

Bulletin

TO: Freddie Mac Sellers

March 5, 2025 | 2025-3

SUBJECT: SELLING UPDATES

This Guide Bulletin announces:

- **Condo Project Advisor®**
 - Expanded age of questionnaire requirements for the [Project Certified Submission process](#) in Condo Project Advisor – **March 31, 2025**
- **Uniform Loan Delivery Dataset Phase 5**
 - Updated notes applicable to the [Universal Loan Identifier](#) – **July 28, 2025**
- **Guide refactoring**
 - The [refactoring and relocation](#) of Guide chapters
 - An update related to the [refactoring of Chapter 5306](#)

EFFECTIVE DATE

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

PROJECT CERTIFIED SUBMISSION (PCS): AGE OF QUESTIONNAIRE

Effective March 31, 2025; however, Sellers may implement sooner if they are able to do so

In response to Seller feedback and to provide greater flexibility, we have expanded our requirements for age of the questionnaire submitted for the Project Certified Submission (PCS) process in Condo Project Advisor. Seller full review questionnaires may now be dated within 180 days instead of 120 days of the PCS request date.

Condo Project Advisor will not be updated to reflect the new requirement until March 31, 2025. Between the date a Seller implements this change and March 31, 2025, Sellers may disregard the requirement in Condo Project Advisor to submit a questionnaire dated within 120 days of the PCS request date.

Guide impact: Section 5701.10

ULDD DATA POINT UNIVERSAL LOAN IDENTIFIER (ULI) UPDATE

Effective July 28, 2025

We are updating the notes applicable to the Universal Loan Identifier (ULI), specifically ULDD Data Points *Loan Identifier* and *Loan Identifier Type* (Sort IDs 403.1/403.2). To clarify the delivery requirements, we are informing Sellers to deliver the ULI if required pursuant to HMDA Reporting and available at loan delivery.

Guide impact: Section 6302.5



GUIDE REFACTORIZING

Guide refactoring and relocation

To improve the ease of use of our Guide, Chapters 4101, 4204, 4502, 4504, 4601, 5301, 5701, 5705, 5901, 5903 and 5904 have been refactored to enhance readability. In addition, Chapters 5901, 5903 and 5904 have been relocated as follows:

- Chapter 5901 has been relocated to new Section 5303.4
- Chapter 5903 has been relocated to new Section 5304.2
- Chapter 5904 has been relocated to new Sections 5303.5 and 5305.3

No requirements were changed as a result of this new formatting, although cross-references to the refactored Chapters 4101, 4204, 4502, 4504, 4601, 5901, 5903 and 5904 have been updated.

Guide impacts

For a full list of Guide impacts related to Guide refactoring and relocation, see the [Guide Updates Spreadsheet](#) section below.

Rental income

The Guide requires that the Seller perform an analysis of comparable rent data to support the stability of the rental income used to qualify. With the refactoring of Chapter 5306 announced in Bulletin 2025-1, we inadvertently removed certain references to forms required for the completion of this analysis. With this Bulletin, we have made minor refactoring updates and added the references to these forms, Guide Form 72, *Small Residential Income Property Appraisal Report*, and Form 1000, *Single-Family Comparable Rent Schedule*, back to Section 5306.1.

Guide impact: Section 5306.1

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 2025-3 (Selling) Guide Updates Spreadsheet via the Download drop-down available at <https://guide.freddiemac.com/app/guide/bulletin/2025-3>.

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,

Kevin Kauffman

Senior Vice President, Single-Family Seller Engagement