



**Servicing Marketplace
Servicing Transfer Instructions
for
Specialized Loan Servicing**

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Overview

Servicing Marketplace® (SMP) provides sellers the ability to commit and simultaneously sell mortgage loans (“loans”) to Fannie Mae and the mortgage servicing rights (MSR) to a servicing buyer.

Servicing Marketplace’s Quick Launch option enables sellers to quickly and easily onboard and start making servicing-released transactions. New lenders are automatically paired with three servicers, leverage the [standard Purchase and Sale Agreement in the Selling Guide](#) (the “Purchase and Sale Agreement”) to eliminate contract negotiations, and use the Easy Transfer feature for transferring loan documents. The Easy Transfer feature, which leverages the third-party, web-based file transfer application, Box, enables sellers to securely transfer loan documents to participating servicing buyers in one centralized place.

The terms of the Purchase and Sale Agreement shall govern all sales of servicing rights between both parties when using SMP unless a separate Purchase and Sale Agreement is negotiated between the seller and servicer. All terms that are used in these Servicing Marketplace Transfer Instructions, which are not defined herein, shall have meaning set forth either in the Purchase and Sale Agreement or the Guides, as applicable.

Once a mortgage loan is delivered to Fannie Mae for which servicing rights have been sold through SMP, all edits are cleared, and the applicable mortgage note has been received and certified by the applicable document custodian, Fannie Mae will settle that mortgage loan. The calculation of all funds required to purchase the mortgage loan and the SRP will be conducted and such funds disbursed in accordance with the terms and conditions of the Guides.

The settlement of the mortgage loan (the purchase date) triggers the delivery timeline to the servicer. The seller must deliver all sales process delivery documentation to the servicer as reflected on the SMP Document Checklist not more than 3 business days after the purchase date. Sellers must use the Easy Transfer option to transmit documents to servicing buyers who leverage this feature. Please see the section below entitled “Late & Incorrect File Delivery to the Servicer and the Impacts” for additional information.

When selling MSRs through SMP, it is the seller’s responsibility to adhere to these instructions, including servicer-specific requirements.

The seller and the servicer each acknowledge and agree that electronic signatures and electronic records are permitted hereunder to the same extent they are permitted in the Guides. Other than the mortgage note, copies of documents that have been signed or recorded electronically are to be considered “originals” for all purposes of the Guides.

The following sections, set forth below in alphabetical order, cover specific topics related to SMP. There are several documents that are highlighted throughout, which are located at the end of this document. They include:

- SMP Document Checklist
- Servicer Packaging Procedures
- Final Document Checklist
- Seller Payment/Refund Transmittal
- Borrower Mailing/Billing Address Certification



Assignments

If applicable, the servicer must receive the original recorded assignment of the mortgage. The delivery file must include a copy of the assignment sent for recording. The original recorded assignment together with the **SMP Final Document Checklist** must be forwarded to the Servicer’s Final Recorded Documents Division detailed in the section titled, “Final Documents”. See the table below for servicer specific assignment language:

	Specialized Loan Servicing
Servicer name for the assignment (do not use abbreviations other than as permitted by the Servicer)	Specialized Loan Servicing
State of Incorporation	Colorado
County of Incorporation	Arapahoe
Servicing Address	6200 South Quebec Street, Greenwood Village, CO 80111
Optional address to be included in assignment endorsement	Same as above
Questions relating to assignment endorsements can be addressed by:	Servicing Oversight 904-404-3562 ServicingOversight@computershare.com

Failure to provide evidence of an assignment sent for recording in the servicer’s name is cause for the servicer and Fannie Mae to assess late fees against the seller.

Delivery/Settlement Errors & the Reconciliation Process

Payments & Curtailments from the Borrower

When the seller receives a payment, curtailment or any settlement relating to the mortgage loan after the Purchase Date, the seller must forward the amount due to the servicer within 24 hours after receipt from the borrower, per the servicer’s instructions. To do this, the seller must:

- Endorse the check to the servicer and forward
- OR send a wire to the servicer, if the amount due is on deposit with the seller
- AND submit the completed **Seller Payment/Refund Transmittal** to the servicer

Payments and curtailments received prior to the Purchase Date must be applied to the loan balance prior to the Purchase Date.



