Loan Delivery Pool Wire Instruction Roll-Up

Contents

As part of the Enhanced Certification Process, lenders are required to associate their wire instructions to their respective Warehouse Lenders in Fannie Mae's Loan Delivery application. Lenders are also required to deliver a warehouse lender identifier on any loan that is delivered under Bailee Letter. As part of the certification process, Document Custodians will be responsible for ensuring the warehouse lender information provided in Loan Delivery matches the Bailee Letter received.

For MBS pools, Loan Delivery will automatically "Roll-up" the pool wire instructions for all loans identified as belonging to a warehouse lender requiring Bailee validation.

The purpose of this document is to provide users with information on how the Loan Delivery Pool Wire Instruction Roll-Up works.

Regular MBS Pools

For regular MBS Pools (non-early funding), lenders will provide the warehouse lender identifier in the ULDD XML import file or add via the update feature in Loan Delivery for loans under Bailee. Once the warehouse lender ID is assigned, lenders will receive an edit indicating that the loan level wire nickname is needed.

> **NOTE:** *Note: Lenders can comingle warehouse lenders within Regular MBS Pools as long as their security wire instructions are associated to the wire instructions where the security is being delivered.*

To add the wire nickname, lenders should use the Update All Loans feature in Loan Delivery to select the wiring instruction in the Wire Nickname dropdown. Saving and running loan edits will clear the edits and automatically roll-up the pool wiring instructions that will then be displayed on the 'Wiring Instructions' tab.

> **NOTE:** *Note: The wire nickname cannot be coded in the XML import file, but the update all loans feature replaces today's process of assigning wire instructions on the wiring instructions tab for pools with loans under Bailee.*
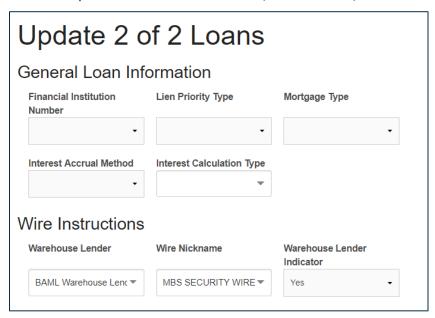
> **NOTE:** *For wires set up with a Maximum Wire Amount, Loan Delivery will automatically split up wires for securities over the cap as part of the roll-up feature. Loan Delivery will issue one wire that meets the cap amount and then a*

second wire that will cover the remaining balance (unless the balance is less then $1,000 minimum wire amount which then only one wire will be issued). Lenders should consult with their security clearing partner to determine if the wire over the limit will be rejected.

Scenario 1: Pools with ALL warehouse lender loans delivered under Bailee

Select the Update All Loans button and provide the Warehouse Lender ID, Wire Nickname, and Warehouse Indicator = Yes

Save & Run Pool Edits

Wire Instruction Status will show as Entered

Loan Delivery will automatically roll-up the UPB and assign pool level wire instructions for loans associated to a Warehouse Lender and the Wire Nickname provided.

Scenario 2: Pools with SOME warehouse lender loans delivered under Bailee

Loans with a warehouse lender – provide the Warehouse Lender ID and Wire Nickname

Warehouse Indicator = Yes

Loans without a warehouse lender – leave the warehouse lender and wire nickname fields blank

Warehouse Indicator = No
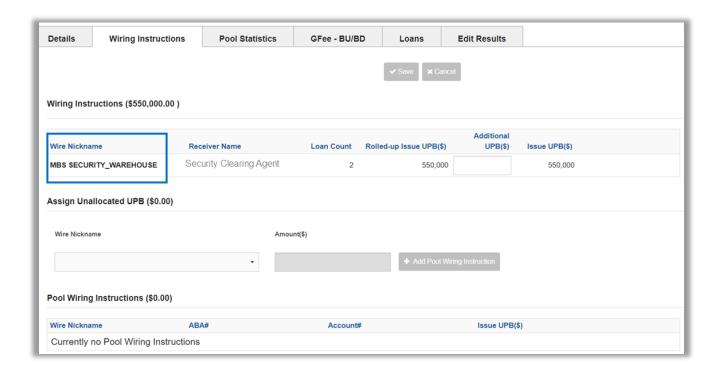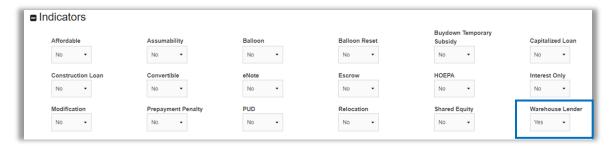
Save and Run Edits

Wire Instruction Status will show as Error – Remaining Balance

Loan Delivery will automatically roll-up the UPB and assign pool level wire instructions for loans that were associated to a Warehouse Lender and Wire Nickname provided. The remaining UPB for loans that were not associated to a warehouse lender will display in the "Assign Unallocated UPB" section of the Wiring Instructions tab.

