

Form 1105 Data Supplement User Guide

Version 1.0
September 25, 2020

NEW REQUIREMENTS

Form 1105 Data Supplement

To support Form 1105 Property Condition Assessment (PCA) data extraction within myOptigo, in addition to the PDF PCA Report, we are requiring each PCA submission include the Form 1105 Data Supplement (in JSON format, and in compliance with the standards on the [myOptigo Resources page](#) at mf.freddiemac.com). This JSON supplement can be generated using the latest Form 1105 Excel template, which is posted on the [Guide & Forms page](#) of the website.

Effective with inspection dates on or after **October 17, 2020**, Form 1105 must be delivered in JSON format in addition to being attached as a PDF to the PCA, but we encourage the immediate delivery of both PCA formats.

We are updating Form 1105 to include a button to generate a JSON format of the PCA and also updating Section 62.6 to reflect this change.

COMPLYING WITH THE NEW REQUIREMENTS

Using the Form 1105 Excel Template

The Form 1105 JSON supplement can be generated using the latest Form 1105 Excel template, which is posted on the [Guide & Forms webpage](#).

In order to generate a compliant JSON Data supplement, perform the following steps:

1. Download the latest version of the Form 1105 Excel template
2. Fill out all sections of Form 1105
3. Press the “Export JSON” button on the form (*see Figure 1*)
4. Save the JSON file to your computer

FIGURE 1: "EXPORT JSON" BUTTON IN FORM 1105 EXCEL TEMPLATE

Section I	Section II	Section III	Section IV	Section V	Section VI	Section VII	Print all to PDF	Export JSON
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Freddie Mac MULTIFAMILY Property Condition Assessment

Section I: Summary

Mortgage, Consultant and Property Information

Freddie Mac loan number 123456789	Report date September 30, 2020	Property name Garden Springs
Seller/Service name Optigo Lender, inc.		Address 123 Main Street
Seller/Service number 12345667	Inspection date September 15, 2020	City, State, Zip New York, NY, 100003
Number of apartment buildings 2	Number of other buildings 0	On-site contact name John Smith
Number of stories	Age of buildings (in years)	On-site contact telephone number (212) 111-1111
Property condition consultant (firm name) PCA Firm, Inc.		Weather at time of inspection (clear, rain, snow cover, etc.) Rainy
Inspector's name James Thomas		Inspector's title Field Professional
Address 123 Main Street		Inspector's telephone number (212) 111-1111
City, State, Zip Brooklyn, NY,		

Building and Material Characteristics

Put an "x" in the appropriate boxes below and furnish additional information when requested

<p>Building type</p> <input type="checkbox"/> Garden <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/> Lowrise <input type="checkbox"/> Midrise <input type="checkbox"/> High rise <input type="checkbox"/> Townhouse <input type="checkbox"/> Other _____	<p>Envelope</p> <input type="checkbox"/> Stucco <input type="checkbox"/> Wood siding <input type="checkbox"/> T-111 <input type="checkbox"/> Masonite <input type="checkbox"/> Planking <input type="checkbox"/> Vinyl siding <input checked="" type="checkbox"/> Brick veneer <input type="checkbox"/> Metal doors <input type="checkbox"/> Wood doors <input checked="" type="checkbox"/> Wood sash windows <input type="checkbox"/> Aluminum windows <input type="checkbox"/> Other _____	<p>Mechanicals (HVAC)</p> <input checked="" type="checkbox"/> Central boiler steam heat <input type="checkbox"/> Hydronic system <input type="checkbox"/> Gas FAU, central <input type="checkbox"/> Electric FAU, central <input checked="" type="checkbox"/> Electric baseboard heat <input type="checkbox"/> Wall-mounted AC unit <input type="checkbox"/> AC condenser units <input type="checkbox"/> Evaporative cooler unit <input type="checkbox"/> Other (heat) _____ <input type="checkbox"/> Other (AC) _____	<p>Amenities (site)</p> <input type="checkbox"/> Club building/room <input type="checkbox"/> Swimming pool <input type="checkbox"/> Spa and/or sauna <input type="checkbox"/> Fitness center <input type="checkbox"/> Barbecue <input type="checkbox"/> Tennis courts <input type="checkbox"/> Playground equipment <input type="checkbox"/> Storage <input type="checkbox"/> Other _____
<p>Construction type</p> <input type="checkbox"/> Wood frame <input type="checkbox"/> Metal frame <input type="checkbox"/> Structural steel <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Structural concrete <input type="checkbox"/> Flat roof <input type="checkbox"/> Pitched roof <input type="checkbox"/> Flat roof with mansards <input type="checkbox"/> Fire-treated plywood <input type="checkbox"/> Other _____	<p>Elevators</p> <input type="checkbox"/> Number of cabs _____ Last inspection date _____	<p>Electrical</p> Unit capacity <input type="text" value="70"/> amps <input type="checkbox"/> Aluminum branch wiring <input type="checkbox"/> Edison base/T-type fuses <input type="checkbox"/> Tamper proof fuses <input type="checkbox"/> Breakers <input type="checkbox"/> GFI outlets <input type="checkbox"/> Other _____	<p>Mold</p> <input type="checkbox"/> Mold evidence observed <input type="checkbox"/> Areas impacted by water intrusions observed <input type="checkbox"/> Defective building conditions likely to lead to future water intrusions observed <input type="checkbox"/> Past/current water intrusions or leaks reported <input type="checkbox"/> Tenant complaints reported
<p>Foundation type</p> <input type="checkbox"/> Slab on grade <input type="checkbox"/> Concrete pier (drilled)	<p>Mechanicals (plumbing)</p> <input checked="" type="checkbox"/> Galvanized water piping <input checked="" type="checkbox"/> Copper water piping <input type="checkbox"/> Polybutylene water piping <input type="checkbox"/> Cast iron waste <input type="checkbox"/> ABS/PVC waste <input type="checkbox"/> Central water heater	<p>Interior</p> <input type="checkbox"/> Drywall walls <input checked="" type="checkbox"/> Plaster walls <input type="checkbox"/> Wood paneling	<p>Problem materials/equipment</p> <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____

Using a Proprietary System

Freddie Mac recommends that all consultants leverage the Form 1105 Excel Template to generate the Form 1105 Data Supplement.

To support Optigo® lenders and their third-party consulting partners, we are also providing the following documentation to enable interoperability of the Form 1105 Data Supplement with proprietary systems. All documentation is available on the [myOptigo Resources page](#).

- **1105 Mapping Workbook** – This spreadsheet illustrates the relationship between data in the Form 1105 excel form and the 1105 JSON Schema
- **1105 JSON Schema** – This schema defines the structure for the JSON data supplement file
- **1105 Sample JSON Payload** – This file provides an example version of the JSON data supplement file, populated with fake data

QUESTIONS?

If you have any questions or comments, please [email us](#). We're always looking to improve the experience for Optigo lenders and their third-party consulting partners – and want to hear directly from you how we can do so.