

Introduction

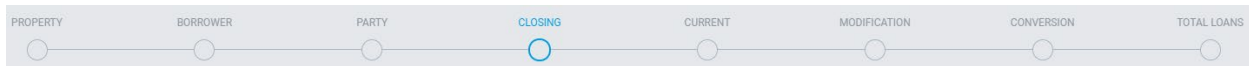
This reference provides instructions and tips for delivering loans with Temporary Subsidy Buydowns through Loan Selling Advisor[®]. Such buydowns are referred to in the *Single-Family Seller/Servicer Guide* as Limited or Extended Buydown Mortgages.

For information on eligibility and qualification requirements, refer to Freddie Mac *Single-Family Seller/Servicer Guide* (“Guide”) Sections [4204.4](#) and [4501.5](#) (Home Possible[®] Mortgages with temporary subsidy buydowns). For information on submitting mortgages with buydowns through Loan Product Advisor[®], refer to [How to Submit a Buydown through Loan Product Advisor](#).

Data Delivery Instructions through Loan Selling Advisor

When delivering loans to Freddie Mac, you must comply with the loan-delivery requirements set forth under the Uniform Loan Delivery Dataset (ULDD). If you import data into the system, refer to the [ULDD Appendix D, Freddie Mac’s XML Data Requirements Reference Tool](#).

The tables below will assist you with delivering mortgages with temporary subsidy buydowns through Loan Selling Advisor. They highlight the sections in the “Loan” page and the specific data points you must deliver for mortgages with temporary subsidy buydowns along with screen-shot examples and tips.



Closing >Note Information >>Note Details			
ULDD Data Point Name	Sort ID	Notes (What to deliver)	Valid Value
Initial Principal and Interest Amount	268	Enter the monthly payment shown on the Note (without reference to the temporary buydown subsidy).	
Note Rate Percent	321	Enter the interest rate shown on the Note (without reference to the temporary buydown).	

Example



☐ Note Details

<p>ENote Indicator: <input type="text" value="False"/></p> <p>Note Date: <input type="text" value="03/10/2023"/></p> <p>Note Amount*: <input type="text" value="\$425000"/></p> <p>Note Rate Percent: <input type="text" value="6.5"/></p> <p>Borrower Paid Discount Points Total Amount: <input type="text" value="\$"/></p>	<p>Scheduled First Payment Date: <input type="text" value="mm/dd/yyyy"/></p> <p>Initial Principal And Interest Payment Amount: <input type="text" value="\$2686.29"/></p> <p>Loan Maturity Date: <input type="text" value="02/01/2053"/></p> <p>Biweekly Comparable Monthly Maturity Date: <input type="text" value="mm/dd/yyyy"/></p> <p>Loan Maturity Period Type: <input type="text" value=""/></p>
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Closing >Note Information >>Note Details >>>Temporary Buydown Details			
ULDD Data Point Name	Sort ID	Notes (What to deliver)	Valid Value
Buydown Contributor Type/Buydown Contributor Type Other Description	145 146	Enter "Other-Interested Third Party" if the contributor is an Interested Party as described in the Guide. Enter "Borrower" for all other temporary buydown contributors.	<ul style="list-style-type: none"> Borrower Lender Other – Interested Third Party See key below to understand how to deliver the Loan Product Advisor (LPA) equivalent value(s) in Loan Selling Advisor.
Buydown Change Frequency Months Count	147	Enter the number of months between each Note Rate increase during the buydown period.	12 (12 months)
Buydown Duration Months Count	148	Enter the total number of months during which any buydown is in effect.	Months: 36 (for 3-2-1 extended buydowns) 24 (for 2-1 limited buydowns)
Buydown Increase Rate Percent	149	Enter the percent by which the Note Rate can increase at each adjustment period.	1
Buydown Initial Discount Percent	150	For non-modified Mortgages, enter the percent by which the Note Rate was bought down effective as of the Note Date. For Seller-Owned Modified Mortgages, enter the percent by which the Note Rate was bought down as of the modification date .	3.000 (for 3-2-1 extended buydowns) 2.000 (for 2-1 limited buydowns)
Buydown temporary Subsidy Indicator	228	Enter True	True

