

# Pricing and Execution – Whole Loan and Loan Delivery purchase definition updates

Fannie Mae is aligning the definition of “purchased” and “funded” for whole loans across Pricing & Execution Whole Loan<sup>®</sup> (PE – Whole Loan<sup>®</sup>), Loan Delivery, and the *Selling Guide*. Below are details on the updates.

Previous Loan Delivery Loan Status	Previous PE – Whole Loan Status	Loan Delivery and PE – Whole Loan Status as of May 23, 2022	Definition
Purchase Requested	Delivered Clean Data	<b>Purchase Requested</b>	Loan submitted, awaiting certification.
Purchased	Purchased	<b>*Purchase Ready</b>	Loan certified, awaiting purchase and funding.
Funded	Funded	<b>Purchased and Funded</b>	Loan is purchased and funding disbursed.

\*LLPAs calculated based on the Purchase Ready date as listed in Loan Delivery system

## Pricing & Execution – Whole Loan

Purchase definition updates being made in PE – Whole Loan will impact the following screens:

### Delivery

Commitment ID: 559516		Over-Delivery
Commitment Details	Original Commitment Amount	\$332,930.00
	Pair-Off Amount	\$0.00
Commitment Activity	Over-Delivery Amount	\$0.00
	Current Commitment Amount	\$332,930.00
Delivery	<b>Purchase Ready &amp; Funded Amount</b>	\$332,930.00
Pricing	Remaining Balance	\$0.00
Tolerance Parameters	Delivered but Not Cleared Amount	\$0.00
Special Feature Codes	Potential Remaining Balance	\$0.00

### Commitment Activity

Commitment ID: 559516		Over-Delivery	Extension	Update Price	Modify	
Commitment Details						
Key Commitment Details						
Commitment Activity						
Expand All   Collapse All						
Delivery	Action Date-Time	Activity Status	Action Type	Transaction Amount	Remaining Balance	Fees
Pricing	12/14/2021 02:54 PM EST	Accepted	New Commitment	\$332,930.00	\$332,930.00	--
Tolerance Parameters	12/14/2021 09:41 PM EST	--	Loan Delivery (1)	--	\$332,930.00	--
Special Feature Codes	12/14/2021 09:54 PM EST	--	Loan Cleared For Purchase (1)		\$0.00	--
Future Feature Codes	Loan Number		Current Status	Loan Balance		
Miscellaneous Fields	12/14/2021 09:54 PM EST		Purchase Ready	\$332,930.00		
Interest Pricing Marks	Totals		1	\$332,930.00		
Comments	Summary					\$0.00 \$0.00
View All						

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# Pricing and Execution – Whole Loan and Loan Delivery purchase definition updates (cont.)

