

A/A First Business Day Liquidations Job Aid

Actual/Actual (A/A) Removals Will Be Processed in Current Month Activity Period

July 11, 2024

Effective with the September 2024 Loan Activity Reporting, Fannie Mae will process and apply loan removals (Payoffs, Repurchases or Foreclosures) on all A/A loans reported between Calendar Day 1 through Business Day 1, with an action date equal to or less than Business Day 1, in the current activity period instead of next activity period.

Current Process (Prior to the September 2024 activity period)

Removals reported on A/A loans between Calendar Day 1 through Business Day 1, with an action date equal to or less than Business Day 1, are held and processed on the next processing day after Business Day 2 of the new activity period.

Future Process (After September 2024 activity period)

Removals reported on A/A loans between Calendar Day 1 through Business Day 1, with an action date equal to or less than Business Day 1, will be processed and applied to the current activity period. Fannie Mae will apply cash for successfully removed loans to the current activity period by creating a shortage/surplus adjustment type 'Activity Period to Activity Period' after cycle close on Business Day 2.

Illustrative Examples: Cash Position and Removal Adjustment Type in Loan Servicing Data Utility (LSDU) on Business Day 3 – After September 2024

Loan Servicing Data Utility										
Cash position search results										
Servicer Number:		Remittance Type:		Loan Activity Reporting Period:						
123456789		Actual / Actual		10/2024, 09/2024						
REPORTING PERIOD	SNAPSHOT DATE	REMITTANCE TYPE	BEGINNING SHORTAGE/SURPLUS AMOUNT	TOTAL P&I TRANSACTION APPLIED AMOUNT	OPEN HARD REJECTS AMOUNT	INTEREST DIFFERENCE AMOUNT (SOFT REJECT)	CASH RECEIVED AMOUNT	ADJUSTMENT AMOUNT	PRELIMINARY ENDING SHORTAGE/SURPLUS AMOUNT	FINAL ENDING SHORTAGE/SURPLUS AMOUNT
10/2024	10/05/2024	Actual/Actual	\$0.00	\$ 300,000.00	\$0.00	\$0.00	\$ 906,831.49	-\$ 606,831.49	\$0.00	
09/2024	10/05/2024	Actual/Actual	\$0.00	\$1,506,831.49	\$0.00	\$0.00	\$ 900,000.00	\$ 606,831.49	\$0.00	



Loan Servicing Data Utility

Help

Loan Activity Search

Loan Data Search

Cash Position Search

Data Compare

File Upload

Analyst Name Search

Adjustment search results (2 adjustments)

Download

Service Number:
123456789

Remittance Type:
Actual/Actual

Loan Activity Reporting Period:
10/2024, 09/2024

SERVICER NUMBER	SERVICER NAME	REMITTANCE TYPE	ACTIVITY PERIOD	ADJUSTMENT TYPE	FROM/TO SERVICER NUMBER	FROM/TO REMITTANCE TYPE	FROM/TO LOAN ACTIVITY REPORTING PERIOD	FANNIE MAE LOAN NUMBER	SERVICER LOAN NUMBER	ADJUSTMENT AMOUNT	PROCESSING DATE	SUBMITTER COMMENTS
123456789	ABC Mortgage	Actual/Actual	10/2024	Activity Period to Activity Period			09/2024	222222222	LENDER-LOAN-NUM	-\$606,831.49	10/04/2024	Transfer First Business Day (BD1) Liquidation proceeds to previous activity
123456789	ABC Mortgage	Actual/Actual	09/2024	Activity Period to Activity Period			10/2024	222222222	LENDER-LOAN-NUM	\$606,831.49	10/04/2024	Transfer First Business Day (BD1) Liquidation proceeds to previous activity

Illustrative Example: Fannie Mae Connect – Current Cycle Shortage/Surplus Adjustments on Business Day 3 – After September 2024

Servicer Number	Servicer Name	Remittance Type	Activity Period	Activity As Of	Adjustment Type	From/To Activity Period	Fannie Mae Loan Number	Transfer Amount	Processing Date	Submitter Comments
123456789	ABC Mortgage	A/A - Actual Interest / Actual Principal	Oct-24	10/4/2024	Activity Period to Activity Period	Sep-24	222222222	-\$606,831.49	10/4/2024	Transfer First Business Day (BD1) Liquidation proceeds to previous activity
123456789	ABC Mortgage	A/A - Actual Interest / Actual Principal	Sep-24	10/4/2024	Activity Period to Activity Period	Oct-24	222222222	\$606,831.49	10/4/2024	Transfer First Business Day (BD1) Liquidation proceeds to previous activity

Other affected Fannie Mae Reports include:

- Fannie Mae Connect - Trial Balance, Accepted Transaction Reports, & Remittance Update Report (Section E)
- Master Servicing Portfolio Manager – Daily Liquidation Report

NOTE: Note: Business Day 1 payoffs will be reflected in the Liquidation Report for the current reporting activity. There are no format changes to the above-mentioned Reports.

More Information

Please contact Master Servicing at 1-800-2-FANNIE (Option 1, Option 6) or email future_of_servicing@fanniemae.com if you have any questions about these changes.

Other helpful resources:

- Visit the [Loan Servicing Data Utility \(LSDU\)](#) product Webpage
- Visit the [Fannie Mae Connect](#) product Webpage
- Visit the [Master Servicing Portfolio Manager](#) product Webpage