Example



Temporary Buydown Details Buydown Temporary Subsidy Indicator: True

Buydown Contributor Type: Interested Third Party

Buydown Duration Months Count: 24

Buydown Change Frequency Months Count: 12

Buydown Initial Discount Percent: 2 %

Buydown Increase Rate Percent: 1 %

= Seller



Tips for Completing Buydown Contributor Type	
Loan Selling Advisor Data Field Name and applicable enumerator	Equivalent Loan Product Advisor Data Field applicable selections
Buydown Contributor Type	Funds Source Type
<ul style="list-style-type: none"> Borrower 	<ul style="list-style-type: none"> Borrower (select if Parent or Nonparent relative) Employer Nonparent relative Parent
<ul style="list-style-type: none"> Other - Interested 3rd Party 	<ul style="list-style-type: none"> Builder Property Seller
<ul style="list-style-type: none"> Lender 	<ul style="list-style-type: none"> Lender

For loans with temporary subsidy buydowns sold through Cash-Released XChange®, deliver the data points show below. Also refer to [Guide Section 6302.26](#), Special delivery requirements for fixed-rate Mortgages sold through Cash-Released XChange®.

ULDD Data Point Name	Sort ID	Notes (What to deliver)	Valid Value
Other Funds Collected At Closing Amount	157	Enter the amount provided to subsidize the Borrower's interest rate on the Mortgage for the remaining time during which the lower interest rate applies. This is the unapplied buydown subsidy.	
Other Funds Collected At Closing Type/ Other Funds Collected At Closing Type Other Description (In Loan Selling Advisor, this displays as "Other Funds Collected At Closing Type.")	158/159	Identify the mortgage as a buydown.	Other - Buydown

Example



Other Funds Collected at Closing Details

	OTHER FUNDS COLLECTED AT CLOSING TYPE	OTHER FUNDS COLLECTED AT CLOSING AMOUNT
<input checked="" type="checkbox"/>	Buydown ▼	\$3848.00



TIP: To determine the amount to deliver in Loan Selling Advisor for the Data Point, Other Funds Collected At Closing Amount...

1. Access The Uniform Collateral Data Portal (UCD)
2. Go to the FEE Container, locate Temporary Discount Points where the Integrated Disclosure Section Type is Origination Charges (UCD Unique ID 7.076/11.032).
3. Enter the amount obtained from UCD in the Other Funds Collected At Closing Amount data point in Loan Selling Advisor.

For more information, refer to [Uniform Closing Dataset \(UCD\)](#) web page.

Closing > Underwriting / Credit Information >>Additional Underwriting Details >

ULDD Data Point Name	Sort ID	Notes (What to deliver)	Valid Value
Total Liabilities Monthly Payment Amount	290	Enter the monthly debt payment calculated using the monthly housing expense determined using the Mortgage payment the Borrower is making at the time the Seller delivers the Mortgage. Round to the nearest dollar.	
Total Monthly Proposed Housing Expense Amount	292	Enter the monthly housing expense calculated using the Mortgage payment the Borrower is making at the time the Seller delivers the Mortgage. Round to the nearest dollar.	

Example



☐ Additional Underwriting Details

Total Monthly Income Amount: <input type="text" value="\$"/>	Total Monthly Proposed Housing Expense Amount: <input type="text" value="\$4105"/>
Borrower Reserves Monthly Payment Count: <input type="text"/>	Total Liabilities Monthly Payment Amount: <input type="text" value="\$4678"/>
Total Mortgaged Properties Count: <input type="text"/>	



Resources

For more information:

- Contact our Customer Support Contact Center, 1-800-FREDDIE.
- Refer to Guide Sections [4204.4](#), [4501.5](#)
- [Guide Section 6302.26 - For loans sold through Cash Released XChange](#)
- [ULDD Technical Specifications, Appendices A or D](#)
- [Create and Modify Loans](#) (tutorial)
- [Loan Selling Advisor Help Center](#)
- [Uniform Closing Dataset](#) (webpage)
- [How to Submit a Buydown through Loan Product Advisor](#)

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Service Guide* and your other Purchase Documents.

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