



**Schedule 1A - Form 512**

**Reconciliation of Mortgage Portfolio**

Month Reconciled: \_\_\_\_\_

Servicer Number: \_\_\_\_\_

<b>S/S MBS &amp; MRS</b> <input type="checkbox"/> S/S MBS <input type="checkbox"/> S/S MRS <input type="checkbox"/> S/A				Portfolio Totals Per Servicer's Records			Page ____ of ____
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Fannie Mae Loan Number	F/S	Explanation of Differences	Age (days)	P&I Mortgage Payment	Loan Count	Actual Unpaid Principal Balance
<b>Balances Totaled (Servicer Totals - Loan Level Adjustments)</b>						
<b>Portfolio balances Per Fannie Mae's Records (or subtotal if more than one page used)</b>						

Servicer Name \_\_\_\_\_

Prepared By (Name and Signature)	Phone Number		Date
Approved By (Name and Signature)	Phone Number		Date

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## INSTRUCTIONS

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### Reconciliation of Mortgage Portfolio – S/S MBS & MRS

The servicer uses this form (which is also referred to as Schedule 1A) to document discrepancies in principal and interest (P&I) payments, loan counts, and unpaid principal balances (UPB) for portfolio mortgages that are the "scheduled/scheduled" remittance type (called S/S-MRS) and for MBS pool mortgages that are the "scheduled/scheduled" remittance type (called S/S-MBS), and "scheduled/actual" remittance type (called S/A).

### Copies

Original, plus one.

### Printing Instructions

This form must be printed on letter size paper using landscape format.

### Instructions

To indicate the type of portfolio that is being reconciled, use "S/S-MBS" to indicate "scheduled/scheduled" MBS pool mortgages. Use "S/S-MRS" to identify "scheduled/scheduled" portfolio mortgages. Use "S/A" to indicate "Scheduled/Actual".

Form Field	Instruction
Fannie Mae Loan Number	Insert the 10-digit number Fannie Mae assigned to the mortgage when it was purchased or securitized.
F/S	Indicate "F" if Fannie Mae needs to make the correction and "S" if the servicer needs to make the correction.
Explanation of Differences	Insert a concise explanation of the reason for any difference and the date that it first became a reconciling item, including all pertinent information that is needed to process an adjustment or corrective action. Attach appropriate documentation to support any adjustment.
P&I Mortgage Payment	Insert the total P&I Mortgage Payments from the servicer's trial balance.
Loan Count	Indicate the total count from the servicer's trial balance.
Actual Unpaid Principal Balance	Insert the total actual unpaid principal balance from the servicer's trial balance.
Portfolio Balances per Fannie Mae's Records	Insert the totals (or sub-totals if more than one page is used) for P&I mortgage payments, loan count, and actual unpaid principal balances from Fannie Mae's Trial Balance