



FREDDIE MAC STRUCTURED AGENCY CREDIT RISK – SECURITIZED PARTICIPATION INTERESTS (STACR SPISM) DISCLOSURE FILE LAYOUTS

This guide is designed to serve as the reference tool for investor and vendors of Freddie Mac credit risk offerings, specifically for Structured Agency Credit Risk – Securitized Participation Interests (STACR SPISM). This guide provides the technical specifications for STACR SPI disclosure files and includes the file layout, datatypes, formats and maximum attribute lengths for all disclosure files. For detailed information regarding attribute definitions and enumerations, please refer to the STACR SPI Glossary.

This guide defines the file layout and technical specifications for the following STACR SPI Disclosure Files:

1. Issuance Disclosure File (piYYMMDD);
2. Monthly Loan Level Disclosure File (SPI_MNTHLY_LLD_MMYYYY); and
3. Aggregated Postal Code Disclosure File (ziYYMMDD).

This guide will be updated as changes occur and posted to the credit risk offerings page on Freddie Mac’s website.

Any questions related to Freddie Mac’s credit risk offerings may be directed to credit_securities@freddiemac.com.

1) STACR SPI – LOAN LEVEL

A Loan Level Disclosure File will be disclosed at issuance and monthly. The following file format applies to both the issuance and monthly file. Refer to the STACR SPI Glossary for the definition and codes/enumerations of each attribute.

Beginning with version 2.0, this file is pipe-delimited only. Each file will begin with a file header record followed by the loan level data. Prior to version 2.0, the file was fixed-width and pipe-delimited. If an attribute is not applicable to a loan within the SPI Trust, then the attribute will be disclosed as null (unless otherwise specified in the STACR SPI Glossary).

STACR SPI – Loan Level

Field Order	Attribute Name	Data Type & Format	Max Length	Notes
1	File Header Record = 00	Numeric	2	
2	File Name	Alpha	12	File Name = piYYMMDD or SSPI--LLDSCL
3	File Date	Date - CCYYMMDD	8	
4	File Record Count	Numeric	12	Count of loans in the file.
1	SPI Deal Identifier	Alpha-Numeric	6	Effective with v2.0, the loan detail is combined into one row per loan.



Field Order	Attribute Name	Data Type & Format	Max Length	Notes
2	Loan Identifier	Alpha-Numeric	12	
3	Loan Group	Alpha-Numeric	2	
4	Distribution Period	Date - CCYYMM	6	
5	Amortization Type	Alpha	3	
6	Lien Position	Numeric	1	
7	Initial Interest Indicator	Alpha	1	
8	HELOC Indicator	Alpha	1	
9	Escrow Indicator	Alpha	1	
10	Buy Down Indicator	Alpha	1	
11	Relocation Loan Indicator	Alpha	1	
12	Covered/High Cost Loan Indicator	Alpha	1	
13	Seller Name	Alpha-Numeric	100	
14	Property State	Alpha	2	
15	Postal Code (3-Digit)	Numeric	5	
16	Metropolitan Statistical Area (MSA) or Metropolitan Division	Numeric	5	
17	First Payment Date	Date - CCYYMM	6	
18	Original Loan Term	Numeric	3	
19	Original Interest Rate	Numeric - 2.3	6	
20	Original UPB	Numeric - 9.2	12	
21	UPB at Issuance	Numeric - 9.2	12	
22	Loan Purpose	Alpha-Numeric	1	
23	Channel	Alpha-Numeric	1	
24	Property Type	Alpha-Numeric	2	
25	Number of Units	Numeric	2	
26	Occupancy Status	Alpha-Numeric	1	
27	Number of Borrowers	Numeric	2	
28	First Time Homebuyer Indicator	Alpha-Numeric	1	
29	Prepayment Penalty Indicator	Alpha-Numeric	1	
30	Credit Score	Numeric	4	
31	Original Loan-To-Value (LTV)	Numeric	3	
32	Original Combined Loan-To-Value (CLTV)	Numeric	3	
33	Original HELOC Combined Loan-To-Value (HCLTV)	Numeric	3	
34	Property Valuation Date	Date - CCYYMM	6	
35	Property Valuation Type	Numeric	2	
36	Automated Valuation Model (AVM) Name	Numeric	2	
37	Original Debt-To-Income (DTI)	Numeric	3	
38	Mortgage Insurance Percent (MI%)	Numeric	3	
39	Mortgage Insurance Company Name	Numeric	2	
40	Mortgage Insurance Type	Numeric	1	
41	Loan Participation Percentage at Issuance	Numeric - 3.2	6	
42	Servicer Name	Alpha-Numeric	100	
43	Servicing Fee	Numeric - 1.2	4	
44	Current Interest Rate	Numeric - 2.3	6	
45	Maturity Date	Date - CCYYMM	6	
46	Principal Amount	Numeric - 9.2	12	
47	Interest Amount	Numeric - 9.2	12	



