

This job aid provides information on the following topics related to Best Efforts execution of a contract:

[Modify Best Efforts Import](#)
[Create New Loan](#)
[Best Practices](#)
[Exhibit 19 Calculator](#)
[Exhibit 19, Credit Fees](#)
[When to Modify Form 1034](#)
[Contract Extensions](#)

Modify Best Efforts Import

Loan Selling Advisor® permits Sellers to import loan modifications for pre-existing Best Efforts loans in an Accepted status. Modifying loan data for Best Efforts contracts/loans may impact the Freddie Mac price; therefore, when modifying Best Efforts loans, Sellers are required to accept or reject price change. The system will save the modified data when you accept a reprice. Modified data is not saved when a reprice is rejected. Best Efforts loan data can be modified in Loan Selling Advisor via the Modify Best Efforts Import function or by manual data entry: The step-by-step instructions below guide you through the how to import Best Efforts loan modifications:

1. From the Loan Selling Advisor home page, enter the Investor Contract Identifier and click the search icon.

The screenshot displays the Loan Selling Advisor home page. At the top, there is a navigation bar with tabs: CONTRACTS, LOANS, EXPORT DATA, THIRD PARTY, and SETTLEMENTS. Below the navigation bar, the page is titled "Welcome to the Loan Selling Advisor". The main content area is divided into two columns. The left column is titled "Search for Existing Loan" and contains two input fields: "Seller Loan Identifier:" and "Freddie Mac Loan #:", each with a search icon. Below these fields is a link "Search in Loan Pipeline". The right column is titled "Search for Existing Contract" and contains an input field for "Investor Contract Identifier:" with a search icon. Below this field is a link "Search for Contracts". A green box highlights the "Search for Existing Contract" section. Below the search sections, there is an "Important Notice" section with an orange background and a "System Status" section with a blue background. The "System Status" section mentions the "Technology System Status" page. At the bottom, there is a section titled "Freddie Mac Loan Selling Advisor® Customer Test Environment" with a welcome message and a note about the CTE environment.

2. The **Cash Contract Details** page displays.

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Service Guide* or any other contractual agreements. This information does not constitute an agreement between Freddie Mac and any other party.

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Loan Selling Advisor® CONTRACTS LOANS EXPORT DATA THIRD PARTY SETTLEMENTS

Cash Contract Details REFRESH

Contract Options

Summary of Contract Terms

INVESTOR CONTRACT IDENTIFIER	CONTRACT OPTION Best Efforts	CONTRACT PRODUCT 30-Year Fixed Rate Conventional	ACCEPTED DATE 10/10/2024 09:45:26 ET	EXPIRATION DATE 10/15/2024
CONTRACT AMOUNT \$509,665.00	PRICING IDENTIFIER	INTEREST RATE PERCENT RANGE 4.000% - 4.000%	SERVICING OPTION Released	CONTRACT NAME 30Yr_BE_FIXED
REMAINING BALANCE \$0.39	PI TYPE Flow	LOAN AMORTIZATION PERIOD COUNT 239 - 362 months	TOTAL UPB \$509,664.61	LOAN MATURITY PERIOD COUNT 241 - 360 months
LTV RATIO PERCENT RANGE 0% -<= 105%	STATE CODE VA	CROSS SELL RIGHTS Seller Released	SERVICING SPREAD 0.250%	AVERAGE UNPAID PRINCIPLE BALANCE 509665.00
ESCROW COVERAGE Not Escrowed	CONTRACT STATUS Accepted			

Additional Servicing Released Information

Pricing for Cash-Released XChange Mortgages is not final until the Funding Date. Loan level prices are determined at contract allocation based on detailed loan-level attributes and may change if loan detail information is modified before the Funding Date. Final price adjustments for each Mortgage will be determined at settlement and reflected on your settlement statement.