Escrow Balances

If the seller has entered an incorrect escrow balance in their Loan Delivery submission, then the seller must notify the servicer immediately. For overages, the seller must provide the servicer with documentation to support a request for refund and wire instructions for the refund. For shortages, the seller must wire the amount due to the servicer and submit the completed **Seller Payment/Refund** Transmittal to the servicer.

Post Delivery Funding Adjustments

Any escrow disbursements pending/payable within 30 days of servicing transfer and/or the Fannie Mae Purchase Date are the responsibility of the seller. The escrow balance provided in the Loan Delivery submission should account for these seller disbursements.

Post-Purchase Adjustments (PPA)

If a discrepancy in the delivered loan data is suspected, refer to the [Seller/Servicer-Initiated Post-Purchase Adjustments page](#) for instructions on how to complete a PPA.

The seller is responsible for notifying the servicer of any changes to the loan data or borrower record as a result of a post-purchase adjustment.

Escrows

If any portion of a loan is escrowed, it is considered as an escrowed loan for the purpose of Fannie Mae purchase. The applicable escrowed amounts should be entered into Loan Delivery.

Final Documents

All original final documents specified in this section for an individual loan and identified on the SMP Final Document Checklist (the “**Final Documents**”) must be delivered to the servicer as soon as finalized and not more than [6 months] after the Fannie Mae Purchase Date. Any and all Final Documents must be attached to a completed **SMP Final Document Checklist**.

The servicer reserves the right to charge a penalty fee as specified in the Purchase and Sale Agreement in cases when the Final Documents are not delivered in a timely manner. Please refer to the Servicing Marketplace Mortgage Loan Servicing Purchase and Sale Agreement in [Selling Guide E-2-06, Servicing Marketplace - Mortgage Loan Servicing Purchase and Sale Agreement](#) that describes potential penalties for late delivery of Final Documents.

Good-Bye Letter

A Good-bye letter must be issued on each loan. It also must comply with applicable federal and state laws and regulations, including but not limited to, Real Estate Settlement Procedures Act and its implementing Regulation X.



The table below provides the servicer-specific information to be included in the Good-bye letter.

	Specialized Loan Servicing
Servicer's Payment Address for Standard Mail With Statement	Specialized Loan Servicing ("SLS") P.O. Box 60535 City of Industry, CA 91716-0535
Servicer's Payment Address for Standard Mail Without Statement	Same as Above
Servicer's Payment Address for Express Overnight Mail with Statement	Specialized Loan Servicing LLC 6200 South Quebec Street Greenwood Village, CO 80111 Attn: Cashiering Department
Servicer's Payment Address for Express Overnight Mail With Out Statement	Same as Above
Customer Servicer Phone Number	1-855-435-3642
Customer Servicer Hours of Operation	8:00 am – 8:00 pm, EST
General Correspondence (written inquiries, general information, complaints and miscellaneous servicing related issues)	Specialized Loan Servicing LLC P.O. Box 636005 Littleton, CO 80163-6005
Automatic Payment Drafting Information	Contact our Customer Care Center at 1-855-435-3642 to set up automatic payments from your bank account on a monthly basis. You may also download an enrollment form after logging in to your SLS account.



Other General Borrower Good-Bye Information

Below is additional information that can be included in the Good-bye letter, which will be helpful to the borrower during the servicing transfer period.

	Specialized Loan Servicing
Servicer's Web Site Address	www.sls.net
Will the borrower receive monthly billing statements or a coupon booklet?	Monthly Billing Statements
Will the first payment mailing address differ from subsequent payments?	No
If yes above, when will the borrower received new mailing address information?	
If the borrower has an escrow collection issue (removal of escrows, MI, or erroneous bill), whom should they contact?	Customer Service 1-855-435-3642

Insurance Coverages & Requirements

Flood Insurance

Final evidence of flood insurance must meet the requirements set forth in [B-3-01: Flood Insurance Requirements Applicable to All Property Types](#) the Fannie Mae *Servicing Guide*. If the property is in a flood zone, but flood insurance has been waived, the mortgage loan file must include documentation, which explains the basis of the waiver (FEMA Letter of Map Amendment or FEMA Letter of Map Revision).