Lenders will be able to combine the Unallocated UPB to the existing pool wire instructions that were automatically assigned by entering the remaining UPB in the "Additional UPB" box. The issue UPB total will update and one wire will be issued on the delivery date.

> **N O T E :** *Running loan edits will reset the rollup totals and any unallocated balances will need to be re-assigned on the Wiring Instructions tab.*

Click "Save" for wire instructions to be complete

Pool level wire instructions are now complete and the Total Issue UPB is allocated to same wire instruction.

NOTE: *If eligibility edits are re-run following submission (for a certification data revision or other reason) the remaining balances will not need to be re-assigned unless there was a change to UPB or the wiring instructions.*

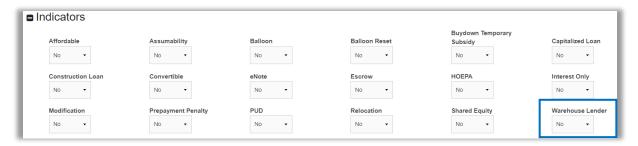## Scenario 3: Pools with NO warehouse lender loans delivered under Bailee

Loans without a warehouse lender – leave the warehouse lender and wire nickname fields blank

Warehouse Indicator = No

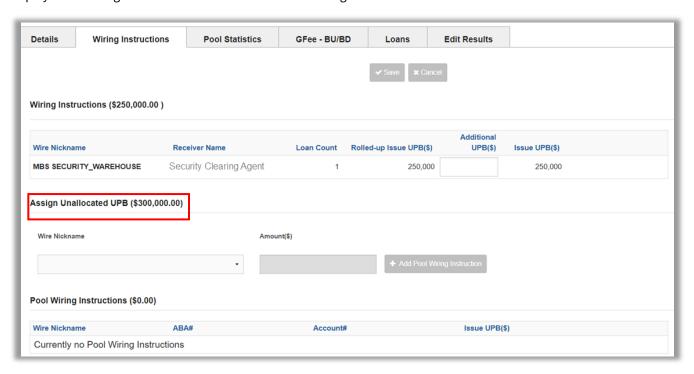Save and Run Edits
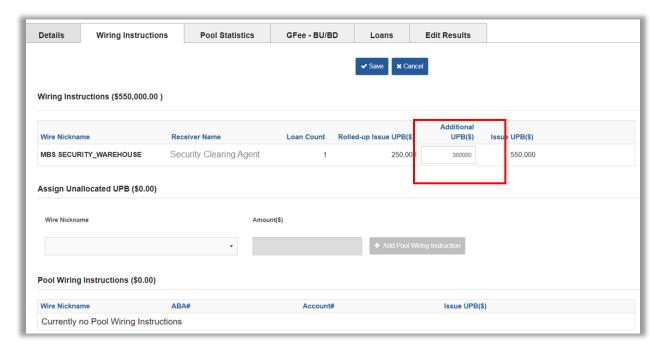

Wire instructions Status will show as Missing

| Update All Loans | Export ▾ | Reports ▾ | ⟳ Save and Run Edits | 👍 Submit | 🗑 Delete |

Issue Date	10/01/2018
Delivery Date	10/18/2018
Total Issue UPB	$550,000.00
MBS Wiring Instructions Status	**Missing**

Entire UPB of pool is available to be assigned

| Details | **Wiring Instructions** | Pool Statistics | GFee - BU/BD | Loans | Edit Results |

✔ Save   ✖ Cancel

Assign Unallocated UPB ($550,000.00)

Wire Nickname

Amount($)

[▾]   [ ]   [+ Add Pool Wiring Instruction]

Pool Wiring Instructions ($0.00)

Wire Nickname	ABA#	Account#	Issue UPB($)
Currently no Pool Wiring Instructions			

In the wire nickname field use the drop down to select the MBS wire instructions and manually enter the UPB to be assigned that wire. Once complete click "Add Pool Wiring Instruction"

| Details | **Wiring Instructions** | Pool Statistics | GFee - BU/BD | Loans | Edit Results |

✔ Save   ✖ Cancel

Assign Unallocated UPB ($550,000.00)

Wire Nickname

Amount($)

[MBS SECURITY WIRE   ▾]   [550000]   [+ Add Pool Wiring Instruction]

Pool Wiring Instructions ($0.00)

Wire Nickname	ABA#	Account#	Issue UPB($)
Currently no Pool Wiring Instructions			

Wire instructions are now assigned.

