

FM Bulletin: 018-2023

Date: May 12, 2023

**Subject:** Additional updates to Freddie Mac Ace Eligibility – ACE+PDR Enhancements

We are pleased to announce Freddie Mac has included Member First Mortgage in a pilot program which will allow **more loans** to be available for the ACE+PDR option, instead of a full appraisal. This is an enhancement to the offering introduced by Freddie Mac last summer.

This enhancement is only available for MFM servicing retained loans and loans with servicing rights sold to SLS/CMC. It may not be used for loans sold to any other investors. In those cases, a full appraisal is required.

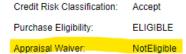
With ACE+PDR, additional property information is collected by trained data collectors and a Property Data Report (PDR) is provided in lieu of a traditional appraisal.

The PDR report must be uploaded into Freddie Mac's API Database, which is taken care of by the Appraisal Management Company. As with the original offering, PDR reports must be ordered through either Class Valuations or Incenture.

The Freddie Mac Special Feature Code for this pilot program is "J45" (instead of J44 in the original offering). Below is what you will see on the LPA findings for loans available for this program. **Please** make sure you review all LPA findings for this offering.



For now, the Appraisal Waiver message in the LPA Summary will show "not eligible" instead of ACE+PDR for these pilot cases. MFM has submitted a request for Blue Sage to identify these under the LPA summary.





As stated above.	review the finding	gs in the Pro	perty and	Collateral section	n to see if th	e loan is eligible.

Thank you