termination events occur first.

13. *Are "approved" but not yet "closed" deeds-in-lieu or short sales included in the Single Family Loan-Level Dataset?*

No. Only "closed" workouts with legally effective date prior to The Performance Cutoff Date, as indicated by the Zero Balance Effective Date, are reported in the Dataset. Similar to the above, "closed" indicates that the deed-in-lieu or short sale data has been processed and archived in Freddie Mac's internal system, and there could be some delay between the legal effective date and the "closed" date.

E. Repurchases

14. *How are "repurchases" defined in the Single Family Loan-Level Dataset?*

The Single Family Loan-Level Dataset identifies those loans that have been repurchased from Freddie Mac in the monthly performance data files. Specifically, mortgages which were repurchased prior to property disposition, or repurchased after a termination event but before The Performance Cutoff Date, are identified in the Dataset. A loan flagged as "repurchased" may also include loans where Freddie Mac was compensated for losses incurred, or "made whole", as well as loans where a "repurchase equivalent", such as recourse or indemnification, was negotiated with a seller.

15. *How do I distinguish repurchases that occur prior to a Termination Event from repurchases that occur subsequent to a Termination Event?*

For loans that were repurchased prior to other Termination Events, the latest monthly performance record for a given loan will include the following information:

1. *Zero Balance Code = 06*
2. *Zero Balance Effective Date = Month and year during which the repurchase occurred*
3. *Repurchase Flag = Y*

For loans that were repurchased after a Termination Event, but prior to The Performance Cutoff Date, the latest monthly performance record for a given loan will include the following information:

1. *Zero Balance Code = Code for termination event applicable to loan*
2. *Zero Balance Effective Date = Month and year during which the termination event occurred*
3. *Repurchase Flag = Y*

16. **How are proceeds that were received as part of bulk or lump-sum settlement agreements treated in the dataset?**

Any proceeds under bulk or lump-sum settlement agreements are *not disclosed* at the loan level. This is primarily because such an allocation would involve significant judgment, as the scope of the settlements is far broader than just verified underwriting defects on loans contained in the historical dataset. That is, the settlements may also cover (1) loans outside of the historical dataset population and (2) loans that are not verified defects but instead represent *potential* defects.

17. **Are loans that are current as of The Performance Cutoff Date but subsequently repurchased, considered to be repurchases in the Single Family Loan-Level Dataset?**

No. Repurchase activity is reflected as of The Performance Cutoff Date.

F. Modifications

18. **Can a loan be modified more than one time?**

Yes. Due to the various programs for loan modification available to borrowers (e.g., Standard, Home Affordable Modification Program or "HAMP", etc.), a loan could be modified multiple times throughout its lifetime. Each instance of modification will be reported in the Dataset, provided that the loan had not previously experienced a Termination Event and the modification closed prior to The Performance Cutoff Date.

19. **What fields are updated when a loan is modified?**

The origination data file will not reflect the modified loan terms of a given modified loan. In the monthly performance data file, all or a subset of the following fields may be updated in the monthly reporting period during which the modification became legally effective:

1. **Current Actual UPB**
2. **Current Loan Delinquency Status**
3. **Remaining Months to Legal Maturity**
4. **Current Interest Rate**
5. **Current Deferred UPB**

The Modification Flag will be set to "Y" in the period during which the modification is legally effective. For loans which have been modified more than once (see previous FAQ), the Modification Flag will be set to "Y" for each instance of modification.

20. **Is the Modification Flag set to "Y" for "approved" but not yet "closed" modifications?**

No. Only "closed" modifications with legally effective date prior to The Performance Cutoff Date are reported as modified in the Dataset. "Closed" indicates that the modification data has been processed and archived in Freddie Mac's internal system, and there could be some delay between the legal effective date and the "closed" date.

21. ***Is the program under which a loan was modified (Standard[1], HAMP[2], etc.) disclosed in the Dataset? Were specific modification programs included or excluded from the Dataset?***

There is no identifier of the type of mortgage modification program associated with a given modified loan in the Dataset, and no specific modification programs were included or excluded from the Dataset.

