

Bulletin

TO: Freddie Mac Sellers

December 4, 2024 | 2024-16

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- **2025 conforming loan limit values**
 - New [conforming loan limit values](#) for 2025 – **January 1, 2025**
- **Information security**
 - The [refactoring of Guide Chapter 1302](#) – **December 11, 2024**
 - A new process for [reporting security breaches](#) – **January 1, 2025**
 - Additional [information security](#) updates – **March 11, 2025**
- **Credit underwriting – April 1, 2025**
 - Requirement updates for [restricted stock and restricted stock unit income](#)
 - Requirement updates for treatment of [authorized user accounts](#) when calculating the monthly debt payment-to-income ratio
- **Automated collateral evaluation (ACE) and ACE+ PDR**
 - The expansion of Mortgage eligibility for [ACE and ACE+ PDR](#) – **March 24, 2025**
- **Freddie Mac Gateway**
 - The introduction of [Freddie Mac Gateway](#) – **January 25, 2025**
- **Fee-only Repurchase Alternative program**
 - The [refactoring of Guide Section 3401.1](#)
 - The introduction of our new [fee-only Repurchase Alternative program](#) – **January 1, 2025**
- **Additional Guide updates**
 - Further updates as described in the [Additional Guide updates](#) section of this Bulletin

EFFECTIVE DATE

All of the changes announced in this Bulletin are effective immediately unless otherwise noted.

2025 CONFORMING LOAN LIMIT VALUES

Effective for Mortgages with Settlement Dates on or after January 1, 2025

As announced in our [November 26, 2024 article](#), our baseline conforming loan limit values and designated High-Cost Area loan limit values will increase, effective January 1, 2025.

The loan limit values, effective for Mortgages with Settlement Dates on or after January 1, 2025, are as follows:



Conforming loan limit values				
Property type	On or before December 31, 2024		On or after January 1, 2025	
	Baseline conforming loan limit values ¹	High-Cost Area conforming loan limit values ^{1,2}	Baseline conforming loan limit values ¹	High-Cost Area conforming loan limit values ^{1,2}
Mortgages secured by 1-unit properties	\$766,550	\$1,149,825	\$806,500	\$1,209,750
Mortgages secured by 2-unit properties	\$981,500	\$1,472,250	\$1,032,650	\$1,548,975
Mortgages secured by 3-unit properties	\$1,186,350	\$1,779,525	\$1,248,150	\$1,872,225
Mortgages secured by 4-unit properties	\$1,474,400	\$2,211,600	\$1,551,250	\$2,326,875

¹Except for Mortgages secured by properties in Alaska, Hawaii, Guam or the U.S. Virgin Islands.

²Actual conforming loan limit values for specific counties in designated High-Cost Areas, as determined by FHFA, may be lower than the loan limits listed above and can be found by visiting the [FHFA conforming loan limit values webpage](#).

The baseline conforming loan limit values for Mortgages secured by properties in Alaska, Hawaii, Guam or the U.S. Virgin Islands will be 50% higher than the baseline conforming loan limits listed above. As in 2024, there are no areas in Alaska, Hawaii, Guam or the U.S. Virgin Islands for which the applicable loan limit values are higher than the baseline conforming limit values for those areas; as a result, there are no High-Cost Area conforming loan limit values specific to Alaska, Hawaii, Guam or the U.S. Virgin Islands for 2025.

For conforming Mortgages secured by properties in designated High-Cost Areas, notwithstanding the loan limit values shown in the chart above, Sellers must review the 2025 conforming loan limit values for the specific county in which the property is located. FHFA provides this information on its [website](#).

High-Cost Areas applicable to the First-Time Homebuyer Credit Fee Cap, as described in Guide Exhibit 19A, *Credit Fee Cap Eligibility Criteria*, is determined based on whether the Mortgaged Premises is located in a High-Cost Area as of the Application Received Date or the Note Date. Loan Selling Advisor® will determine whether the Mortgaged Premises is located in a High-Cost Area.

Loan Product Advisor® and Loan Selling Advisor will be updated on December 8, 2024, to reflect the new loan limit values.

Guide impacts: Sections 4203.3 and 4603.2

INFORMATION SECURITY

Refactoring of Chapter 1302

Effective December 11, 2024

To improve the ease of use of our Guide, Chapter 1302 is being refactored to enhance readability. No requirements are changing as a result of this new formatting.