Hazard Insurance

Evidence of hazard insurance must be forwarded in the form of a current policy or hazard insurance Binder along with a paid receipt. For purchase transactions, the seller must provide evidence that the policy has been paid in full for the first year. For refinance transactions or transferring an existing policy, the seller must provide a balance sufficient to pay the policy in full at time of renewal. The insurance policy must comply with the requirements for evidence of insurance set forth in [B-2-01: Property Insurance Requirements Applicable to All Property Types](#) of the Fannie Mae *Servicing Guide*.

Optional Insurance

Optional insurance coverage such as mortgage life insurance is not transferable to the servicer. If the borrower opted for optional insurance coverage offered by the seller at time of origination, the seller must make arrangements to bill the borrower directly for optional insurance coverage at or prior to time of Servicing transfer.

Mortgage Insurance

Private mortgage insurance is required in most instances where the LTV exceeds 80 percent unless otherwise required in the Fannie Mae *Servicing Guide* and/or Fannie Mae product description. The seller must collect and pay the applicable premiums for private mortgage insurance on or before closing and provide evidence of such payment to the servicer.



IRS 1098 Reporting Requirements

The seller and the servicer must comply with all IRS 1098 reporting requirements. The seller and the servicer should consult their tax advisors as necessary for guidance.

Late & Incorrect File Delivery to the Servicer

The seller must comply with all documentation delivery requirements outlined in the Purchase and Sale Agreement. Failure to do so may result in:

- Suspension or termination of seller's access to SMP.
- Untimely set-up of the file. The servicer could potentially claim non-ownership of the servicing of the loan for lack of a proper and accurate transfer. The transfer of servicing of the loan takes place on the date Fannie Mae purchases the loan.
- **The seller may incur fees assessed by the servicer as per the Purchase and Sale Agreement for late delivery and/or incorrect loan file and wire reconciliation.**
- **The seller may also incur fees and other penalties as per the Guides for each late delivery and/or incorrect loan file and wire reconciliation.**



Loan Sale Notification Letters

The seller must provide written notification of the transfer of the servicing rights to any collection authority entitled to receive escrow/impound payments associated with the mortgage loan. Such notification must instruct the collection authority to deliver all future notices, tax bills, insurance statements and related correspondence to the new servicer and must provide the applicable contact information and address shown below:

	Specialized Loan Servicing
Contact Information for Taxing Authorities	SLS P.O. Box 92010 Rochester, NY 14692
Contact Information for Hazard Insurers	Specialized Loan Servicing, LLC Its Successors and or Assigns PO Box 620188 Doraville, GA 30362
Contact Information for Flood Insurers	Specialized Loan Servicing, LLC Its Successors and or Assigns PO Box 620188 Doraville, GA 30362
Contact Information for Private Mortgagor Insurers	Specialized Loan Servicing, LLC 6200 S. Quebec St. Greenwood Village, CO 80111

MERS

MERS® registered mortgages, and mortgages originated with MERS as the original mortgagee of record (MOM), are accepted by the following servicers. Below is the MERS information for each:

Servicer	Specialized Loan Servicing
Member Org ID	1003225- SLS (Servicer)
Primary Contact	Servicing Oversight
Phone Number/Email	904-404-3562 ServicingOversight@computershare.com

Net Funding

Pursuant to SMP, Fannie Mae will facilitate the sale of the servicing rights for a mortgage loan which is purchased by Fannie Mae by calculating the net funding SRP which shall take into account price adjustments and fees agreed to by the seller and the servicer in the SRP rate sheet and the amount of escrow funds applicable to the mortgage loan as provided by the seller in Loan Delivery.