G. Metropolitan Statistical Area (MSA)

22. ***Why is the Metropolitan Statistical Area (MSA) not reported for some loans?***

A blank field indicates that the area in which the mortgaged property is located is neither an MSA nor a Metropolitan Division, or it is unknown.

23. ***Why is the Metropolitan Statistical Area (MSA) value in the Single Family Loan-Level Dataset different from what was originally disclosed for the same loan?***

MSA values from the 2010 census (for Mar 2013 and May 2013 releases) and 2013 census (for Aug 2013 and Dec 2013 releases) were applied to all loans in the Single Family Loan-Level Dataset. Therefore, the MSA may be different from what was originally disclosed for the same loan.

24. ***Will MSA or Metropolitan Division be updated to reflect changes over time?***

No. Changes and/or updates to MSA or Metropolitan Division will not be reflected in the Single Family Loan-Level Dataset.

H. Credit Score

25. ***Why is the Credit Score not reported for some loans?***

If the Credit Score is less than 301 or greater than 850, the score will be disclosed as "Not Available", which will be indicated by '9999'.

26. ***Why does Freddie Mac have multiple scores available to populate Credit Score?***

Although Freddie Mac discloses only one Credit Score for each loan in the Dataset, multiple credit scores are collected for every loan during delivery and settlement-related activities.

I. Other Data Elements

27. ***Why is Original Debt-to-Income Ratio (DTI) not reported for some loans?***

The DTI reported in Single Family Loan-Level Dataset is subject to the widely varying standards that originators use to calculate and / or report Borrowers' income and liabilities. The DTI will be disclosed with '999' when it is greater than 65% or when it is "Not Available". Values from 0% up to 65% are indicated with the actual value. Loans in the HARP dataset will be disclosed as '999'.

28. ***Why is Original Loan-to-Value Ratio (LTV) not reported for some loans?***

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[1] For more information about Freddie Mac's Standard Modifications, please visit the following website: http://www.freddiemac.com/learn/pdfs/service/std_strm_mod.pdf

[2] For more information about the Home Affordable Modification Program, or "HAMP", please visit the following website: http://myhome.freddiemac.com/mortgage-help/hamp.html

If the original LTV ratio is less than 6% or greater than 105%, the ratio will be disclosed as "Not Available", which will be indicated by '999' in the loan record. For loans in the HARP dataset, LTV ratios less than or equal to 80% and greater than 999% will be indicated by blank spaces in the loan record.

29. *Why is Mortgage Insurance Percentage (MI %) not reported for some loans?*

If the MI% reported by the Seller is less than 1% or greater than 55%, the MI % will be disclosed as "Not Available," which will be indicated by '999' in the loan record. For loans that have zero MI, it will be disclosed as three zeros.

30. *Why is Original Combined Loan-to-Value Ratio (CLTV) not reported for some loans?*

If the CLTV % is less than 0% or greater than 200%, or is less than the Original LTV, or the Original LTV is "Not Available," the ratio will be disclosed as "Not Available", which will be indicated by '999' in the loan record.

31. *Why is the Origination Channel for some loans not specified?*

The Channel field will be set to the data value of "T" (i.e., Third Party Originator Not Specified) for all loans which do not specify whether they are Broker ("B"), Correspondent ("C"), or Retail ("R"). Note that prior to 2008, Freddie Mac did not collect granular information on the types of origination channels. In 2008, Freddie Mac began collecting the granular information necessary to disclose whether a Broker or Correspondent was involved in the origination of each loan.

32. *Please explain why I cannot find the Loan Sequence Number assigned to a given loan in the Single Family Loan-Level Dataset in existing Freddie Mac Participation Certificates (PC) disclosure?*

The Loan Sequence Number is a unique identifier assigned to a given loan in the Single Family Loan-Level Dataset, and will not match the Loan Sequence Number assigned to the same loan issued in existing Freddie Mac participation certificates (PCs).

