

# Freddie Mac Scheduled Payment Data Reconciliation (Pre-Reporting) - Overview

March 2025



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## New Capability Overview

- Currently, sub-servicers can download the scheduled payment data for the upcoming reporting cycle through the Master Servicing Access Point (MSAP) via myOptigo®.
- This new capability allows seamless reconciliation of the sub-servicer's scheduled payment data against FMAC's scheduled payment data, taking it a step further.
- It eliminates manual reconciliation and variance identification.

## Key Features

- It provides a new variance screen that displays any variances per deal between the scheduled payment data and FMAC's scheduled payment data in MSAP.
- Users can download a variance report, which supports variance resolution through data re-upload.
- It allows users to send FMAC any variances with which they do not agree for review.
- Additionally, it highlights variances that have been reconciled and those still pending review by FMAC, both on-screen and in the downloadable report.

## Key Considerations

- Once this capability is available, users must upload their scheduled payment data and resolve any variances prior to the reporting day (D+1).
  - Variances, including those sent to FMAC for review, must be resolved between the **21st of the previous month and the 5th of the reporting month.**
- Both sub-servicers and FMAC will be able to track the deals that have been reported based on the reporting statuses on the dashboard for this new scheduled payment data reconciliation capability.

## Data Refresh & Reset

- Similar to monthly reporting, the data will be refreshed and reset for the upcoming reporting cycle once the new scheduled payment data is available in the system from the 21st of each month.

## Tracking & Reporting

- Sub-servicers and FMAC can track reported deals based on the reporting statuses on the dashboard for the new scheduled payment data reconciliation capability.

## Key Usability Items - Dashboard

- The Scheduled Payment Data Reconciliation dashboard allows users to view all the deals requiring sub-servicers reporting.
- Users can submit data using the dropdown menu or navigate to the upload screen via the upload button.
  - **Note:** Only the Scheduled Payment Data is expected to be reported. All other fields are not required to be populated but will be validated based on **CREFC formatting rules** if populated.
  - **Note:** Most paid-off loan fields are now expected to be left empty, except for a few key fields based on CREFC standards (see template for further details).

## Error Handling & Notifications

- Attachment failures and errors will appear on the upload screen for any items that do not meet formatting requirements.
- Users will receive on-screen notifications on the submission confirmation page if variances are detected after submission.

## Variance Tracking & Navigation

- The dashboard will display which deals have variances that require further action.
  - The dashboard will show the **number of variances** identified and update the reporting status.
- Users can access the variance screen for a specific deal by clicking the “More” icon under the actions column.

# Dashboard

[Reset view](#)

Determination Date  
02/11/2026

**SUBMIT REPORTING** **DOWNLOAD DATA**

- Monthly Scheduled Reporting
- Delinquent Payment Reporting
- Submit Scheduled Data Reconciliation Reporting

MONTHLY REPORTING   SCHEDULED DATA RECONCILIATION   DELINQUENT PAYMENT REPORTING

DEAL	TRANSID	SUB-SERVICER	STATUS	VARIANCES	ACTIVE LOANS	PAID OFF	LAST UPDATED	UPDATED BY	ACTIONS
			In Progress	2	7	0			
▼			Reconciled	0	15	0			
			Reconciled	0	15	0			
▼			To Do	1	13	1			
			In Review	1	13	1			
>			Reconciled	0	11	1			
>			To Do	-	14	0			

# Submission Complete Page

## Submission Complete



**Thank you for your submission!**

Variances have been identified for the uploaded deals and require action.

RETURN TO DASHBOARD

VIEW VARIANCES

Hello, just a friendly reminder that using this site means that you agree to the following [Terms & Conditions](#).

close

## Key Usability Items - Variance Screen

- Users can access the variance screen from the dashboard to review and address variances.

## Variance Identification & Reporting

- Identify specific variances within the variance screen.
- Download a report detailing all the variances.
- View an aggregate summary of all deals and their statuses via the left-side navigation bar.