Adjustments arising from settlement errors after the Purchase Date are not processed in SMP. Please see the section titled “Post-Purchase Adjustments” for information on how to make these corrections.



Notice Address for Servicer

The address for all notices under the Purchase and Sale Agreement for the applicable servicer is as set forth below:

Specialized Loan Servicing
Specialized Loan Servicing 6200 S. Quebec St. Greenwood Village, CO 80111

Outstanding Documents/Critical Documents

When the servicing file is missing pertinent documents or information, the servicer will notify the seller of file deficiencies. **It is the seller’s responsibility to forward all outstanding documentation within 24 hours of receipt of a request from the servicer or within the time identified by the servicer.** Missing critical documents which are described on the SMP Document Checklist interferes with the servicer’s ability to service the mortgage loan. Outstanding critical documents will delay the set-up of the servicing file and issuance of coupon booklets or billing statements to the borrower.

When forwarding any outstanding and/or critical documents, attach the documents to the **SMP Document Checklist**.

	Specialized Loan Servicing
If this is your first servicing package delivery, please contact Specialized Loan Servicing Client Services for web portal delivery set up.	SellerHelp@computershare.com 1-855-722-2136
For questions regarding outstanding documents, contact:	Operations msrtrademanagement@computershare.com

SRP Reimbursement to the Servicer

Payoffs

The mortgage loans for which servicing rights have been sold through SMP which are paid in full within 120 days of the Fannie Mae Purchase Date are subject to SRP recovery by the servicer pursuant to the terms and conditions of the Purchase and Sale Agreement.

Pursuant to the terms and conditions of the Purchase and Sale Agreement, the servicer may charge the seller and the seller shall pay to the servicer a repurchase fee for each loan that the seller is required to repurchase.



	Specialized Loan Servicing
Contact to Obtain Repurchase Figures:	Credit Risk CreditRisk@computershare.com 904-285-5365
Post-Purchase Contact for File and Fund Release Questions:	Servicing Oversight ServicingOversight@computershare.com 904-404-3562

Seller's Financial Information

Seller shall provide to servicer its required financial information pursuant to the terms and conditions of the Purchase and Sale Agreement. Use the table below contact information to send such required financial information:

	Specialized Loan Servicing
Seller's financial information:	CreditRisk@computershare.com 904-285-5365



Servicing File Delivery

SLS has a secured FTP site that image files should be transmitted through. For more information, refer to Appendix A.

	Specialized Loan Servicing
If this is your first servicing package delivery, please contact Specialized Loan Servicing Client Services for web portal delivery set up.	Sellerhelp@computershare.com 855-722-2136
Contact name for new loan set ups.	855-722-2136
New loan set up phone number	855-722-2136



Servicer Call Trees

SPECIALIZED LOAN SERVICING CALL TREE FOR BORROWER USE	
Customer Service	1-855-435-3642
Escrow payment issues/Escrow Analysis	1-855-435-3642
Billing Questions (Late payments, Incorrect billing address, Erroneous charges)	1-855-435-3642
Removal of Mortgage Insurance	1-855-435-3642
Removal of Escrows/Monthly impounds for Taxes and Insurance	1-855-435-3642
Foreclosure	1-855-435-3642
Mortgage Life Insurance	1-855-435-3642
Automatic Payment Drafting	1-855-435-3642
Payoff Department	1-855-435-3642

SPECIALIZED LOAN SERVICING CALL TREE FOR SELLER USE		
Department	Contact Email	Phone Number
New Loan Set Up	Sellerhelp@computershare.com	855-722-2136
Escrow Set Up (Taxes, Hazard, Mortgage Insurance, Flood Insurance)	Sellerhelp@computershare.com	
Document Control (Outstanding and missing documentation)	msrtrademanagement@computershare.com	
Accounting	MSRAccounting@computershare.com	
Final Documents	MSRShipping@computershare.com	
Negative Principal Reductions	Sellerhelp@computershare.com	
Incorrect Unpaid Principal balance	Sellerhelp@computershare.com	
Repurchase Questions and Figures	CreditRisk@computershare.com	904-285-5365
Post-Purchase Contact for File and Fund Release Questions	ServicingOversight@computershare.com	855-722-2136