33. *What does "Other" mean in the Seller Name or Servicer Name field?*

Sellers or Servicers whose total origination UPB represents less than 1% of loans originated and delivered to Freddie Mac in the Single Family Loan-Level Dataset in a given origination quarter will be disclosed as "Other sellers" or "Other servicers."

34. *How is Loan Age derived in the Dataset?*

The Loan Age is derived in the Single Family Loan-Level Dataset by subtracting the Monthly Reporting Period from the note origination month, which is not disclosed, and then by subtracting one more month. This approach ensures the Loan Age calculation commences with the first full month after the note origination month.

35. *Why is the Original Loan Term not equal to the sum of the Loan Age and the Remaining Months to Legal Maturity for some loans?*

The First Payment Date is used to calculate the Original Loan Term, whereas the note origination month is used to calculate the Loan Age. For certain types of mortgages in the Dataset (see next FAQ), the First Payment Date may be more than two months after the note origination month.

36. Why is the First Payment Date for a certain loan more than a month after the origination month?

The Dataset includes certain types of mortgages, such as construction-to-perm loans (also known as "converted mortgages") and seller-owned modified mortgages, which are reported to Freddie Mac with the original note date of the mortgage and the converted or modified First Payment Date. Errors in the Seller/Servicer reported data are also possible.

37. Why is the First-Time Homebuyer Flag not reported for certain loans?

First-Time Homebuyer is blank for certain loans because the status does not apply to Investment Properties, Second Homes, and Refinance transactions. These transactions are not eligible to be considered first-time homebuyer loans according to Freddie Mac's Seller/Servicer Guide. For purchase, owner-occupied mortgages that do not qualify for First-Time Homebuyer status, the flag will be set to "N."

38. For which performance cycles are Estimated LTV values reported?

Estimated LTV values are reported beginning with the April 2017 performance cycle and for all subsequent performance cycles.

39. Why are some Estimated LTV values not reported after the April 2017 performance cycle?
Freddie Mac's valuation model requires information which may be available for all properties. When the necessary information is not available then Freddie Mac's valuation model will not be able to report an estimated value for the property.

40. Why is are the Disaster Area Indicator & Borrower Assistance Code not populated prior to the January 2014 performance cycle?

January 2014 is the cycle in which CRT offerings began disclosing this data, the data is populated for all performance cycles in which it is available for CRT offerings.

41. Are loans originated under Freddie Mac's affordable programs in the datasets?
Freddie Mac has various solutions to promote affordable and sustainable lending. Typically, loans that are underwritten through our Home Possible program is eligible for CRT transactions. These loans are included in the Standard Dataset. All the other affordable programs are included in the Non-Standard Dataset.

Freddie Mac Typically, loans are in the Home Possible program after 2015 is eligible in the CRT transactions. Other types of affordable programs will be included in the Non-Standard Dataset.

42. Why did Deferred Payment plan field change from being a modification to a non-modification?

Payment Deferral was not a standard loss mitigation strategy until the formal announcement in the March 2020 Servicing bulletin. Payment Deferral does follow a similar processing methodology as modifications. Prior to the September release, both the Modification Flag and Payment Deferral Plan showed flag "Y" whenever a loan has been granted a Payment Deferral Plan. However, after the formal introduction and evaluation of Payment Deferral (including COVID-19 Payment Deferral in May 2020), we wanted to make a clear distinction between modification and Payment Deferral Plan. Going forward, if a loan has been granted Payment Deferral with no other modification, then only the Payment Deferral Plan will show the flag of "Y."

43. Can both Modifications and Payment Deferrals result in Modification Cost?

A change in interest rate and/or having a non-interesting bearing balance can result in interest short fall based on our calculation. Currently, SF LLD calculates Modification Cost for both Modifications and Payment Deferrals.