INTEREST RATE RANGE 4.000%

3. Click the **Loan Options** tab (from left margin of the page). Select **Modify Best Effort Import**.

Loan Options <<

Enter Settlement Details

Evaluate Loan(s)

Modify Best Efforts Import

Build Form 1034

Build Form 996E

Withdraw Loan

View R&W Relief Summary Details



Cash Contract Details

Contract Options

Summary of Contract Terms

INVESTOR CONTRACT IDENTIFIER	CONTRACT OPTION Best Efforts	CONTRACT PRODUCT 30-Year Fixed Rate Conventional
CONTRACT AMOUNT	PRICING IDENTIFIER	INTEREST RATE PERCENT RANGE
	PI TYPE Flow	LOAN AMORTIZATION PERIOD COUNT 239 - 362 months
		SERVICING SPREAD 0.250%

Loan Options

Enter Settlement Details

Evaluate Loan(s)

Modify Best Efforts Import

Build Form 1034

Build Form 996E

Withdraw Loan

View R&W Relief Summary Details

4. The **Modify Best Effort Import** page displays.:
 - a) Click **BROWSE**.
 - b) Choose a file (in MISMO XML format) to upload.
 - c) Click **IMPORT LOAN**.

Note: You may import only one loan per file.

Loan Selling Advisor®

CONTRACTS

LOANS

EXPORT DATA

THIRD PARTY

SETTLEMENTS

Modify Best Effort Import

Select a File to import.

The loan must already be allocated to a Best Effort contract. The Modify Best Effort Import function is used for an existing loan and contract, and is limited to one loan per file. Please ensure that the selected file conforms to Freddie Mac's import file standards.

File: **BROWSE**

IMPORT LOAN

NOTICE: Loan Selling Advisor only maintains loan and loan purchase data for

Open

Documents

Name

Date modified

Type

Size

Home

Gallery

Desktop

Downloads

Documents

Pictures

Music

Videos

File name: All files

Open Cancel

5. If there are import file errors, the **Import Loan: Results** page displays. Locate the loan file you imported and check its status.



- a) If the **Status** is **In Progress**, click the **REFRESH IMPORT STATUS** button until the status changes to "Completed."
- b) If the status is "Error", click the link in the **IMPORT ERRORS** column to view the error(s). Then make the necessary corrections (which may require modifying the import file) and re-import the file using steps [1 & 2](#).

Import Loan: Results

View errors by clicking on the numbers in the errors columns. Click on the Refresh Import Status button to update the Status.

Large import files may take some time to process. While the import is in the process, other tasks in the system can be performed.

[REFRESH IMPORT STATUS](#)

FILE NAME	USER ID	DATE/TIME	TOTAL LOANS	TOTAL CURRENT UPB [†]	PROCESSED	IMPORT ERRORS	ALLOCATION ERRORS	EVALUATION ERRORS	RAW RELIEF NOT ELIGIBLE	LOAN REFERENCE PRODUCT LABEL WARNING	STATUS
Imported Loan File - 10/15/2024	John.Doe	10/15/2024 10:15:00	1	509,665	1	0	0	0	0	0	Success
Imported Loan File - 10/15/2024	John.Doe	10/15/2024 10:15:00	1	509,665	1	0	0	0	0	0	Success
Imported Loan File - 10/15/2024	John.Doe	10/15/2024 10:15:00	1	509,665	1	0	0	0	0	0	Success

[†] The Total Current UPB of all loans imported into the Loan Selling Advisor may change before settlement if UPB errors, omissions and discrepancies are discovered and corrected. This screen will not be updated to reflect the corrected Total Current UPB.

[Back to Import](#)

[Back to Modify Best Effort Import](#)

6.

The **Modify Best Efforts Contract** page displays. Review the information and click **REPRICE CONTRACT**.

Loan Selling Advisor® CONTRACTS LOANS EXPORT DATA THIRD PARTY SETTLEMENTS

[Modify Best Efforts Contract](#)

Contract Information

Pricing Identifier *

Contract Product *

Cash Specified Pool Type

Interest Rate % Range * (increments of 0.125) % to %

Contract Amount *

Contract Name

Contract Period * (2-90 days)

LTV Ratio Percent Range * ☒ 0% - <=105% ☐ >105% - <=115% ☐ >115% - <=125% ☐ >125%