Appendix: SMP Delivery Instructions and Documents

SMP Document Checklist

This checklist identifies all the documents, where applicable, that must be submitted in SMP servicing delivery file. **Sellers should use this checklist as the stacking order for the file.** The servicing delivery file contains a combination of mortgage loan origination, mortgage loan closing and miscellaneous Fannie Mae documents. The servicing delivery file must contain original origination and closing documents as applicable, copies of all documents sent for recording, copies of any documents held by Fannie Mae’s Document Custodial Services (such as the Note, Riders & Power of Attorney) along with miscellaneous selling system delivery documents.

- NOTE:** Final recorded documents must follow under separate cover and must not be included in the original loan file.
- NOTE:** A FINAL OR TRAILING DOCUMENT COVER SHEET is always required when sending Trailing Documents that were not included in the initial Loan Document Package.

SMP Document Checklist

Borrower Name:		Property Address:	
Seller name:		Fannie Mae Seller Number:	
Contact Name:	Phone Number:	Fax No./Email Address:	
Fannie Mae Contract Number or Commitment Number:	Fannie Mae Loan Number:	Seller Loan Number:	Purchase Date:
Lot:	Block:	Subdivision:	Borrower Closing Date:
	Provide all Documents Required by Selling Guide A2-5.1-02 (the list of Individual Mortgage Loan Files) and Exhibit E-2-02 (Required Custodial Documents)		
Critical	Document Name - (Documents That Are Not Originals Must be Certified True Copies)		X= Attached N/A – Not Applicable
Yes	Completed Fannie Mae SMP Document Checklist		
Yes	Fannie Mae SMP System Funding Detail Report – screen shot.		
Yes	Flood Certification Evidencing Life of Loan Coverage & Flood Zone		



Yes	Tax Information Sheet (Contains Tax ID#S, Tax Authorities' Names & Addresses, Date Last Paid, Next Due Date). If New Jersey Property, Include Tax Certificate	
Yes	Closing Disclosure (CD) (Initial Borrower CD; "Final" marked Borrower CD; "Final" marked property seller's CD; and settlement agent disbursement sheet)	
Yes	Escrow Disclosure Statement /Escrow Instructions/Signed Escrow Waiver Notification	
Yes	IRS W-9 Evidencing All Borrower Social Security Numbers	
Yes	Copy of Note, Riders, Addenda, and Note Modification Agreements including but not limited to: Balloon Rider, Interest Only Addendum, Condominium Rider, Planned Unit Development Rider, 1-4 Family Rider, Mortgage Insurance Rider, Bi-Weekly Payment Rider, etc., as applicable	
Yes	Copy of Mortgage or Deed of Trust, Applicable Riders And Legal Description	
Yes	Manufactured Housing Real Property Certificate Documents or assigned COT with proper UCCs	
Yes	Copy of the Assignment to Fannie Mae (or MERS, if applicable) and copies of all intervening Assignments, if applicable	
Yes	Copy of PMI Certificate, FHA mortgage insurance certificate, VA loan guaranty certificate, RD loan note guarantee certificate or HUD Indian Loan Guarantee Certificate (HUD Form 53039), in each case to the extent applicable, along with any applicable Endorsements	
Yes	Form 1008 Uniform Underwriting and Transmittal Summary	
Yes	Final Loan Application(s) Signed By All Borrowers (Fannie Mae 1003)	
Yes	Appraisal and Photos, Property Inspection Reports or Property Inspection Waiver	
Yes	Loan Estimate (LE) (Initial and Revised with completed Change of Circumstance Forms)	
Yes	Repair Rider or Addendum (if a set-aside for repairs was required)	
Yes	Borrower Mailing/Billing Address Certification (If Mailing/Billing Address Is Different From Property Address)	
Yes	Legal Description (Copy)	
Yes	Ground Rents/Lease Agreement	