J. Actual Loss

44. *What is loan-level Actual Loss? Is the Actual Loss amount the full and final loss that Freddie Mac experiences on a loan?*

Loan-level Actual Loss is the amount of loss that Freddie Mac bears when a mortgage defaults and that Freddie Mac will potentially pass on to investors of any future actual loss credit risk transfer transactions.

The Actual Loss data components disclosed in this dataset will not add up to the full and final loss that Freddie Mac experiences on a loan, but does include all the major components that may be passed along to a credit risk transfer investor. Loss amounts attributable to general and administrative expenses, master servicing costs, counterparty risk and underwriting defects are not included in the Actual Loss data components disclosed in this dataset.

45. *Why is Freddie Mac disclosing Actual Loss data components at a loan level?*

Freddie Mac is disclosing Actual Loss data components at a loan level at this time to facilitate actual loss based credit risk transfer transactions and to increase transparency.   The actual loss data enables potential credit investors to get familiar with Freddie Mac's actual loss performance.

46. *What is Freddie Mac's high-level methodology for disclosing Actual Loss data?*

Freddie Mac will only disclose cash-based loss components and recoveries for Real Estate Owned (REO) Sales, Short Sales (SS), Third Party Sales (TPS), Charge-Off and Note Sales. For modified loans, only modification terms will be disclosed – this will allow users to calculate losses on loan modifications. Any counterparty risk that Freddie Mac bears will not be disclosed. Actual recoveries will be disclosed, but when there is no recovery (e.g. due to cancellation or counterparty failure), the applicable loss amount or the reason for no recovery will not be available. Note that calculations and treatment of actual loss from loan modifications and counterparty events will be transaction specific and prescribed in the transaction's offering documents.

47. *Are these Actual Loss amounts different than GAAP Loss amounts?*

GAAP loss is accrual based and includes estimates for payables and cash receivables whereas Actual Loss is cash based and includes only cash received or cash paid. GAAP losses also include loss components such as: bulk level settlements, master servicing cost, G&A expenses, and covering for defunct counterparties. Additionally, Freddie Mac reports GAAP losses at an aggregate level (not loan-level) as part of its financial reports.

48. *How can I use these Actual Loss data components to derive actual loss on a specific loan?*

Starting July 2016 data refresh, actual loss amount is being disclosed at a loan level, which provides an actual loss view for an investor (For additional details, refer to page 15 of user guide). However, the calculation for deriving actual losses on a specific loan will be based on the specific credit risk offering. For example: Whole Loan Securities treat forborne UPB as a component of loss, where as STACR does not.   In general actual loss for a specific loan could be calculated by adding Unpaid Principal Balance, Lost Interest and Expense then deducting Net Sale Proceeds, MI Recoveries and Non MI Recoveries.

49. *How will Actual Loss data components be disclosed for properties that were disposed shortly prior to the performance cut-off date?*

To allow for sufficient time for Loss Components (expenses and proceeds) to be recorded, Freddie Mac implemented a 90-day lag based on the Zero Balance Date.   Dispositions in the last quarter of the cut-off

date will show a zero balance code only. Loss components will be populated in subsequent refreshes after the initial 90 day lag.

50. Can I continue to use this dataset for STACR Fixed Severity (i.e. for loan-level performance up until D180)?

Yes, a Current Loan Delinquency Status of 6 would indicate the loan to be between D180 and D210 and can be used to flag loans and respective credit events pre D180; thereby establishing a logical performance cutoff prior to or at D180.

51. What causes some loans to stay severely delinquent?

In order to resolve a serious delinquency, Freddie Mac and its agents diligently work through and comply with laws and regulations at all level of jurisdictions of the state where the property is located. In some cases, due to a certain specific condition including, but not limited to, state/court imposed mediation, contested foreclosure, jurisdictional legal processes time frame, regulatory mandated processes, and maintaining full compliance, which may result in properties experiencing extended delinquency.