Contract Identifier

Contract Expiration Date

Servicing Information

Servicing Option * ☒ Released ☐ Retained ☐ CTOS

Cross Sell Rights * ☐ Seller Released ☒ Seller Retained

Escrow Coverage *

Average Unpaid Principal Balance *

Loan Details

SELLER LOAN IDENTIFIER	PRIMARY BORROWER NAME	INTEREST RATE	UNPAID PRINCIPAL BALANCE
PROPERTY ESTATE TYPE	CONSTRUCTION METHOD TYPE	PROJECT LEGAL STRUCTURE TYPE	PROPERTY USAGE TYPE
Fee Simple	Site Built	--	Primary Residence
FINANCED UNIT COUNT	STATE CODE	LOAN LEVEL CREDIT SCORE VALUE	LTV RATIO PERCENT
1	VA	740	80.000%
LOAN PURPOSE TYPE	LOAN PROGRAM IDENTIFIER	INVESTOR FEATURE IDENTIFIER	COMBINED LTV RATIO PERCENT
Purchase	--	--	80.000%
REFINANCE CASH OUT DETERMINATION TYPE	REFINANCE PROGRAM IDENTIFIER	BUYDOWN TEMPORARY SUBSIDY INDICATOR	LOAN ORIGINATOR TYPE
--	--	False	Lender
HMDA RATE SPREAD PERCENT	MORTGAGE CONFORMITY TYPE	NON-INDIVIDUAL BORROWER TYPE	SCHEDULED FIRST PAYMENT DATE
--	Conforming Mortgage	--	11/01/2024
MORTGAGE TYPE			
Conventional			

[REPRICE CONTRACT](#)



- The 60-second timer page displays. You must accept or reject the contract price. Click Reject to start over.

Note: Loan Selling Advisor only saves the loan modifications when you accept the price.

- The 15-second **Confirm Contract Price** window displays. Click Accept (if you agree with the contract price). Click Reject if you do not agree with the price or you want to start over.



9. The **Cash Contract Details** page displays a summary of the contract terms.

Cash Contract Details

Summary of Contract Terms

INVESTOR CONTRACT IDENTIFIER	CONTRACT OPTION	CONTRACT PRODUCT	ACCEPTED DATE	EXPIRATION DATE
	Best Efforts	30-Year Fixed Rate Conventional	10/10/2024 09:45:26 ET	10/15/2024
CONTRACT AMOUNT	PRICING IDENTIFIER	INTEREST RATE PERCENT RANGE	SERVICING OPTION	CONTRACT NAME
\$509,665.00		4.000% - 4.000%	Released	30Yr_BE_FIXED
REMAINING BALANCE	PI TYPE	LOAN AMORTIZATION PERIOD COUNT	TOTAL UPB	LOAN MATURITY PERIOD COUNT
\$0.39	Flow	239 - 362 months	\$509,664.61	241 - 360 months
LTV RATIO PERCENT RANGE	STATE CODE	CROSS SELL RIGHTS	SERVICING SPREAD	AVERAGE UNPAID PRINCIPLE BALANCE
0% -<= 105%	VA	Seller Released	0.250%	509665.00
ESCROW COVERAGE	CONTRACT STATUS			
Not Escrowed	Accepted			

Additional Servicing Released Information

Pricing for Cash-Released XChange Mortgages is not final until the Funding Date. Loan level prices are determined at contract allocation based on detailed loan-level attributes and may change if loan detail information is modified before the Funding Date. Final price adjustments for each Mortgage will be determined at settlement and reflected on your settlement statement.

INTEREST RATE RANGE 4.000%

Create New Loan

You can manually create a Best Efforts Loan (also known as Quick Loan) with partial loan data and simultaneously price the loan and contract. Note, before the loan can be purchased by Freddie Mac you must complete the missing and/or incomplete Uniform Loan Delivery Dataset (ULDD) information. When you create a loan using the quick loan method, all subsequent data modifications, such as adding incomplete data, require the contract to be re-priced. The data modification is saved when you accept the reprice.