Yes	Signed Homeowners Authorization Letter (NJ, NY & IL Only)	
Yes	Homeowner Option Letter (WI & MD Only)	
Yes	Hazard Insurance Policy, Flood Insurance Policy and/or Other Insurance Policies (Including Certificate of Insurance)	
Yes	Payment Verification Letter	
Yes	Borrower Payment History (if seasoned, Interest Credit or delivering scheduled UPB loan) reflecting P&I Payment Due Dates, Amounts & Escrow Deposits And Amounts Applied, any Delinquency Repayment Plans (if applicable)	
Yes	Copy of Title Policy	
Yes	Borrower's Good-bye Letter	
Yes	All Applicable Loan Sale Notification Letters (Hazard Insurance, Flood Insurance, Flood Zone determination letter, PMI, Tax certification sheet, Etc.)	
Yes	Credit Report And Evidence of Borrower Credit Score	
Yes		
Yes	Power of Attorney	
Yes	Executed USA Patriot Act Notice to Applicants	
Yes	Name Affidavit	
Yes	Any DU Reports and Final DU Underwriting Findings Along with DU Transaction Number	
Yes	Final Underwriting Approval If Non-DU Loan	
Yes	All Conditions of Loan Approval (Whether DU or Manually Underwritten)	
Yes	Tax Authorization Form (NY, NJ) (Required for an loan originated in the states of New York or New Jersey)	
Yes	Original Consolidated Note(s) and Consolidation, Extension and Modification Agreement (NY), to the extent applicable	
Yes	Wisconsin Tax Opinion Letter (Required for any loan originated in the state of Wisconsin)	
Yes	Signed Notice of right to cancel - Right of Rescission Notification (if loan purpose is a refinance)	
Yes	Loan Disclosure Statements Signed By Borrower At Time of Application	
Yes	All Remaining Credit Documents: VOE, Pay stubs, W-2 Statements, Tax Returns, VOD, Bank Statements, Divorce Decree, Lease Agreements, Etc.	



Yes	Compliance / Report Certification (i.e. Mavent, Loan Detail Report, Compliance Ease, etc.)	
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Servicer's Packaging Instructions

The packaging procedures inform the sellers how to package the files at time of delivery to the servicer for single loan deliveries. It is important to remember to clearly identify the loans as Fannie Mae SMP loans in **bold** print on the outer file jacket. All boxes must be sent to the servicer via overnight mail, express delivery (first delivery time).

Packaging Procedures When Delivering Single Loan Files

The outer file jacket of the servicing file must clearly note the file as a Fannie Mae SMP loan (see section on Servicing File Delivery). This will flag the servicer's receiving office on where to forward the loan for set up and prioritization.

The servicing files must have the following:

- A completed **SMP Document Checklist** and the documents enclosed must follow the order of the **SMP Document Checklist. (DETERMINE IF THE ORDER OF THE SMP DOCUMENT CHECKLIST SHOULD BE ADJUSTED.)**
- A label noting the borrower's name and address.
- Include a seller contact name and number for the servicer on the **SMP Document Checklist**.

Packaging Procedures When Delivering Multiple/Bulk Loans

The servicing files must be packaged as follows:

- In standard, 2 cubic foot boxes with lids.
- Boxes must not be packaged tightly. There should be at least two inches remaining in each box.
- Each box must contain an inventory list of the servicing files.
- The box number must be written on the bottom left-hand corner on the contents side of the box.
- Each box number must be written on the bottom left-hand of the contents list.



SMP Final Document Checklist

This checklist is used in conjunction with forwarding final documents to the servicer. Below is the contact information for each of the servicers:

	Specialized Loan Servicing
Forward Original Final Documents to:	BNY Mellon ATTN: SLS - Fannie Mae – Trailing Docs 2322 French Settlement Rd., Suite 100 Dallas, TX 75212
Forward copies of the Final Documents before shipping originals to the custodian via 1 of 2 methods:	Upload trailing documents to Specialized Loan Servicing's secure document web portal (www.msr.sls.net). When uploading, select "Collateral Docs" from the dropdown list Or, send trailing documents via secured email to MSRShipping@computershare.com
Contact information for Final Documents:	Shipping MSRShipping@computershare.com