## PE – Whole Loan Updates

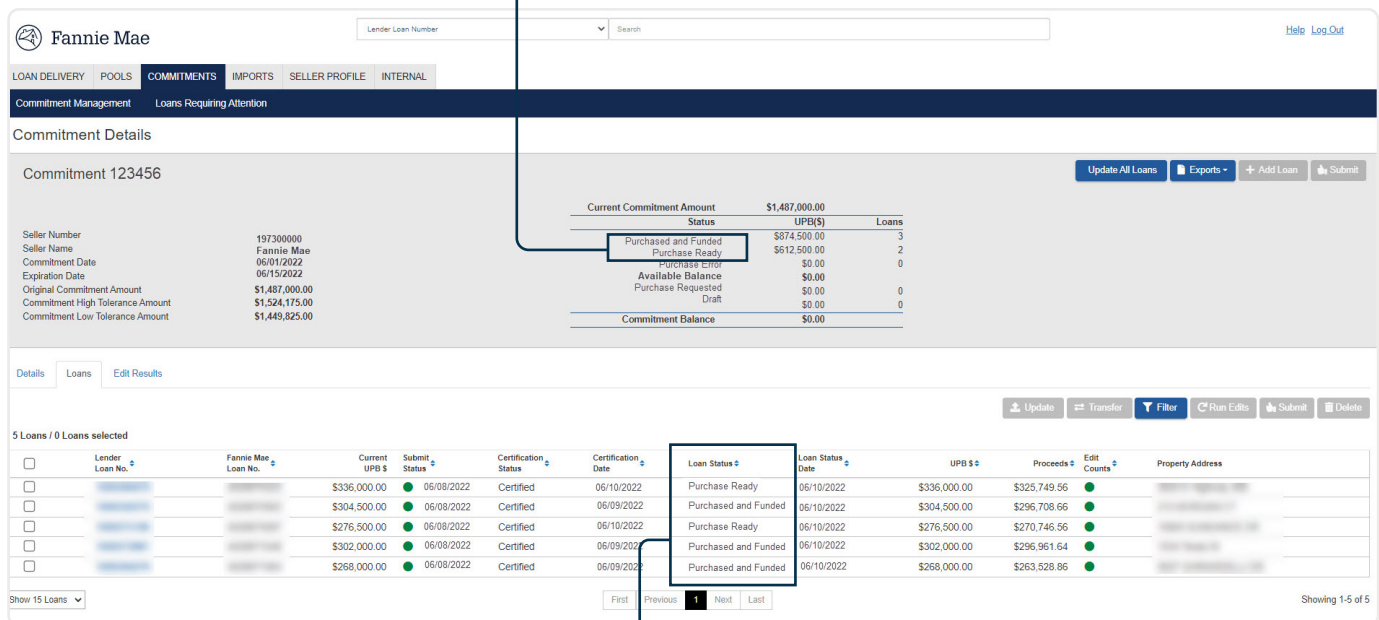
Previous PE – Whole Loan Delivery Balance	PE – Whole Loan Delivery Balance as of May 23, 2022	Definition
Pending Purchase Amount	Delivered but Not Cleared Amount	The total UPB of loans in Purchase Requested loan status.
Purchased Amount	*Purchase Ready and Funded Amount	The total UPB of loans in either Purchase Ready or Funded status.

\*Purchase Ready and Funded Amount must meet the commitment low tolerance to move the commitment status to “Satisfied.”

## Loan Delivery

Purchase definition updates in Loan Delivery will be displayed on the Commitment Details screen and on the individual Loan Status.

### Loan Delivery – Commitment Details (example)



The screenshot shows the 'Commitment Details' page for Commitment 123456. It includes a summary table of commitment amounts and a list of loans. A callout box highlights the 'Loan Status' column in the loan list, showing 'Purchase Ready' and 'Purchased and Funded' statuses.

Current Commitment Amount	\$1,487,000.00
Status	UPB(\$)
Purchased and Funded	\$874,500.00
Purchase Ready	\$612,500.00
Available Balance	\$0.00
Purchase Requested	\$0.00
Draft	\$0.00
Commitment Balance	\$0.00

Loan Status	UPB(\$)	Loans
Purchased and Funded	\$874,500.00	3
Purchase Ready	\$612,500.00	2
Available Balance	\$0.00	0
Purchase Requested	\$0.00	0
Draft	\$0.00	0
Commitment Balance	\$0.00	

Lender Loan No.	Fannie Mae Loan No.	Current UPB \$	Submit Status	Certification Status	Certification Date	Loan Status	Loan Status Date	UPB \$	Proceeds	Edit Counts	Property Address
		\$336,000.00	06/08/2022	Certified	06/10/2022	Purchase Ready	06/10/2022	\$336,000.00	\$325,749.56		
		\$304,500.00	06/08/2022	Certified	06/09/2022	Purchased and Funded	06/10/2022	\$304,500.00	\$296,708.66		
		\$276,500.00	06/08/2022	Certified	06/10/2022	Purchase Ready	06/10/2022	\$276,500.00	\$270,746.56		
		\$302,000.00	06/08/2022	Certified	06/09/2022	Purchased and Funded	06/10/2022	\$302,000.00	\$296,961.64		
		\$268,000.00	06/08/2022	Certified	06/09/2022	Purchased and Funded	06/10/2022	\$268,000.00	\$263,528.86		

### Loan Delivery – Loan Status (example)

## For questions, contact:

Pricing & Execution – Whole Loan®: [pe\\_wholeloansupport@fanniemae.com](mailto:pe_wholeloansupport@fanniemae.com)

Loan Delivery: Review the Loan Delivery web page for additional information on the Loan Delivery application.

For questions, contact Fannie Mae Acquisitions Operations via email at [acquisitions\\_loan\\_delivery@fanniemae.com](mailto:acquisitions_loan_delivery@fanniemae.com) or via phone at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4.