The table that follows contains a list of the required Quick Loan data fields:

Create Loan for Best Efforts Contract (Quick Loan) Data Fields Required to Price the Loan		
Section Name	ULDD Data Point Name	ULDD Sort ID
N/A	Seller Loan Identifier	402
Subject Property Address	Street Address	10
Subject Property Address	City Name	14
	State Code	18
	Postal Code	16
	Address Unit Identifier (optional)	13, 553



Create Loan for Best Efforts Contract (Quick Loan) Data Fields Required to Price the Loan		
Section Name	ULDD Data Point Name	ULDD Sort ID
Property Details	Property Estate Type	63
Property Details	Property Usage Type	69
	Financed Unit Count	57
	Project Legal Structure Type (optional)	47
	PUD Indicator (True/False)	49
Appraisal/Property Valuation Details	Property Valuation Amount	83
Construction Details	Construction Method Type	51
Borrower Information (Add up to 5 Borrowers)	Borrower Classification Type	571
Borrower Information	Borrower First Name	540
	Borrower Last Name	541
	Non-Individual Borrower Name	544
	Taxpayer Identifier Type	613
	Taxpayer Identifier Value	614
Loan Details	Loan Purpose Type	315
	Purchase Price Amount (This is not a minimally required field but is required when the loan is a Purchase transaction.)	195
Product Details	Mortgage Type	317
	Section of the Act Type (Optional)	198
	Interest Calculation Type (Select Simple.)	215
	Balloon Indicator (Select True or False.)	226
	Payment Frequency Type	270
	Loan Amortization Type	138
	Interest Calculation Period Type	214
	Loan Program Identifier (Optional)	404
Note Details	Note Date	320, 350
	Application Received Date (optional)	224
	Note Rate Percent	321
	Note Amount	319
	ENote Indicator (required if the mortgage is an eNote)	233



Create Loan for Best Efforts Contract (Quick Loan) Data Fields Required to Price the Loan		
Section Name	ULDD Data Point Name	ULDD Sort ID
	Scheduled First Payment Date	272
	Loan Maturity Date	256
Conversion Option Details	Convertible Indicator* (True/False)	232
Assumability Details	Assumability Indicator* (True/False)	225
Origination Details	Escrow Indicator (True/False)	234
Interest Only Indicator	Interest Only Indicator* (True/False)	237
Additional Loan Fields That Affect Pricing (If the information below is not provided, Loan Selling Advisor will assume values to price this loan.)		
Loan Details	Refinance Cash Out Determination Type	294
Loan Level Credit Details	Loan Level Credit Score Value	251
	Loan Level Credit Score Selection Method Type	249
	Credit Score Impairment Type	247
Underwriting Details	Automated Underwriting System Type	326
	Automated Underwriting Case Identifier	322
Payment Details	Loan Acquisition Scheduled UPB Amount	385

* These Indicators default to False in the Create Loan for Best Efforts Contract page.

Steps to Create a New Loan Manually

See the instructions on how to create a loan using manually:

1. From the Loan Selling Advisor main menu, select **CONTRACTS**, and then click **Take Out Cash Contract**.

Request Cash Rate Sheet	Take Out Cash Contract	View Import Guarantor Contract Results
Add Loans To Cash Contract	Import Cash Contract	Guarantor Pricing & Contracts
Remove Loans From Cash Contract	Pair Off or Extend Cash Contract	Search For Cash Contracts
View Import Cash Contract Results	View Contract Pipeline	View Security Wire Results

2. The **Take Out Contract** page displays. Select Best Efforts as your Contract Option, then click the link for Create New Loan.



Loan Selling Advisor® CONTRACTS LOANS EXPORT DATA THIRD PARTY SETTLEMENTS

Take Out Contract

⚠ All information will be lost when switching between Contract Options.

Select the parameters below to create a contract

Contract Option
☐ Mandatory
☒ Best Efforts (Fixed Only)

Loan Amortization Type
☒ Fixed

Search by
Seller Loan Identifier
Type here...
[For Loans not yet in the system Create New Loan](#)

Primary Borrower Last Name
Type here... **SEARCH** **RESET**

NOTICE: Loan Selling Advisor only maintains loan and loan purchase data for the previous 7 years. Older data is stored elsewhere under our record retention policy.

3. The **Create Loan For Best Efforts Contract** page displays. Complete all required fields and click **SAVE & CONTINUE**.