SMP Final Document Coversheet or Checklist

Date Forwarded to Servicer:	Fannie Mae Seller Number:
Borrower's Name:	Fannie Mae Contract Number:
Property Address:	Fannie Mae Loan Number:
Seller's Name:	Servicer Loan Number, if known
Contact Name:	Contact Phone Number:
Contact Fax No./Email Address:	Seller Loan Number:

ALL DOCUMENTS ATTACHED HERETO MUST BE ORIGINAL FINAL DOCUMENTS:

Document Name	X = Attached
Title Policy	
Endorsement to Title Policy	
Form 1003 or Form 1003(s)	
Mortgage Note and note addenda	
Recorded mortgage or deed of trust, any applicable rider, and any other documents changing the mortgage loan terms or otherwise affecting Fannie Mae's legal or contractual rights	
Recorded assignments of the mortgages to Fannie Mae (or corresponding documents for co-op share loans, if applicable)	
Intervening Recorded Assignments	
Other: Seller to complete document name	
Other: Seller to complete document name	

SERVICER RECEIPT SIGNOFF

PRINTED NAME	SIGNATURE	DATE
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Seller Payment/Refund Transmittal

The **Seller Payment/Refund Transmittal** is used in conjunction with forwarding or requesting miscellaneous amount due on a mortgage loan that was previously transferred or delivered to the servicer. Use this schedule to forward payments or request refunds from the servicer after the initial Funding Date. It **must** be submitted to the applicable servicer using the contact information below:

	Specialized Loan Servicing
Escrow Issues	
Contact Name	1-855-722-2136 SellerHelp@computershare.com
All Other Payment/ Refund Issues	
	1-855-722-2136 SellerHelp@computershare.com
Wire Information: (Always include the borrower's SLS Loan Number on all wire detail. Please contact SLS Client Services to obtain the borrower's SLS Loan number prior to wiring)	
Bank Name	Wells Fargo Bank, NA
City & State	San Francisco, CA
ABA	121000248
Beneficiary	SLS
Ben Acct #	2000042928232
Forwarding of Borrower Payments (Please contact SLS Client Services to obtain the borrower's SLS Loan number to include on payments before sending)	
	Overnight to: Specialized Loan Servicing 6200 S. Quebec St. Greenwood Village, CO 80111 Attn: Cashiering Department

Seller Payment/Refund Transmittal

SELLER INFORMATION

Seller Name	
Seller Number	
Contact Name	



Contact Phone Number	
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MORTGAGE LOAN INFORMATION

Seller Loan Number	
Fannie Mae Loan Number	
Contract Number	
Borrower Name	
Property Address	
Servicer Loan Number, if available	

TRANSMITTAL TYPE

Circle One Transmittal Type	Payment, Refund, or Borrower Check Forwarding*
\$ Amount	\$
Brief Description of the Request	
Seller Wire Information, if applicable	

PAYMENT INFORMATION

Payment Type	Payment Amount	Date Payment To Be Applied		
		Month	Day	Year
PITI	\$	Month	Day	Year
ESCROW: (Circle one) Escrow Payment, Shortage, Reserves, or Cushion Type of escrow (Circle one): Taxes, MI, Hazard, Flood or Other	\$	Month	Day	Year
OTHER: (Describe)	\$	Month	Day	Year

**When forwarding borrower checks (only), reference the Forwarding of Borrower Payments addresses section on the prior page.*

Borrower Mailing/Billing Address Certification

The Mailing/Billing Address Certification is used when the borrower’s mailing/billing address is different from the property address. The seller is asked to provide the information to the servicer to ensure the servicer forwards billing/coupon booklets to the proper address.



BORROWER MAILING/BILLING ADDRESS CERTIFICATION

Seller Loan Number	
Fannie Mae Loan Number	
Fannie Mae Contract Number	
Borrower Name	
Occupancy Type	
Subject Property Address	
Borrower's Name to Appear on Billing Statement/Coupon Booklet	
Billing Address	