



## Investor Accounting Manager

### Proactively Manage Your Portfolio with Instant Access to Key Data and Reports

Investor Accounting Manager<sup>SM</sup> enables you to reduce reporting errors, monitor your cash position and easily synchronize data files with ours.

Through timely and flexible access to Freddie Mac data, you can proactively manage your portfolio and even do a “deep dive” to extract loan-by-loan data when specific errors are identified. Additionally, if a discrepancy exists on a loan, you are automatically provided key loan data to facilitate research and data correction.

#### > Key Features

- Improve your mortgage portfolio by taking advantage of 18 report options
- Create customized reports that meet your specific investor reporting requirements
- Remit funds online
- Obtain cash data on a daily basis and access drilldown information to identify amounts due with the *Seller/Servicer Remittance Analysis* report
- Download data to text files or other applications

#### > Servicer Benefits

Leverage Investor Accounting Manager's powerful reporting capabilities to:

- Enhance the quality of your servicing portfolio
- Lower your servicing costs
- Reduce your Freddie Mac fees
- Strengthen your Servicer Performance Profile rating
- Improve your cash flow management

REPORTS	
<b>Loan Reporting Status</b>	<ul style="list-style-type: none"> <li>• <i>System-Cleared Edit Report</i></li> <li>• <i>Edits-To-Be-Cleared Report</i></li> <li>• <i>Loan-Level Missing Report</i></li> </ul>
<b>Portfolio Reconciliation</b>	<ul style="list-style-type: none"> <li>• <i>Loan Reconciliation Difference Report</i></li> <li>• <i>Monthly Account Statement</i></li> <li>• <i>Loan-Level Trial Balance</i></li> <li>• <i>Newly Funded Loans Report</i></li> <li>• <i>Newly Transferred-In Loans Report</i></li> <li>• <i>Loan Modification Report</i></li> </ul>
<b>Adjustable-Rate Mortgage (ARM) Management</b>	<ul style="list-style-type: none"> <li>• <i>ARM Notification Report</i></li> <li>• <i>ARM Detail Report</i></li> <li>• <i>Current Cycle ARM Adjustments</i></li> </ul>
<b>Cash Remittance</b>	<ul style="list-style-type: none"> <li>• <i>Remittance Detail Report</i></li> <li>• <i>Seller/Servicer Remittance Analysis</i></li> <li>• <i>Seller/Servicer Amount Due Drilldown</i></li> <li>• <i>Seller/Servicer Amount Received Drilldown</i></li> <li>• <i>Detail Adjustment Report</i></li> <li>• <i>Negotiated Payoff Report</i></li> </ul>
<b>Custom Report Writer</b>	Conduct portfolio searches by loan characteristics and create your own customized reports.

***Learn more about Investor Accounting Manager:***

- Call (800) FREDDIE
- Visit [www.FreddieMac.com/service/factsheets/iammgrfm.html](http://www.FreddieMac.com/service/factsheets/iammgrfm.html)