Loan Selling Advisor® CONTRACTS LOANS EXPORT DATA THIRD PARTY SETTLEMENTS

Create Loan For Best Efforts Contract

PROPERTY BORROWER LOAN

Enter the required loan information below and click Save & Continue to create a loan for the contract.

[Previous Page](#) * Denotes a required field

SAVE & CONTINUE

Seller Loan Identifier: *

Property

☐ Property Information

☐ Subject Property Address

Street Address: * **Address Unit Identifier:**

City Name: *



- The **Take Out Contract** page displays. Complete Cash Specified Pool Type (This is an optional field, and you may select from the menu if the loan characteristics apply to the contract.), enter the Contract Period, select the Servicing Option and click **Create**.

Note: The example below displays the servicing released option with escrows. You can modify the escrow option at the loan level.

Loan Selling Advisor®

CONTRACTS

LOANS

EXPORT DATA

THIRD PARTY

SETTLEMENTS

Take Out Contract

All information will be lost when switching between Contract Options.

Select the parameters below to create a contract

Contract Option

☐ Mandatory

☒ Best Efforts (Fixed Only)

Loan Amortization Type

☒ Fixed

Contract Information

Pricing Identifier *

NONE

Contract Product *

30-Year Fixed Rate Conventional

Cash Specified Pool Type

Interest Rate % Range * (increments of 0.125)

4.000 % to 4.000 %

Contract Amount *

\$ 189,000

Contract Name

Type here...

Contract Period * (2-90 days)

Effective Date *

10/18/2024

Effective Time * | 24HH (HH:MM:SS)

15:32:43

LTV Ratio Percent Range *

☒ 0% - <=105% ☐ >105% - <=115% ☐ >115% - <=125% ☐ >125%

Servicing Information

Servicing Option *

☐ Released ☒ Retained ☐ CTOS

Designated Servicer Number *

Servicing Spread *

0.250 %

Loan Details

SELLER LOAN IDENTIFIER	PRIMARY BORROWER NAME	INTEREST RATE	UNPAID PRINCIPAL BALANCE
		4.000%	\$189,000.00
PROPERTY ESTATE TYPE	CONSTRUCTION METHOD TYPE	PROJECT LEGAL STRUCTURE TYPE	PROPERTY USAGE TYPE
Fee Simple	Site Built	Condominium	Primary Residence
FINANCED UNIT COUNT	STATE CODE	LOAN LEVEL CREDIT SCORE VALUE	LTV RATIO PERCENT
1	DC	789	90.000%
LOAN PURPOSE TYPE	LOAN PROGRAM IDENTIFIER	INVESTOR FEATURE IDENTIFIER	COMBINED LTV RATIO PERCENT
Purchase	--	H49	90.000%
REFINANCE CASH OUT DETERMINATION TYPE	REFINANCE PROGRAM IDENTIFIER	BUYDOWN TEMPORARY SUBSIDY INDICATOR	LOAN ORIGINATOR TYPE
--	--	False	Lender
HMDA RATE SPREAD PERCENT	MORTGAGE CONFORMITY TYPE	NON-INDIVIDUAL BORROWER TYPE	SCHEDULED FIRST PAYMENT DATE
--	Conforming Mortgage	--	11/01/2024
MORTGAGE TYPE			
Conventional			

CREATE

CLEAR

CANCEL



5. The 60-second timer page displays. You must accept or reject the contract price.

Contract Price

REJECTACCEPT

ⓘ Accept or reject contract price in 60 seconds or less.

Time Remaining: 53 seconds

Contract Price

Price information displayed here is not final. Final price adjustments for each mortgage will be determined at settlement and reflected on your settlement statement.