ASAP Sale Pools (no ASAP Plus loans)

All ASAP Sale Pools now require the ASAP Sale Indicator. This indicator can be added when importing the pool by clicking the ASAP Sale box

OR using the Indicators on the Pool Details tab to select ASAP Sale = Yes

Loan Delivery will ensure that all ASAP Sale Pools have the Fannie Mae "Soon" pool wire instructions.

> **NOTE:** Early Funding eligible payee codes must be provided for loans in ASAP Sale pools that are under Bailee in the loan level wire nickname field. All loans under Bailee in an ASAP Sale pool must use the same payee code, as ASAP Sale pools can only have one MBS wire instruction per pool (one Early Funding Wire ID allowed per pool).

Scenario 1: ASAP Sale Pools with SOME or ALL loans under Bailee

Loans with a warehouse lender – provide the Warehouse Lender ID and Wire Nickname (Payee Code)

■ Wire Instructions

Warehouse Lender	Wire Nickname
BAML Warehouse Lending - 322700008 ▼	BAML PAYEE CODE ▼

Warehouse Lender Indicator = Yes

■ Indicators

Affordable	Assumability	Balloon	Balloon Reset	Buydown Temporary Subsidy	Capitalized Loan
No ▼	No ▼	No ▼	No ▼	No ▼	No ▼

Construction Loan	Convertible	eNote	Escrow	HOEPA	Interest Only
No ▼	No ▼	No ▼	No ▼	No ▼	No ▼

Modification	Prepayment Penalty	PUD	Relocation	Shared Equity	Warehouse Lender
No ▼	No ▼	No ▼	No ▼	No ▼	Yes ▼

Loan Delivery will automatically roll up the ***entire pool balance*** to the "SOON" wire instructions associated to the EF Wire Id that matches the Payee Code provided on the loans under Bailee. Lenders must ensure they have the EF Wire ID set up in the payee code (Cash wire instructions) and also the same EF Wire ID setup in corresponding SOON Security Wire instructions.

Wire instruction status will show as Entered

Update All Loans	Export ▼	Reports ▼	↻ Save and Run Edits	👍 Submit	🗑 Delete

Issue Date	10/01/2018
Delivery Date	10/18/2018
Total Issue UPB	$4,622,618.70
MBS Wiring Instructions Status	ENTERED

Entire UPB auto assigned to the corresponding soon wire instructions (account number = EF Wire ID for Soon wire instructions).

Details	Wiring Instructions	Pool Statistics	GFee - BU/BD	Loans	Edit Results

Wiring Instructions ($4,622,618.00)

Wire Nickname	ABA Number	Account Number	UPB($)
FANNIE MAE AS SOON AS POOLED	021039539	99	4,622,618

Scenario 2: ASAP Sale Pools with NO warehouse lender loans

Lenders will assign the wire instructions directly within the wire instructions tab with pool details.