52. How are the Net Sale Proceeds being derived?

Net Sale Proceeds are being derived by subtracting customary selling expenses from the gross sale proceeds. Selling Expense types are real estate brokerage commissions, settlement fees, real estate taxes, liens, title fees, government recording and transfer charges, Pest/termite inspection, etc. Please refer to Guide HUD-1 that outlines the selling expenses deducted from the Gross Sales proceeds. BPO fees and legal/repair/maintenance are Servicer reimbursable expenses separate from Selling Expenses (Form 105).

53. Why do some default loans show missing net sale proceeds?

In December 2015 data refresh, Freddie Mac introduced a 90 day lag for recent liquidations. That means for loans liquidated during the last 3 months before performance cutoff date, components of loss including net sale proceeds, expenses, Non-MI recoveries & MI recoveries will be set to missing.
However, sometimes FA loans can take longer than 90 days to go through reconciliation process internally, which causes a delay in processing net sale proceeds. For these loans net sale proceeds will be missing. For the purpose of calculation of loss severity, we recommend removing loans with missing net sale proceeds from the population.

54. Why do I sometimes observe small difference between calculated actual loss and disclosed actual loss?

When a data user calculates actual loss using the components disclosed, and the methodology outlined in user guide, the resulting actual loss amount could be different from the disclosed actual loss field -, due to the following reasons:
a) For loans with underwriting defects (Repurchase Flag='Y') the disclosed actual loss amount is set to zero, whereas calculated actual loss amount can result in a residual loss. However STACR investors are not exposed to that loss.
b) For loans with missing Net Sale Proceeds, and expense data, the disclosed actual loss is set to zero (We recommend excluding these loans for analytical purposes)
c) Rounding of Expenses, Net Sale Proceeds, M Recoveries & Non Mi Recoveries values
d) Current loans or delinquent loans where a portion of principal is paid down before liquidation, and the last known non-zero current balance does not reflect the principal paydown*.*

55. How far back are the expense subcategories disclosed?

Expenses have been further categorized into Legal Costs, Maintenance and Preservation Costs, Taxes and Insurance, and Miscellaneous Expenses

56. *Why do I observe a change in expenses & Non-MI recoveries as compared to prior releases for older dispositions?*

In order to provide more expense detail better align with STACR disclosures, we have reclassified certain items between income and expense, e.g., some proceeds that previously were classified as Non-MI recoveries are now included in expenses, and vice versa. While these reclassifications affect total expenses and total Non-MI recoveries, there is zero net effect on total loss.

57. *Under what scenarios, when Zero Balance Code is 03 or 09, are the reported Net Sale Proceeds and expenses 0?*

For Dispositions not within the 90 day lag (as listed in FAQ 46), a zero or missing Net Sale Proceeds may be explained by Charged off loans (i.e., Zero Balance Code type of Foreclosure Alternative = 03), or REO dispositions (i.e., Zero Balance Code =09) in which proceeds from the counterparties (Seller/Servicers) come through Non-MIRecoveries.

58. *Can delinquent or seriously delinquent loans be a voluntary full payoff?*

Yes, it is possible for a delinquent loan to become a voluntary full payoff. Throughout the default life cycle the homeowner has the ability to pay off the loan until the commencement of the foreclosure action takes place, unless if there is a redemption right within the jurisdiction that allows the homeowner to redeem the property for a specified amount of time after the sale has transpired.

K. HARP Loans

59. *When did HARP program begin, and what are the eligibility requirements?*

HARP is a federally mandated program for greater than 80% LTV. This program was rolled into the Relief Refinance offering which began in 2009. For more information on HARP program, refer to documentation under the following link; http://www.freddiemac.com/singlefamily/factsheets/sell/relief_refi.html

60. *On the Relief Refinance offering website, there are 2 programs, Same Servicer and Open Access. Are loans refinanced under both programs, part of HARP disclosure?*

Yes, as long as the LTV at the time of refinance is greater than 80, and the original loan was part of the full Single Family Loan Level Dataset.