## Variance Submission & Warnings

- Users can submit disputed variances to Freddie Mac.
  - **Note:** Evidence of disagreement is expected to be sent via email to FMAC if corrections are requested.
- Users will also be able to see warnings (acceptable variances) on the screen.
- Warnings will appear for all items where there is a difference (difference is within tolerance) between the uploaded data and the FMAC Scheduled Payment Data. However, no further action is required (see template for further details on which fields will trigger warnings and their tolerance levels).
  - **Note:** If there are only warnings in the uploaded data, it will be considered reconciled. However, users will still be able to go to the variance screen to view the identified warnings.



## Status Information – Deal Level Statuses

- **To Do:** The deal has not been uploaded.
- **In Progress:** The deal has variances that have been identified.
  - Deals in this status can be re-uploaded at any time.
  - If variances remain after re-upload, the deal status will remain In Progress.
- **In Review:** The deal is under FMAC review due to Sub-Servicer disagreement on variances.
  - Deals enter this status only when the Sub-Servicer sends data to FMAC via the variance screen.
  - The Sub-Servicer must resolve as many variances as possible before submitting them to FMAC for review.
  - Deals In Review can be re-uploaded at any time.
    - If a Sub-Servicer plans to re-upload a file when the status is “In Review,” they should notify FMAC that a re-upload will be performed by the Sub-Servicer.
- **Reconciled:** The deal has been uploaded with no remaining or identified variances.

## Status Information – Variance Screen

- **Variances:** Further action is required to resolve the difference.
- **Resolved:** Data now matches.
- **Warnings:** Data does not match, but no further action is required.
- **Correction Requested:** Data has been sent to FMAC for further review.
- **Accepted:** FMAC agrees with the Sub-Servicer data.
  - Deal status will not change from In Review to Reconciled until the data has been updated in the application.
- **Rejected:** FMAC does not agree with the Sub-Servicer data, and the Sub-Servicer must resolve the difference.

# Variance Screen (Status - In Progress)

← BACK TO DASHBOARD

EXPORT VARIANCE REPORT

Deals with Variances

- IN PROGRESS
- IN PROGRESS
- IN PROGRESS
- IN PROGRESS
- IN REVIEW
- IN REVIEW
- IN REVIEW
- IN REVIEW
- TO DO
- TO DO
- TO DO
- TO DO
- TO DO
- TO DO
- TO DO

IN PROGRESS

Determination Date: 02/11/2025

REPORT FM DATA ERROR

REUPLOAD REPORT

- ✓ RESOLVED 1
- ⚠ WARNINGS 1
- ! VARIANCES 1

Loan

0 CORRECTION REQUESTED 0 ACCEPTED 0 REJECTED 0 RESOLVED 0 WARNINGS 1 VARIANCES

DATA FIELD	FM SCHEDULED	SUB SCHEDULED	VARIANCE
Current Note Rate			0.0001 <span>!</span>

Loan

0 CORRECTION REQUESTED 0 ACCEPTED 0 REJECTED 1 RESOLVED 1 WARNINGS 0 VARIANCES

DATA FIELD	FM SCHEDULED	SUB SCHEDULED	VARIANCE
Prospectus Loan ID			<span>✓</span>
Paid Through Date			Fields must match exactly <span>⚠</span>

# Variance Screen (Status – In Review)

← BACK TO DASHBOARD

EXPORT VARIANCE REPORT

**Report is pending review by Freddie Mac.** Contact your Freddie Mac point of contact directly for more information or to submit details or attachment for consideration.

## Deals with Variances

IN PROGRESS

IN PROGRESS

IN PROGRESS

IN PROGRESS

IN REVIEW

IN REVIEW

IN REVIEW

IN REVIEW

TO DO

TO DO

TO DO

TO DO

IN REVIEW

Determination Date: 02/11/2025

REPORT FM DATA ERROR

REUPLOAD

CORRECTION REQUESTED 1

### Loan

1 CORRECTION REQUESTED 0 ACCEPTED 0 REJECTED 0 RESOLVED 0 WARNINGS 0 VARIANCES

DATA FIELD	FM SCHEDULED	SUB SCHEDULED	VARIANCE
Prospectus Loan ID			Fields must match exactly

*For any questions or concerns, please email [MF\\_Master\\_Servicing\\_Reporting\\_Support@freddiemac.com](mailto:MF_Master_Servicing_Reporting_Support@freddiemac.com) for assistance*

