

Seller/Servicer Name

Part I - Notification

Part I Notification due within 14 days of when Servicer initially learns of loss.

Date of Submission

A. Loan Data

Reason for Part I Submission:

- There has been an event of default under the Loan Documents
- Death or serious injury has resulted from the event
- The Mortgage was originated as a held-for-sale asset, but has not yet been securitized
- The Mortgage is an SBL Mortgage and the estimated loss is greater than \$25,000
- The Mortgage is a non-SBL Mortgage and the estimated loss is greater than \$50,000

Note: If none of the conditions above apply, then Form completion is not required

Property Name

Deal Number (Securitized Loans)

	First Loan	Second Loan	Third Loan
Freddie Mac Loan No.			
Servicer Loan No.			
Current UPB			
Maturity Date			

Total Property UPB

B. Loss Notification

1. Type of loss (e.g., fire, water)

2. Date of loss

3. Date Servicer notified of loss

4. Initial estimated amount of loss

5. Please provide any additional details about the loss known at this time:

Submitted By

Name

Phone Number

Email

Part I Update/ Part II Due to PRS by:

NOTE: Due 90 days from date of Part I - Notification submission

Form Instructions: Guide Section 43.8(a)**1. Form 1140, Part I – Notification**

For all Mortgages that suffer a loss or damage and meet any of the following conditions:

- There has been an event of default under the Loan Documents
- Death or serious injury has resulted from the event
- The Mortgage was originated as a held-for-sale asset, but has not yet been securitized
- The Mortgage is an SBL Mortgage and the estimated loss is greater than \$25,000
- The Mortgage is a non-SBL loan and the estimated loss is greater than \$50,000

As soon as possible, but in no event more than fourteen (14) calendar days after a Servicer learns that a loss or damage has occurred with respect to a Property, regardless of whether the Borrower plans to submit an insurance claim, the Servicer must

- Complete Form 1140, Part I - Notification
- Upload the completed form to the Document Management System (DMS), using the “File Submission” link to “Submit to Hazard Loss”

If the restoration is already 100 percent complete, the Servicer must upload a fully completed Form 1140, Part I –Notification and either a fully completed Part 1 – Update or Part II -- Approval (depending on whether Freddie Mac approval is required under Section 43.8(a)(3)) to DMS and use the “File Submission” link to “Submit to Hazard Loss”.

2. Update of Form 1140, Part I - Update

If none of the Freddie Mac approval conditions listed in Section 43.8 (a)(3) exist, then within 90 calendar days after the Servicer submitted Part I -- Notification, or earlier upon Freddie Mac request, the Servicer must upload a fully completed Part I – Update to the corresponding Property Reporting System (“PRS”) entry.

3. Form 1140, Part II – Approval, Submission Details:

If none of the Freddie Mac approval conditions listed below exist, then the Servicer is not required to complete Part II of Form 1140.

If one or more of the following conditions exists, Freddie Mac approval of the Borrower’s restoration plans is required:

- There has been an event of default under the Loan Documents
- The percentage of units that sustained any damage is 10 percent or more of property’s total units
- The estimated loss amount is greater than \$500,000 or 10 percent of the outstanding UPB
- The Mortgage has not been securitized, has a Risk Rating greater than six and the estimated loss is greater than \$50,000
- The Borrower’s insurance coverage is insufficient to cover the loss to the Property or loss of rents/business income and the estimated loss amount is greater than \$50,000
- Death or serious injury has resulted from the event

If Freddie Mac approval is required for the Borrower’s restoration plans, the Servicer must complete Form 1140, Part II within 90 calendar days after the Servicer submitted Part I -- Notification, and provide it to Freddie Mac as follows:

- If the Servicer has not previously submitted Form 1140, Part I -- Notification, the Servicer must upload the completed Part I - Notification and Part II to DMS and use the “File Submission” link to “Submit to Hazard Loss”
- If the Servicer has previously submitted Form 1140, Part I -- Notification, the Servicer must upload Part II directly to the corresponding PRS entry

Freddie Mac will review the Servicer’s recommendations and provide its approval or directions for alternate action. Under most circumstances, Freddie Mac will delegate responsibility for managing and approving disbursement requests to the Servicer. If delegation of disbursement requests is not approved, the Servicer must submit Form 1140-DR to the corresponding PRS entry.

If the Servicer is requesting approval to permit the Borrower to pay down the Mortgage in lieu of restoring all or a portion of the damaged Property, the Servicer must make a Consent Request Tracker (CRT) entry and submit corresponding consent request approval documentation to Freddie Mac.

PRS and DMS submission instructions are available in the Loan Compliance Desk Reference located in Asset Management Resource Center, see page 2.

Part I - Update

Due within 90 calendar days of Part I – Notification submission for losses that do not require Part II approval. Please Note: If Part II approval is required, Servicer does not need to submit Part I -Update.