61. *How do users link HARP loans to Pre-HARP loans in the loan level dataset?*

Using Pre-HARP Loan Sequence Number to HARP loan identifier mapping For details, please refer to the User Guide.

62. *How is the population defined in HARP origination dataset?*

The population includes loans that were in Freddie Mac Single Family Loan Level dataset , and went through Relief Refinance program between 2009 and 2016, with an LTV at the time of re-finance above 80. Only loans that remained as Fixed Products post refinance are part of the disclosure.

63. *How is the performance & origination file structure different from the current file structure?*

No changes to the performance file layout. However, the performance data for all loans and periods are combined into a single file. For the origination file, an additional column indicating Pre-HARP Loan Sequence Number will be included at the end of each record.

64. *Are HARP underwriting/servicing defects identified differently?*
No

65. *Can a HARP loan be subsequently modified?*
Yes

66. *Why was DTI set to null for HARP loans?*

HARP is a streamlined refinance program, where the requirement on borrower Income verification was is different than our standard underwriting. To be conservative, Freddie Mac masks DTI for HARP loans by setting it to null.

67. *The HARP data has been disclosed in past releases, but I do not see it for Release 26. Is it still disclosed?*

Beginning with Release 26, HARP data has been incorporated into the appropriate origination quarterly dataset file. As the HARP loans are no longer in a separate disclosure file the HARP Indicator field has been added to the origination dataset. In this field HARP loans will be indicated with a Y value and Non-HARP loans will be indicated with a blank.

68. *How are ARM loans that went through a relief refinance program disclosed in the dataset?*

Most of the ARM loans that go through a relief refinance program, are converted to Fixed rate Mortgages. In such cases, the ARM loans can be found in non-standard dataset and the relief refi loans are found in the standard dataset.

L.   Additional Questions

69. **How often will Freddie Mac update the Dataset going forward?**

Freddie Mac plans to issue quarterly updates to the standard dataset, and will notify users prior to the availability of such information. The non-standard dataset will be updated per direction from FHFA.

70. *How will Freddie Mac make new information available in future releases?*

Freddie Mac plans to re-generate the entire dataset with each quarterly update and will post the files on FreddieMac.com at the same location and in a similar fashion as the original Dataset.

71. *Will the data be updated for data corrections or changes over time?*

The Single Family Loan-Level Dataset is a "living dataset", and, as such, changes to data previously released are possible. Please note that any such changes to a given loan will not represent "newer" or "updated" information (as in the case of Credit Score, for example).

72. *Will the data be available for bulk download via a File Transfer Protocol or "FTP" site?*

Currently, Freddie Mac has no plans to make the data available for bulk download.

73. *What if I don't have the capability or need to analyze all loans included in the full Dataset?*

A simple random sample of the Dataset is available, containing 50,000 loans selected from each full vintage year and a proportionate number of loans from each partial vintage year. The sample dataset is available for download from FreddieMac.com, and contains one origination data file and one monthly performance data file for each vintage year. Each file contains the same data fields as found in the full Dataset files (Refer to the Data Dictionary section of the General User Guide for more information on data fields and their definitions).

74. *What if I have additional questions?*

For additional information, please visit our Web site at Freddiemac.com in the Economic & Housing Research Data area: http://www.freddiemac.com/news/finance/sf_loanlevel_dataset.html

- *For support with technical issues related to downloading the Single Family Loan-Level Dataset files, please send an email to support@embs.com*
- *For support with data questions related to the Single Family Loan-Level Dataset, please send an email to SF_Loan_Level_Data_Inquiry@freddiemac.com*

75. *What has changed with this update?*

See Release Notes document.

76. *Is the Loan Sequence number retained for loans common to the previous release and this update?*

Yes, for all loans common to both releases, the Loan Sequence Number is retained. An exception is the release scheduled in April 2021. With release of standard and non-standard datasets, loan sequence number is being re-generated.

This document will be updated as the Single Family Loan-Level Dataset is modified and released.