CONTRACT PRODUCT	CASH SPECIFIED POOL TYPE	CONTRACT AMOUNT	EXPIRATION DATE
30-Year Fixed Rate Conventional		\$189,000.00	01/20/2025

INTEREST RATE RANGE	4.000%
CONTRACT PRICE	87.977
LOAN NET PRICE	86.977

Contract Details

SERVICING OPTION	CONTRACT NAME	CONTRACT OPTION	CONTRACT PERIOD	DESIGNATED SERVICER NUMBER
Retained	--	Best Efforts	90	

SERVICING SPREAD	PRICING IDENTIFIER	PI TYPE	INVESTOR CONTRACT IDENTIFIER	EXPIRATION DATE
0.250%	NONE	FLOW		01/20/2025

6. The 15-second **Confirm Contract Price** window displays. Click **ACCEPT** if you agree with the contract price or select **REJECT** if you do not.

Contract Price

REJECTACCEPT

ⓘ Accept or reject contract price in 60 seconds or less.

Time Remaining: 47 s

Contract Price

Price information displayed here is not final. Final price adjustments for each mortgage will be determined at settlement and reflected on your settlement statement.

CONTRACT PRODUCT	CASH SPECIFIED POOL TYPE	CONTRACT AMOUNT	EXPIRATION DATE
30-Year Fixed Rate Conventional		\$189,000.00	01/20/2025

INTEREST RATE RANGE	4.000%
CONTRACT PRICE	87.977
LOAN NET PRICE	86.977

Time Remaining: 7 seconds

ACCEPTREJECT

Contract Details

SERVICING OPTION	CONTRACT NAME	CONTRACT OPTION	CONTRACT PERIOD	DESIGNATED SERVICER NUMBER
Retained	--	Best Efforts	90	

SERVICING SPREAD	PRICING IDENTIFIER	PI TYPE	INVESTOR CONTRACT IDENTIFIER	EXPIRATION DATE
0.250%	NONE	FLOW		01/20/2025

Confirm Contract Price

Price information displayed here is not final. Final price adjustments for each mortgage will be determined at settlement and reflected on your settlement statement.

CONTRACT PRODUCT	CASH SPECIFIED POOL TYPE	CONTRACT AMOUNT	EXPIRATION DATE
30-Year Fixed Rate Conventional		\$189,000.00	01/20/2025

INTEREST RATE RANGE	4.000%
CONTRACT PRICE	87.977
LOAN NET PRICE	86.977

Time Remaining: 7 seconds

ACCEPTREJECT



7. The Cash Contract Details page displays.

Contract Options

Loan Options

Cash Contract Details

REFRESH

Summary of Contract Terms

INVESTOR CONTRACT IDENTIFIER	CONTRACT OPTION Best Efforts	CONTRACT PRODUCT 30-Year Fixed Rate Conventional	ACCEPTED DATE 10/21/2024 16:38:12 ET	EXPIRATION DATE 01/20/2025
CONTRACT AMOUNT \$189,000.00	PRICING IDENTIFIER NONE	INTEREST RATE PERCENT RANGE 4.000% - 4.000%	SERVICING OPTION Retained	CONTRACT NAME --
REMAINING BALANCE \$0.00	PI TYPE Flow	LOAN AMORTIZATION PERIOD COUNT 239 - 362 months	DESIGNATED SERVICER #	TOTAL UPB \$189,000.00
LOAN MATURITY PERIOD COUNT 241 - 360 months	LTV RATIO PERCENT RANGE 0% - <= 105%	SERVICING SPREAD 0.250%	CONTRACT STATUS Accepted	
INTEREST RATE RANGE	4.000%			
CONTRACT PRICE	87.977			

Loan Details

View [Loan Pipeline](#) for additional information.

SELLER LOAN IDENTIFIER	PRIMARY BORROWER LAST	INTEREST DATE	LOAN REFERENCE PRODUCT LABEL	LOAN STATUS	WIRE INSTRUCTIONS ATTACHMENT DATE	UNPAID PRINCIPAL	WAREHOUSE ID NUMBER	SERVICER	NET DATE	TOTAL CEC
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For more information, refer to the [Create and Modify Loans tutorial](#).

Best Practices

Refer to the tips and best practices below:

If you create and save a loan in Loan Selling Advisor before taking out a Best Efforts, be sure the loan contains the ULDD data point, Interest Calculation Period Type. If this data point is missing, you will not be able to allocate to a Best Efforts contract.