Guide impacts: Sections 1302.1 through 1302.3

Incident notification and related obligations

Effective January 1, 2025

We are updating our information security requirements related to incident notifications, the timing for such notifications and related reporting obligations.



The process for reporting Security Incidents (as defined in Section 1302.2) and Privacy Incidents (as defined in Section 1302.2) is being consolidated. Beginning January 1, 2025, all Incidents (as defined in new Section 1302.5) must be reported via Freddie Mac's electronic notification tool at <https://privacyportal.onetrust.com/incident-portal/webforms/94b5e41a-aba0-4e51-ba48-efa19ce560a1/1b25c37a-a280-44f2-b61e-a693a33c7267> (or by such other means as specified by Freddie Mac).

Additionally, effective January 1, 2025, the timeline for reporting Incidents will be reduced to no later than 36 hours after discovery of the Incident; if, however, an Incident causes a Seller/Servicer to shut down, disable or disconnect all or part of a system or technology the Seller/Servicer uses in connection with Mortgage originations or Servicing Mortgages on behalf of Freddie Mac, the Incident must be reported immediately.

With respect to Seller/Servicer quarterly reporting of Non-critical Privacy Events (as defined in Section 1302.2), Exhibit 130, *Non-critical Privacy Incident Reporting Template*, will be retired, and Non-critical Privacy Incidents (as defined in new Section 1302.5) will be required to be reported using the electronic notification tool at <https://privacyportal.onetrust.com/incident-portal/webforms/94b5e41a-aba0-4e51-ba48-efa19ce560a1/7aa89b26-8f28-4ed8-ae19-944470d088c9>.

Guide impacts: Sections 1302.2, 1302.5 and Exhibit 130

Additional information security updates

Effective March 11, 2025

In Section 1302.2, we are making additional updates to the following topics related to information security:

- Data transmission and data loss prevention
- Vulnerability management and penetration testing
- Data Encryption (as defined in Section 1302.2)
- Incident management
- Granting, removing and reviewing access
- Authentication requirements and guidelines
- Cloud computing

In Section 1302.3, we are adding additional requirements related to business continuity plans (BCPs), including requirements for BCP review, policies and procedures to support the BCPs, and BCP education and training.

Finally, we are adding new Sections 1302.4 and 1302.6 through 1302.8 related to the following information security topics, respectively:

- Disaster recovery plans
- Document retention and destruction
- Information security and other requirements for Related Third Parties
- The use of artificial intelligence and machine learning

Guide impacts: Sections 1302.2 through 1302.4 and 1302.6 through 1302.8

Additional resources

We encourage Sellers to view our updated [FAQs](#) related to information security and privacy.

CREDIT UNDERWRITING

Effective for Mortgages with Note Dates on or after April 1, 2025, but Sellers may implement immediately

Restricted stock (RS) and restricted stock unit (RSU) income

We are updating our requirements for restricted stock (RS) and restricted stock units (RSU) income as follows:



- Adding definitions of performance-based RS and RSU income and time-based RS and RSU income
- Expanding our requirements for calculation of qualifying income from performance-based RS and RSU to permit the use of less than 24 months (but not less than 12 months) in the calculation when the history of receipt of income with the current employer is between 12 and 24 months. The Seller must support the use of a shorter timeframe in the calculation with a written analysis and compensating factors.
- Expanding our requirements to state that RS and RSU awarded on a recurring basis must be likely to continue for at least three years and specifying that nonrecurring awards must have at least three years' vesting and distribution remaining on the vesting schedule. Currently, the Guide requires that all time-based RS and RSU income must continue for at least three years.
- Replacing the 52-week average stock price with a 200-day simple moving average stock price as the basis for calculating RS and RSU income. Additionally, we are retiring the requirement for the average stock price to be determined as of the Application Received Date and will accept an average dated in accordance with standard age of documentation requirements (refer to Section 5102.4).

Guide impacts: Sections 5301.1 and 5303.1

Treatment of authorized user accounts in debt payment-to-income ratio calculation

We are updating the Guide to require that when a Borrower is an authorized user on a revolving or a 30-day account, the monthly payment on the account must be included in the debt payment-to-income ratio only if the Seller is required by Section 5201.1(d) for Loan Product Advisor Mortgages or Sections 5202.1 and 5203.2(c) for Manually Underwritten Mortgages to include documentation that the Borrower has been making payments on the account for the last 12 months.

