

QC Calibration FAQs

Fannie Mae Selling Notice [Quality Control Calibrations](#) (June 22, 2022) introduced QC Calibrations, an expanded and formalized initiative to engage with a larger segment of our lenders in the calibration of their QC results. This document addresses some of the questions lenders may have about the QC Calibration process.

Q1. Will all Fannie Mae lenders have the opportunity to participate?

All lenders are included in the population assessed for selection for a QC Calibration, which will have volume-based as well as risk-based selection criteria.

Q2. How will lenders know when their company gets selected for a QC Calibration?

Lenders will be notified by email approximately 60 days in advance of their scheduled QC Calibration.

Q3. What loan information will be requested from lenders?

We will request a list of Fannie Mae loans recently completed as part of the lender's random post-closing QC sample. From that list we will randomly select loans both with and without defects and will request QC-specific data (that lenders typically already include in their monthly QC results) on that subset of loans.

Q4. What defect information will be requested?

We will request the final QC results on the loans selected, to include whether or not a defect was cited; in cases where a defect was cited, we will also request the final severity level assigned by the lender. We will also ask the lender to provide the defect category, subcategory, and name using Fannie Mae's defect taxonomy and any QC reviewer comments related to the defect.

Q5. How will lenders provide the requested QC data?

Lenders will provide the defect data on the loans selected to a secure portal using a [calibration loan list spreadsheet template](#) that we will provide. In Q3 2023, systems enhancements will provide the ability to either upload the calibration spreadsheet or the defect information directly into a calibration module in Loan Quality Connect™.

Q6. Will this selection impact the number of our other post-acquisition QC selections from Fannie Mae?

The calibration sample will not influence or impact the lender's other random post-purchase review and discretionary post-purchase review selections.

Q7. Are lenders required to increase the number of loans in their random post-closing QC selection?

This Notice does not change any existing sampling requirements established in *Selling Guide* Chapter D.



Q8. Will the calibration assessment include both credit/collateral and compliance defects?

Chapter D1-3-06 of the *Selling Guide* requires that lenders distinguish between defects related to compliance and those related to underwriting and eligibility (including collateral) defects. The QC Calibration will follow the same guidance and focus on credit and collateral defects and not on compliance-related defects. Lenders have a life-of-loan requirement to comply with all local, state, and federal laws regardless of the outcome of a post-closing QC review.

Q9. Will the loans in the calibration sample be eligible for representation and warranty relief?

Like other loans selected for a full-file QC review, upon the satisfactory conclusion of a full QC review of the loan file, the loans selected for a calibration review may qualify for relief of selling representations and warranties per *Selling Guide* [A2-3.2-02](#).

Q10. Who can lenders contact if they have questions or want more information on the QC Calibration process?

Lenders can contact their Fannie Mae Business Account Management Solutions Team, or their Quality Control Specialist.