Freddie Mac Origination APIs Playbook

Leverage data.
Deliver value throughout the mortgage process.

February 2024

What's in the playbook?

How do APIs Work?

In today's digital environment, efficiency is *key*.

Application programming interfaces (APIs) give you access to the data you need, when you want it – **for fast, efficient decisions.**
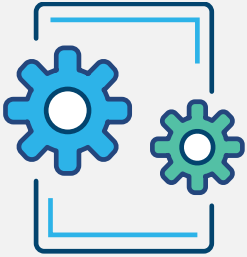
▶ **WATCH OVERVIEW**

An application programming interface (API) is a software intermediary that connects applications, so they can "talk to" each other. Integration is transparent to those who use those systems.

Why Use Freddie Mac APIs?

▶ **Our APIs could benefit your organization if…**

You're challenged with…

- Removing process inefficiencies
- Making fast, high-quality pre-qualification decisions
- Eliminating costly errors and rework

You're looking to…

- Increase business by identifying affordable product eligibility
- Save costs and time associated with less manual work
- Scale and speed up end-to-end case management through automation
- Decrease risk with rules-based decisions and calculations
- Improve the customer experience with less documentation

▶ **You're ready to build to our APIs if…**

Your organization has…

- Invested in digitizing the mortgage process
- Identified areas for improvement within the origination process
- Staffed technical teams to build and implement the technology
- Evaluated the API benefits against business needs, resources, and priorities

Our APIs
Affordable Check

Who Can This API Help?

- Loan Officers
- Mortgage Brokers

Fast and Easy Access To:

- Affordable Product Eligibility
- Income Limits
- Area Median Income (AMI)
- Duty-to-Serve and affordable goals messaging

Use Cases

Looking for a way to help your borrowers choose the right loan products? By entering your borrower's income information, basic loan details, and property state and zip code you will receive preliminary loan program information to help your very low-, low- and moderate-income borrowers choose the best affordable mortgage product for their needs.

Request and Response

Input (Request)

Output (Response)

Borrowers Income, Loan Purpose, Loan Amount or Down Payment and Estimated Value or Purchase Price Property Zip Code, State

Income-to-AMI Percent, AMI Values, Preliminary Affordable Product Eligibility and Limits

Freddie Mac
SINGLE-FAMILY

Our APIs
Income Limits

Who Can This API Help?

- Loan Officers
- Mortgage Brokers

Fast and Easy Access To:

- Area Median Income (AMI)
- Freddie Mac Home Possible® and Refi Possible^{SM} income limits by property location
- Loan conformity type
- Property Tract and Duty to Serve related Indicators (e.g., High-Cost Area Indicator, Rural Regions Indicator, High-Needs Rural Regions Indicator)
- Income-to-AMI ratio

Use Cases

Want to empower your loan officers to efficiently identify affordable candidates subject to reduced credit fees? With just the state and zip code for a property and then the borrower's income, your loan officers can get the loan conformity type and the income-to-AMI ratio – information they need to make faster, earlier decisions about the waiver.

Request and Response

Input (Request)

Zip Code, State Borrower's Income

Output (Response)

Loan Conformity Type, Income-to-AMI Percent, Property Tract and DTS related Indicators

Our APIs
Loan Look Up

Who Can This API Help?

- Loan Officers

Fast and Easy Access To:

- If Freddie Mac currently owns loan
- If loan was Freddie Mac-owned and paid off in last 90 days

Use Cases

Loan Look Up can help you identify if Freddie Mac owns a mortgage to help you identify opportunities for low- and moderate-income borrowers to take advantage of Freddie Mac RefiPossible[SM].

Request and Response

Input (Request)

Output (Response)

Subject Property Address, Borrower SSN

Scrubbed Property Address, Freddie Mac Ownership Indicator, Freddie Mac Loan Number, Note Date, Mortgage Type

Our APIs
Property Insights

Who Can This API Help?

- Loan Originators
- Underwriters
- Appraisal Management Companies

- Valuation Order Management Platforms

Fast and Easy Access To:

- Freddie Mac property data
- Freddie Mac appraisal data

Use Cases

Ever start a loan application, just to find out later that the property is a condo? Finding this out late in the process can be a headache. You've got to track down a lot more information, complete additional forms, get it approved – which can lead to rework and delays that cost you both time and money. The Property Insights API can help.

With property and appraisal data early in your process, you'll find out early on if the property is a condo– helping you and your borrowers avoid late, unwanted surprises.

Request and Response

Input (Request)

Subject Property Full Address

Output (Response)

- Standardized Address
- PUD Indicator
- ADUs (accessory dwelling units)
- Appraisal form type (used to identify condos)
- Zoning compliance
- Attachment type

Our APIs
Current Mortgage Snapshot

Who Can This API Help?

- Lenders
- Underwriters

Fast and Easy Access To:

Loan Data including:

- Loan amount
- Principal
- Interest payments
- Interest rates, etc.

