



Freddie Mac Announces Various Updates in Fourth Quarter 2026

October 1, 2026

In the fourth quarter of 2026, Freddie Mac will introduce enhancements and updates to various MBS securitization disclosures, reporting and programs.

Reminder of Gold PC Exchange Retirement

Freddie Mac previously [announced](#) the retirement of the Gold PC Exchange program at the end of 2026. This program allows holders of 45-day Freddie Mac Gold PCs to exchange those bonds for 55-day UMBS. The following are upcoming key milestones for the retirement of the program:

- December 16, 2026 – This is the last day to book an exchange transaction in Tradeweb or Dealer Direct®.
- December 17, 2026 – Final float compensation grid posted on the Freddie Mac MBS [website](#).
- December 18, 2026 – Last exchange settlement date.
- December 21, 2026 – Final exchange data files (Daily 45-Day to 55-Day Exchange Activity, Cumulative 45-Day to 55-Day Exchange Activity, Aggregate Level 1 Collateral Exchange Activity) are posted to the Freddie Mac MBS [website](#).

To facilitate the exchanges, Freddie Mac created 55-day Mirror securities on a one-for-one basis for all exchange-eligible 45-day collateral when the exchange program was implemented. Those mirror securities will continue to be included in Freddie Mac's MBS disclosures, regardless of whether the related 45-day collateral was exchanged or not. Following the exchange retirement, no new 55-day Mirrors will be created.

Freddie Mac will continue to support 45-Day to 55-Day Reverse REMICs but will not pay float compensation in connection with the transaction.

Refinance Transition Report

Additionally, beginning on October 6, 2026, Freddie Mac is introducing enhancements to the Refinance Transition Report that is currently published on a quarterly basis to the Freddie Mac website. To provide more timely information, the report will be published on the fourth business day of each month at 10AM EST and will be converted into a machine-readable CSV format with the following columns:

File Position	Report Column	Definition	Format	Valid Values
1	Month	The reporting month and year.	YYYYMM	

2	Old Mortgage Product	The mortgage products of loans that were paid off with the delivery of new refinance loans to Freddie Mac.	String	FRM 40YR FRM 30YR FRM 20YR FRM 15YR FRM 10YR ARM
3	New Mortgage Product	The mortgage products of refinance loans that were delivered to Freddie Mac during the reporting period and resulted in the payoff of an existing loan.	String	FRM 40YR FRM 30YR FRM 20YR FRM 15YR FRM 10YR ARM
4	Volume Percentage	The volume of loans that are associated with a specific mortgage product combination.	3.2	0.00 – 100.00

The cumulative Refinance Transition Report will continue to be made available on the [Freddie Mac MBS website](#) and will still provide refinance transition data back to January 2020.

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