Loss Detail Update

1. Current estimated amount of loss Source of info

a. Does hazard loss insurance coverage comply with the Multifamily Seller/ Servicer Guide or Freddie Mac approved waivers? Yes No TBD

b. Is Mortgagee clause on the policy correct? Yes No

Comment if you selected "No" for either of the above

2. Estimated insurance proceeds Source of info

3. Estimated excess or shortfall

(Estimated amount of loss less estimated insurance proceeds)

Yes No

4. Death or serious injury resulted from loss?

If "Yes", please submit Part II in lieu of Part I-Update

5. Number of units that sustained any damage

6. Percentage of units that sustained damage

7. Number of units uninhabitable as a result of the damage

8. Comment below on where/how tenants have been relocated, as applicable

9. Are there any concerns about the security of the Property or safety of the residents? Yes No

If "Yes", please detail below.

10. Does Borrower plan to repair/rebuild? Yes No

Please note that the rebuild decision must be approved per provisions in the loan document

11. Estimated repair completion date

12. Please provide details pertinent to the loss that have not been addressed above:

Submitted By

Name

Phone Number

Email

Approved By

Name

Date

Part II - Submission Details

Reason for FM approval Required:

- There has been an event of default under the Loan Documents
- The percentage of units that sustained any damage is 10 percent or more of Property's total units
- The estimated loss amount is greater than \$500,000 or 10 percent of the outstanding UPB
- The Mortgage has not been securitized, has a Risk Rating greater than six and the estimated loss is greater than \$50,000
- The Borrower's insurance coverage is insufficient to cover the loss to the Property or loss of rents/business income and the estimated loss amount is greater than \$50,000
- Death or serious injury has resulted from the event

A. Attachments

Required items:

- Statement of loss
- Adjustor's report
- Current insurance ACORD
- Current rent roll (at time of Part II Submission)
- Photographs
- Inspection report (if loss is greater than 10 percent of UPB or \$500,000)

If available at time of submission, also include:

- Construction contract
- Borrower's affidavit
- Inspection report
- Other:
- Local newspaper articles/correspondence

B. Description of Physical Loss

1. Current estimated amount of loss	<input style="width: 150px;" type="text"/>	Source of info	<input style="width: 100px;" type="text"/>
a. Current occupancy percentage (following loss)	<input style="width: 150px;" type="text"/>	As of date	<input style="width: 100px;" type="text"/>
b. Number of units that sustained any damage	<input style="width: 150px;" type="text"/>	% of units	<input style="width: 100px;" type="text"/>
c. Number of units down (uninhabitable)	<input style="width: 150px;" type="text"/>		
d. Number of buildings that sustained any damage	<input style="width: 150px;" type="text"/>		

2. Comment on where/how displaced tenants have been relocated, as applicable:

3. Death or serious injury resulted from loss? Yes No

If "Yes", please detail below.

4. Are there any concerns about the security of the Property or safety of the residents? Yes No

If "Yes", please detail below.

5. Please provide any details pertinent to the loss that have not been addressed above (if there is any pending litigation as a result of the loss please provide details below):

C. Insurance Information

1. Has insurance claim been filed? Yes No TBD
 a. If Yes, date of filing
 b. If No, does borrower plan to submit claim? (If no, remainder of section C may be left blank) Yes No TBD
 2. Does Borrower's hazard loss insurance coverage comply with the Multifamily Seller/Service Guide or Freddie Mac approved waivers? Yes No TBD
 3. Is Mortgagee clause on the policy correct? Yes No

Comment if you selected "No" for either of the above

4. Borrower policy hazard loss coverage limit
 a. Policy effective date From To
 b. Amount of deductible
 5. Is there business interruption insurance? If yes, fill in items a-c; If no, comment in C.7 below. Yes No TBD
 a. Months of coverage
 b. Waiting period, if applicable (in months)
 c. Deductible, if applicable

6. Please provide any additional details pertinent to the status of the claim not addressed above (include any items checked "No" in this section)

D. Repair of Property

Please Note: Rebuild decision must be approved per provisions in the loan documents

1. Estimated repair completion date
 2. Percent of repairs completed to date/as of date /
 3. Are there zoning ordinance issues related to Property repair? Yes No TBD
 4. Are there environmental issues? Yes No TBD
 5. Describe Borrower's plan to restore Property and explain any items checked "Yes" in this section

E. Sources and Uses of Funds

1. Estimated insurance proceeds expected to be received, excluding business interruption
 2. Other potential funding sources, excluding Borrower Source:
 3. Estimated excess (or shortfall)
(Estimate cost of repairs less insurance proceeds, deductible and other sources of funding)
 4. If shortfall in repair proceeds, does Borrower have funds available to cover? N/A Yes No TBD
 5. Does Borrower's business interruption insurance cover income shortfall? N/A Yes No TBD

6. If items E.4 or E.5 above are checked "No," please explain:

F. Servicer Recommendation

Choose the recommended action and provide information requested for that option:

Borrower to repair Property (if this option selected, complete A-D below)

A. Disbursement approval (choose one)

Delegate to Servicer

Freddie Mac

B. Inspection report by (choose one)

Seller/Servicer or third party inspector

Licensed engineer

Licensed architect

C. Required inspection frequency (e.g. monthly, quarterly, % of completion, etc.)

D. Maximum disbursement frequency (e.g. monthly, quarterly, % of completion, etc.)

Servicer to apply insurance proceeds to UPB **Note:** CRT entry and completion of General Request Form required

Property satisfactorily repaired; Servicer to disburse insurance proceeds to Borrower

Other recommendations (describe below)

Submitted By

Name

Phone Number

Email

Approved By

Name

Date