Use Cases

When a lender is working on a refinance loan with a borrower, part of the underwriting process includes completing a net tangible benefits (NTB) calculation to show that refinancing provides a tangible benefit to the borrower. Getting current and accurate mortgage statements from borrowers to support your calculation can be a challenge. The Current Mortgage Snapshot provides fast, easy access to key loan data for the existing mortgage – streamlining your process and helping you underwrite with confidence.

Request and Response

Input (Request)

Output (Response)

Borrower Last Name and SSN, Subject Property Address and LPA Key

Original and Current Loan Information (e.g., Loan Amount, Principal and Interest Payment Amount, Interest Rate, etc.)

Our APIs
Loan Advisor
Data Share

Who Can This API Help?

- Aggregators
- Correspondent lenders
- Retail lenders

Fast and Easy Access To:

- Key data, documents and loan-level assessment results from loan submissions to Loan Advisor® tools

Use Cases

The flow of data is a vital part of an aggregator's loan quality validation process. When an aggregator reviews purchased loans within its correspondent channel, it wants to know that loan data submitted to Loan Advisor applications is consistent with the data within the actual loan file. The Loan Advisor Data Share API gives aggregators fast, easy access to the most recent Loan Advisor data and results – helping it ensure the eligibility of that loan upon delivery.

And the API simplifies the process for correspondent lenders too. Correspondents can provide aggregators with key identifier information, allowing aggregators to access the data they need, when they need it without the requirement for correspondents to manually deliver it or assign access.

Request and Response

Tool	Input (Request)	Output (Response)
	Varies Based on Requested Results	*Varies Based on Requested Results*
Loan Product Advisor® (LPASM)	LPA Key, Primary Borrower Last Name	Request and response XML and feedback certificate PDF
Loan Quality Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Request (ULDD) and response XML and feedback certificate PDF
Loan Collateral Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Appraisal (UAD) XMLs and appraisal PDFs and LCA Response XML
Loan Closing Advisor®	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	Request (UCD) and response XMLs and Closing Disclosure PDFs
Summary Results	Subject Property Address + Any of the Following: AUS Key and Type, Docfile ID (from appraisal), MERS MIN	JSON summary assessment results from Loan Advisor Applications

Our APIs
Data Share (cont.)
Bid Tape

Who Can This API Help?

- Aggregators

Fast and Easy Access To:

- Key data and loan-level assessment results representing Freddie Mac's version of a loan's bid tape, intended to be used at the point of bid.

Use Cases

Want to make more informed purchase decisions and streamline the correspondent loan bid process? With Data Share Bid Tape, you can have easy access to loan data and loan-level summary assessment results from Loan Advisor **at the point of bid**, without the need for correspondent assignment

Request and Response

Input (Request)   **Output (Response)**

- Lender Loan Number
- Subject Property Address

- Risk assessment
- R&W eligibility
- Appraisal waiver status
- AMI data
- Borrower income
- DTI
- LTV / TLTV
- Other bid tape data

Freddie Mac
SINGLE-FAMILY

Our APIs
Cash Settlement
Purchase Statement

Who Can This API Help?

- Sellers
- Secondary Market Advisors (SMAs)

Fast and Easy Access To:

- Loan settlement data for each loan sold to Freddie Mac on a specific date
- Contract Level Data associated with the loan

Use Cases

Streamline your purchase advice reconciliation process and eliminate manual processes by directly integrating your systems with cash purchase settlement statement data from Freddie Mac.
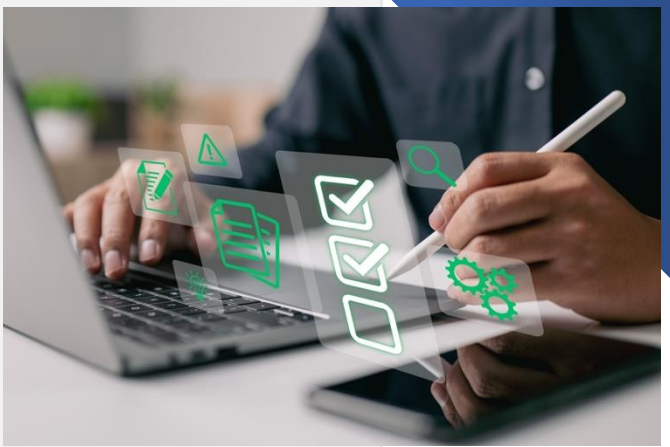
Request and Response

Input (Request)   **Output (Response)**

Seller Account Number
Date for Purchase Statement Data

- Contract Level Data (Name, Dates, Balance)
    - Min/Max Month to rate adjust

- Loan Settlement Data
    - Freddie Mac loan number
    - Base/net price
    - Interest rate
    - Principal purchased
    - And more

Our APIs
LPA Risk Check

Who Can This API Help?