- Ensure that a valid Note Date has been entered in Loan Selling Advisor prior to finalizing the loan for delivery. For Best Efforts Contracts, Loan Selling Advisor requires that you enter the Note Date no later than the close of business on the business day following the day on which you funded the mortgage. You must also comply with the requirements of the Freddie Mac *Single-Family Seller/Servicer Guide* (Guide) including, but not limited to, Guide [Section 6302.5](#).
- If you are using Freddie Mac's Designated Custodian, deliver all Notes to The Bank of New York Mellon (BNYM) one business day prior to the contract expiration date or expected funding date, whichever occurs first. When Notes are certified on the contract expiration date after the last funding of the day, delays in funding occur, which can lead to operational overrides and additional fees. For more information, contact your Loan Selling Advisor representative or the Customer Support Contact Center (800-FREDDIE). Also refer to [Delivery Requirements](#).
- Always verify the accuracy of the Initial Principal & Interest Payment to ensure the loan is not being under- or over-amortized (for example, 359 or 361 months instead of 360 months for a 30-year loan). If a loan is under- or over-amortized, the loan does not advance to settlement, and an operational override and delay in funding occur, which can potentially lead to an expired contract. For more information, contact your Loan Selling Advisor representative or Customer Support (800-FREDDIE).



- Make sure that the Loan Acquisition Scheduled UPB Amount (Sort ID 385) and the Last Paid Installment Due Date (Sort ID 440 and is also known as the Due Date Last Paid Installment (DDLPI)) fields are correct. When selling mortgages to Freddie Mac, you must accurately provide the DDLPI that had been collected for the mortgage for the month of settlement.
- Click the data field name in the Loan Selling Advisor Graphical User Interface (GUI) to view field level help.
- For more information, refer to Guide Section [6302.2](#).
- Subject to approval and conditions set by Freddie Mac, the Servicing options for Best Efforts Contracts are shown below:

Servicing Option Name	Definition
Retained (Servicing Retained)	The Seller sells the Mortgage to Freddie Mac and agrees to service the Mortgages in accordance with the Guide and applicable Purchase Documents. Refer to Guide Section 6106.6 .
CTOS (Concurrent Transfer of Servicing)	Select "CTOS" when the loan is sold through Co-Issue XChange® where a Concurrent Transfer of Servicing is initiated by the Seller as Transferor Servicer who assigns the Servicing Contract Rights to a Transferee Servicer, subject to prior Freddie Mac approval. The CTOS occurs concurrently with Freddie Mac's purchase of a Mortgage on the Settlement Date. In each instance, the Mortgage is delivered for certification to the Servicer's Document Custodian. Refer to Guide Chapter 7101 .
Released (Servicing Released)	Select for Cash-Released XChange®. When Mortgages are sold under a Mandatory or Best Efforts Contract through Cash-Released XChange, Freddie Mac arranges for a Transferee Servicer, as identified by Freddie Mac, to accept a Transfer of Servicing from the Seller at the time the Seller sells the Mortgage to Freddie Mac, using Guide Exhibit 28A. Mortgages sold under a Mandatory or Best Efforts Cash Contract through the servicing option "Released" to an approved Freddie Mac Transferee Servicer, as identified by Freddie Mac, who will assume the Servicing Contract Rights assigned by the Seller as Transferor Servicer at the time the Seller sells the Mortgage to Freddie Mac. Refer to Guide Sections 6101.6 or 6101.7 .

Note: For Concurrent Transfers of Servicing, whether under the Co-Issue XChange or Cash-Released XChange program, the Seller of the Mortgage is the Transferor Servicer which we refer to as Seller, and we refer to the Transferee Servicer as Servicer throughout this document. Under either program, upon the sale of a Mortgage to Freddie Mac, the Seller enters into a Servicing Contract thereby creating Servicing Contract Rights related to those Mortgages which the Seller, as Transferor Servicer, assigns to the Transferee Servicer. Refer to the Glossary to the Freddie Mac Single Family Seller/Servicer Guide ("Guide") for definitions.