Guide impacts: Sections 5201.1, 5202.1, 5203.2 and 5401.2

AUTOMATED COLLATERAL EVALUATION (ACE) AND ACE+ PDR EXPANSION

Effective for Loan Product Advisor submissions and resubmissions on or after March 24, 2025

We are expanding access to our automated collateral evaluation (ACE) and ACE+ PDR appraisal alternatives. As a result of this expansion, for purchase transactions, the maximum loan-to-value (LTV)/total LTV (TLTV) ratios permitted for:

- ACE appraisal waivers will increase from 80% maximum LTV/TLTV ratios to 90% maximum LTV/TLTV ratios
- ACE+ PDR will increase from 80% maximum LTV/TLTV ratios to the maximum LTV/TLTV ratios allowed for the associated Mortgage offering

Guide impacts: Sections 5602.3 and 5602.4

FREDDIE MAC GATEWAY

Effective January 25, 2025

We are introducing Freddie Mac Gateway as the new single sign-on portal for users who access Single-Family technology tools through the Freddie Mac Loan Advisor® Portal or Servicing Gateway. Effective January 25, 2025, Loan Advisor Portal and Servicing Gateway will be retired. Existing Seller/Servicer Loan Advisor Portal and Servicing Gateway credentials will still be active to sign into Freddie Mac Gateway.

Freddie Mac Gateway will not impact users who access our technology through system-to-system (S2S) integrations. S2S users will still access Freddie Mac technology through their software partners.

Seller/Servicers will be able to access Freddie Mac Gateway, once it launches, via the Freddie Mac website. The direct link will be provided in a separate communication.

Guide impacts: Sections 1101.2, 1401.3, 2402.2, 2404.2, 2406.4, 2407.1, 3101.1, 7101.2, 8102.1, 8203.12, 8301.10, 8302.17, 8303.30, 9206.10, 9207.2, 9301.47 and Exhibit 88



FEE-ONLY REPURCHASE ALTERNATIVE PROGRAM

Refactoring of Section 3401.1

To improve the ease of use of our Guide, Section 3401.1 has been refactored to enhance readability. No requirements were changed as a result of this new formatting.

Guide impact: Section 3401.1

Fee-only Repurchase Alternative program introduction

Effective for Mortgages with Settlement Dates on or after January 1, 2025

We are announcing a new fee-only Repurchase Alternative (as defined in Section 3401.1) solution. If a performing loan is eligible, Sellers will be required to pay a fee in exchange for immediate representation and warranty relief on that loan. The fee is based on the current UPB of the loan. This program should alleviate some operational and economic challenges for Sellers associated with performing loan repurchases.

Guide impact: Section 3401.1

ADDITIONAL GUIDE UPDATES

ULDD Data Point notes update

Effective July 28, 2025

We have updated the notes for ULDD Phase 5 Data Point *FRE Condo Project Advisor Project Assessment Request Identifier* (Sort ID 49.3) to specify that Sellers deliver the identifier if it is available on the Condo Project Advisor® *Feedback Certificate*.

Guide impact: Section 6302.20

Bank of New York Mellon contact information

Effective September 23, 2024

We have updated the Guide to reflect changes to Bank of New York Mellon's contact information for document custody, including separate e-mail addresses related to document release requests in Directory 4.

Guide impacts: Directory 4, Exhibit 43 and Form 1035DC

Guide refactoring

To improve the ease of use of our Guide, Chapters 4302, 4406, 4503 and 5201 have been refactored to enhance readability. No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapter 4406 have been updated. The changes to Section 4406.6 announced in Bulletin 2024-15 now appear in the February 4, 2025 version of refactored Section 4406.4.

Guide impacts: Sections 4203.1, 4204.2, 4205.3, 4205.4, 4301.4, 4302.2 through 4302.6, 4402.2, 4402.4, 4403.1, 4406.1 through 4406.11, 4503.1, 4601.1, 4603.3, 5201.1, 5401.1, 6302.37 and 8104.9

GUIDE UPDATES SPREADSHEET

For a detailed list of the Guide updates associated with this Bulletin and the topics with which they correspond, access the Bulletin 2024-16 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2024-16>.



CONCLUSION

If you have any questions about the changes announced in this Bulletin, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kauffman', is positioned below the word 'Sincerely,'.

Kevin Kauffman

Senior Vice President, Single-Family Seller Engagement