- Retail Lenders

Fast and Easy Access To:

- Early Indication (Green or Yellow) of LPA's Likely Risk Assessment Result
- Calculations: Housing Expense Ratio, DTI Ratio, LTV Ratio
- Income Eligibility for Affordable Offerings

Use Cases

When a borrower finds the home they want or decides to refinance their existing mortgage, one of their first steps is to shop for a lender and find out if they're qualified. Borrowers are looking for a lender that can give them the most definitive answer possible – as fast as possible. **LPA Risk Check** can help lenders make more informed prequalification decisions by providing them with an early indication (Green or Yellow) of LPA's likely risk assessment result before submitting a full application.

Request and Response

Input (Request)

- Borrower Information
  - o Borrower Names
  - o Total Asset and Income Amounts
- **Borrower Credit Report**
- Basic Property Information
- Basic Loan Information

Output (Response)

- Early Indication (Green or Yellow) of LPA's Likely Risk Assessment Result
- Key Calculations:
  - • LTV
  - • DTI
  - • Indicator Score
- Feedback Messages
- Summary or Request Info
- Income Eligibility for Affordable Offerings

Our APIs
AIM Check

Who Can This API Help?

- Loan Officers
- Sellers
- Retail Lenders
- Underwriters

Fast and Easy Access To:

Early view of verified **assets**, **income** from direct deposit/ paystubs/ W-2s, **employment** (including 10-day pre-close verification), **rent payment history**, and a **borrower cash flow** assessment independent of an LPA submission.

Use Cases

AIM Check for Account Data	Assesses transaction data from approved AIM service providers or from financial institutions leveraging their own data. Assesses assets, qualifying direct deposit income and verifies employment. Additionally, determines if loan may benefit from rent payment history or borrower cash flow assessment.
AIM Check for Payroll Income	Assesses qualifying income via employer payroll data from participating service providers. This includes data from approved service providers and digitized paystubs and W-2s from integrated service partners.
AIM Check for Employment	Verifies employment to meet 10-day pre-closing verification requirement.

Request and Response

Tool	Input (Request)	Output (Response)
	Varies Based on Requested Results	*Varies Based on Requested Results*
AIM Check for Account Data	- Borrower name - Borrower employer (if applicable) - Income type & amount - Social security number - Vendor identifier - Option 1 - Account transaction history (from Financial Institution) - Option 2 – Third-party report ID	- Large deposits - Eligible asset accounts - Eligible asset balance - Direct deposit income - Indication of consistent rent payments - Indication of positive Cash Flow - Employment verification
AIM Check for Payroll Income	- Borrower Name - Income - Social security number - Report identifier - Vendor identifier	- Derived income from each income source assessed
AIM Check for Employment	- Borrower Name - Income - Social security number - Report identifier - Vendor identifier - Option 1 - Account transaction history (from Financial Institution) - Option 2- Third-party report ID	- Verification of employment with PCV close-by-date

Freddie Mac
SINGLE-FAMILY

Testimonials

Hear from your peers on how they are leveraging APIs to unlock opportunities.

"

"Connecting to Freddie's Current Mortgage Snapshot was a positive experience, adding value for our clients and organization!

Collaboration for the development of the Current Mortgage Snapshot service, and support while integrating, made for an easy experience. We provided input and feedback regarding the specific processes we perform, the data we needed, and Freddie Mac delivered. This provided for an easy integration of leveraging previous loan data for the automation of a crucial underwriting process and adding to the amazing client experience at Rocket Mortgage."

Doug Prough
Direction Engineering Technology
Rocket Mortgage

"

Specific to Cash Settlement Purchase Statement, "The time savings depends on the number of FHLMC loans purchased on a given day. Presently, it is a minimum savings of an hour of work per associate with an average of 10-15 purchased FHLMC loans. In 2021, we were spending 2-3 hours of work with FHLMC loan purchases of >30.

I wanted to also add this is an "efficiency" objective, too. While our seasoned staff make very few errors, the API improves accuracy, as well as, timeliness of each loan being rolled in our system to "purchased" which permits our internal co-partners - servicing, trading, accounting, etc. - to complete their internal processes. – "Win, win" for all parties."

Sandra J. Coburn
Secondary Market Operations Manager
Mortgage Network, Inc.

"

"MCT's use of Freddie Mac's Income Limits API has ensured we are pricing out loans with accurate LLPA values when we have loan sales. Given the complexities of the new income and region related LLPAs, this integration has allowed us to not skip a beat."

Arie Pisarevsky
Capital Markets – Hedge Manager
Bay Equity Home Loans

Ready to Get Started?

Contact your account representative to begin discussions. If you're ready to explore APIs in the Developer Portal, visit the Get Started Guide.

Learn more about Freddie Mac APIs.

Developer Portal

The Freddie Mac Developer Portal provides access to Freddie Mac API solutions and the information you'll need to integrate with our services. It's a key part of the integration process.

Use the portal to…
- Browse APIs and define integration scope
- Request user access and roles
- Access standardized documentation
- Create an app
- Deploy to production

Who uses the Developer Portal?
- Business analysts/users, product mana
- Developers