Guide Exhibit 19, Credit Fees

To validate the credit fees assessed and/or credits for credit fees applied, if any, at funding, refer to the Guide Exhibit 19, Credit Fees. Note: Credit fees in price are displayed in basis points that must be deducted or credited from the contract price to determine the net price for the loan. Credit fees in fixed dollars are a one-time set dollar amount that must be deducted or credited from the contract price to determine the net price for the loan. Also note that multiple credit fees and/or credits for credit fees may be assessed on a loan depending on the loan characteristics and borrower attributes. Refer to [Exhibit 19](#) and [Exhibit 19A, Credit Fee Cap Eligibility Criteria](#).

Guide Exhibit 19 Calculator

Use the Guide Exhibit 19 Calculator (the calculator) to determine the net price of the loan prior to funding. The calculator was designed to provide an indication of credit fees and/or credits for credit fees on loans sold to Freddie Mac. Note: the calculator is a tool and is not intended, or designed, to replace the calculation of actual credit fees due on a loan as determined by the contract terms between Freddie Mac and the Seller of the loan at the time of purchase. This calculator is available for the exclusive use of approved Freddie Mac Sellers and Servicers. If you do not have a password to use the calculator, please contact Freddie Mac's Customer Contact Center and select Loan Selling Advisor or Loan Delivery Support (call 800-FREDDIE, select Option "3"). Access the Guide Exhibit 19 Calculator at <https://sf.freddiemac.com/general/exhibit-19-calculator>.

When to Modify Form 1034E

The Modify Best Efforts Import functionality does not overwrite a certifiable data field after Form 1034E (Custodial Certification Schedule) is built. To modify a certifiable data field after Form 1034E is built, do the following:

1. Remove the loan from Form 1034E.
2. Re-import the modified Best Efforts data.
3. Reassess the loan.
4. Build Form 1034E for the specified loan once all errors are cleared.

Contract Extensions

In the event the mortgage specified in a Best Efforts Contract will not close prior to the contract expiration date, the Seller may extend the Best Efforts Contract in Loan Selling Advisor, at any time prior to the contract expiration date.

You may extend the contract an unlimited number of times, as long as the total extension period plus the original contract term does not exceed 120 days and each extension is less than 90 days beyond the current date. When you take out a contract in Loan Selling Advisor, the maximum contract period is 90-days.

You may request an extension as long as the total extension period plus the original contract term does not exceed 120 days and each extension is less than 90 days beyond the current date. While the extension request is based on calendar days (including holidays and weekends), in no way can the



resulting Freddie Mac Contract Expiration Date fall on a holiday or weekend, nor can it go beyond 90-days from the present date.

In exchange for the contract extension, the Seller will be assessed a fee for the extension to be paid in accordance with Guide Section [6303.2](#).

Loan Selling Advisor®

Purchase Extension Confirmation

Guaranteed Rate, Inc.
3940 North Ravenswood
Chicago, Illinois 60613

In accordance with the terms of the Freddie Mac Single-Family Seller/Service Guide, Freddie Mac has made the following decision regarding your mandatory delivery contract identified below:

Freddie Mac has assessed an extension fee.

Extension Details

SELLER/SERVICER NUMBER	CONTRACT NAME	CONTRACT TYPE	INVESTOR CONTRACT IDENTIFIER
	--	Best Efforts	
EXPIRATION DATE	CONTRACT AMOUNT		EXTENSION AMOUNT
2024-12-02	\$468,000.00		\$468,000.00
DATE ASSESSED	AMOUNT DUE TO FREDDIE MAC		
2024-10-23 17:02:30	\$281.21		

Remittance Instructions

The fee will appear on your monthly Seller invoice. The Proceeds due to Freddie Mac should be included with your monthly remittance per the instructions on your consolidated statement. If you have any questions regarding this statement, please call your Enterprise Cash Representative.

As a best practice, manage your pipeline and request the extension in advance of the contract expiration date. Extensions do not affect your Best Efforts pull through (referred to in Guide Section [6101.4\(c\)](#) as “success rate”).

Also refer to Loan Selling Advisor’s online help topic, [Cash Contract Options Panel](#).

For more information on Best Efforts Contracts, refer to Guide Section [6101.4](#).

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Service Guide* or any other contractual agreements. This information does not constitute an agreement between Freddie Mac and any other party.

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