

Issue 2: April 19, 2016

Introducing SBL Legal Mailbox

Have general SBL Legal questions or comments? Submit those to us through [Freddie Mac Legal SBL@freddiemac.com](mailto:Freddie_Mac_Legal_SBL@freddiemac.com). Loan specific questions are to be submitted as follows:

- [Filicia Davenport](#) for loans originated in the Northeast and Southeast regions
- [Matt Bowsher](#) for loans originated in the Central region
- [Scott Collins](#) for loans originated in the Western region

Title Policy – County UCC

You do not have to include a reference to the County UCC in the title policy. If you do include the reference, you must ensure the information is correct.

Tax Abatement Analysis

If a property benefits from a tax abatement, you must work with the Seller to complete and submit the [Tax Abatement/Exemption/PILOT Questionnaire](#) to the Freddie Mac underwriter. You or the Seller must upload the completed Questionnaire to DMS. The only exception to this requirement is when a property benefits from a tax abatement but the Seller is underwriting to full taxes; in this scenario, the Questionnaire is not required.

Unpermitted Units

If one or more residential units on the property lack a certificate of occupancy, contact SBL Legal for the current version of the Unpermitted Unit Rider to Loan Agreement. To complete the rider, you must confirm with Freddie Mac underwriting which of the following circumstances applies:

- Borrower can continue renting those unpermitted unit(s) for the remainder of the loan term without further action, or
- In order to continue renting those unpermitted unit(s) after the current lease term expires, Borrower must obtain the necessary permit(s) for those unit(s).

Did You See

Other recent SBL Program Updates:

- [Tracking Loan Production and Underwriting Using Business Days](#)

SBL Legal Quick Hits is a communication designed to share brief program updates and reminders for our Single Counsel. If you have any questions, please contact us at [Freddie Mac Legal SBL@freddiemac.com](mailto:Freddie_Mac_Legal_SBL@freddiemac.com).