Field Order	Attribute Name	Data Type & Format	Max Length	Notes
48	Stated Principal Balance	Numeric - 9.2	12	
49	Current Actual UPB	Numeric - 9.2	12	
50	Current Interest Bearing UPB	Numeric - 9.2	12	
51	Current Deferred UPB	Numeric - 9.2	12	
52	Delinquency Reporting Style - (MBA vs. OTS)	Numeric	1	
53	Trust Due Date if Last Paid Installment (DDLPI)	Date - CCYYMM	6	
54	Borrower Due Date of Last Paid Installment (DDLPI)	Date - CCYYMM	6	
55	Current Loan Delinquency Status	Alpha-Numeric	2	Prior to May reporting cycle, Payment History field not reflect RA = Acquisition. For cycles beginning in May 2018, the will disclose RA in month of REO and any period
56	Payment History	Alpha-Numeric	48	
57	Principal Advanced	Numeric - 9.2	12	
58	Cumulative Principal Advanced	Numeric - 9.2	12	
59	Principal Advanced Recovery	Numeric - 9.2	12	
60	Borrower Assistance Plan	Alpha	1	Effective July 2020
61	Modification Indicator	Alpha	1	
62	Number of Modifications	Numeric	2	
63	Modification Program	Alpha	1	
64	Modification Type	Alpha	1	
65	Modification First Payment Date	Date - CCYYMM	6	
66	Modification Debt-to-Income (DTI) Ratio	Numeric	1	
67	Total Capitalized Amount	Numeric - 9.2	12	
68	Capitalization Amount	Numeric - 9.2	12	
69	Modification Loan Amount	Numeric - 9.2	12	
70	Interest Bearing Mortgage Loan Amount	Numeric - 9.2	12	
71	Deferred Amount	Numeric - 9.2	12	
72	Interest Rate Step Indicator	Alpha	1	
73	First Step Rate Adjustment Date	Date - CCYYMM	6	
74	First Step Rate	Numeric - 2.3	6	
75	Second Step Rate Adjustment Date	Date - CCYYMM	6	
76	Second Step Rate	Numeric - 2.3	6	
77	Third Step Rate Adjustment Date	Date - CCYYMM	6	
78	Third Step Rate	Numeric - 2.3	6	
79	Fourth Step Rate Adjustment Date	Date - CCYYMM	6	
80	Fourth Step Rate	Numeric - 2.3	6	
81	Fifth Step Rate Adjustment Date	Date - CCYYMM	6	
82	Fifth Step Rate	Numeric - 2.3	6	
83	Property Inspection Condition	Alpha	1	



Field Order	Attribute Name	Data Type & Format	Max Length	Notes
84	Property Inspection Occupancy Status	Alpha	1	
85	Bankruptcy File Date	Date - CCYYMM	6	
86	Bankruptcy Clearance Date	Date - CCYYMM	6	
87	Foreclosure: Attorney Referral Date	Date - CCYYMM	6	
88	Foreclosure Exit Date	Date - CCYYMM	6	
89	Foreclosure Exit Reason Code	Numeric	2	
90	Accepted REO Offer Date	Date - CCYYMM	6	
91	REO Exit Date	Date - CCYYMM	6	
92	Zero Balance Code	Numeric	2	
93	Zero Balance Effective Date	Date - CCYYMM	6	
94	Repurchase Settlement Date	Date - CCYYMM	6	
95	Realized Loss Amount	Numeric - 9.2	12	
96	Cumulative Loss Amount	Numeric - 9.2	12	
97	Subsequent Recovery Amount	Numeric - 9.2	12	
98	Net Sales Proceeds	Numeric - 9.2	12	
99	Modification Rate Loss	Numeric - 9.2	12	
100	Bankruptcy Cramdown Indicator	Alpha	1	
101	MI Cancellation Indicator	Alpha	1	
102	Updated Credit Score #1 - Quarterly	Numeric	4	
103	Updated Credit Score #2 - Quarterly	Numeric	4	
104	Estimated LTV (ELTV) - Quarterly	Numeric	3	
105	Forecast Standard Deviation (FSD)	Numeric - 1.2	4	
106	Loan Age	Numeric	3	
107	Adjusted Remaining Month to Maturity (RMM)	Numeric	3	Reserved for future use.
108	Investor Balance for the Participation Interest Portion	Numeric - 9.2	12	
109	Current Loan Participation Percent	Numeric - 3.2	6	
110	Date Removed from PC	Date - CCYYMM	6	
111	Investor Balance when Removed from PC	Numeric - 9.2	12	
112	Principal Amount for the SPI Participation Interest	Numeric - 9.2	12	
113	Interest Amount for the SPI Participation Interest	Numeric - 9.2	12	
114	Update Credit Score #3 - Quarterly	Numeric	4	Reserved for future use.
115	Program Indicator	Alpha	1	
116	Delinquency Due to Disaster	Alpha	1	
117	Indemnification Expiration Date	Date - CCYYMM	6	
118	Payment Deferral Flag	Alpha	1	Effective August 2020



2) SUPPLEMENTAL STACR SPISM DISCLOSURE FILE: AGGREGATED POSTAL CODE DISCLOSURE

This supplemental file contains aggregated postal code disclosure for Freddie Mac STACR SPI Deals. The disclosure will be provided on the STACR SPI Security Data page of Freddie Mac website at the time of issuance of the STACR SPI Deal and will not be updated monthly.

This disclosure is aggregated based on the following disclosure rules:

- The loans within a 5-digit postal code may not represent more than 60% of the loans within the 3-digit postal code; if so, then include those loans in the corresponding 3-digit postal code. For example, if 5-digit postal code of '12345' represents 80 loans out of 100 loans in 3-digit postal code '123,' then all 80 loans will be included in 3-digit postal code of '123' instead of disclosing a 5-digit postal code '12345.'
- A 5-digit postal code may not contain less than 10 loans; if so, then include those loans in the corresponding 3-digit postal code.
- A 3-digit postal code may not contain less than 10 loans; if so, then include those loans in 'OTHER.'
- The Aggregate UPB at Issuance for each Postal Code Designation will be rounded to the nearest thousand.

This file is pipe-delimited.

STACR SPI Aggregated Postal Code Disclosure File

Field Order	Attribute Name	Data Type & Format	Max Length	Notes
1	SP Deal Identifier	Alpha-Numeric	6	
2	Postal Code Designation	Alpha-Numeric	5	
3	Aggregate UPB at Issuance	Numeric – 12.2	15	