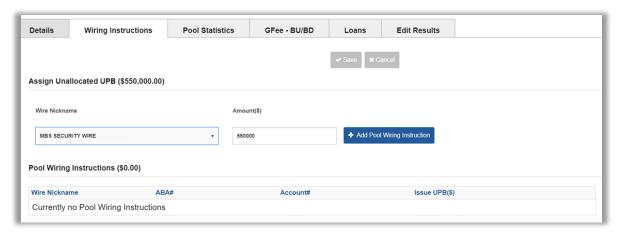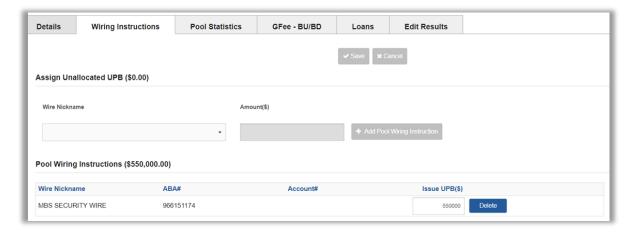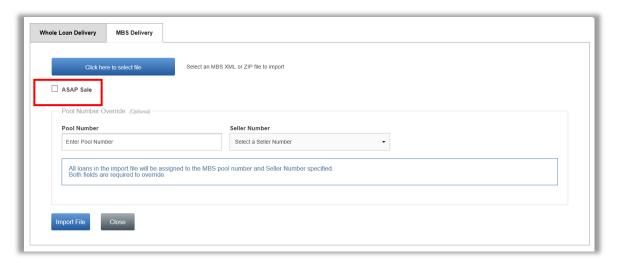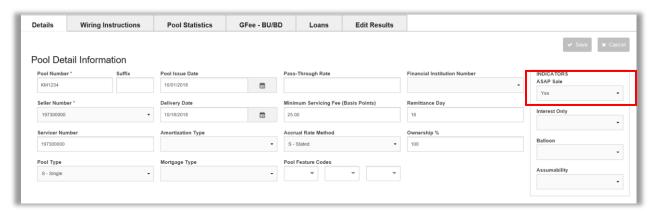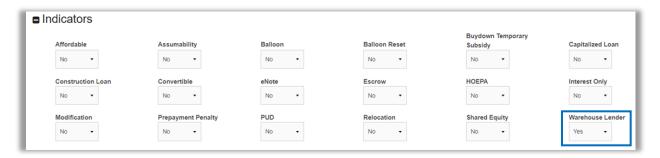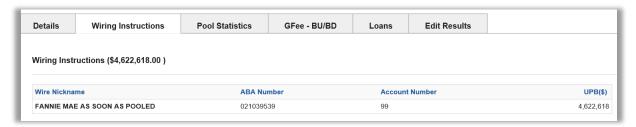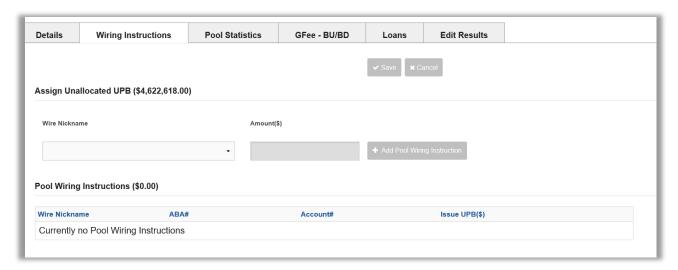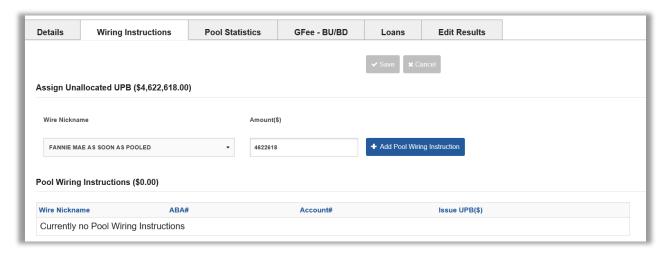Wire instructions Status will show as Missing

In the wire nickname field use the drop down to select the MBS wire instructions and manually enter the UPB to be assigned that wire. Once complete click on "Add Pool Wiring Instruction

Wire instructions are now assigned

ASAP Sale Pools (with ASAP Plus redelivered loans)

ASAP Plus loans that are being redelivered as MBS must be in an ASAP Sale pool.   If the ASAP Sale Indicator is not selected, lenders will receive "edit 2016 - Pool ASAP Indicator is required and must be Yes when at least one of the loans in the Pool is ASAP Plus"

This indicator can be added when importing the pool by clicking the ASAP Sale box

OR using the Indicators on the Pool Details tab to select ASAP Sale = Yes

Loan Delivery will ensure that all ASAP Sale Pools have the Fannie Mae "Soon" pool wire instructions.

> **NOTE:** Early Funding eligible payee codes must be provided for loans in ASAP Sale pools that are under Bailee in the loan level wire nickname field. All loans under Bailee in an ASAP Sale pool must use the same payee code, as ASAP Sale pools can only have one MBS wire instruction per pool (one Early Funding Wire ID allowed per pool).

Scenario 1: ASAP Sale Pools with <u>ALL</u> redelivered ASAP Plus loans

Pools containing all ASAP Plus redelivered loans do not require any loan level warehouse identifiers (if the warehouse identifiers are provided Loan Delivery will ignore). Lenders will assign the wire instructions directly within the wire instructions tab with pool details.

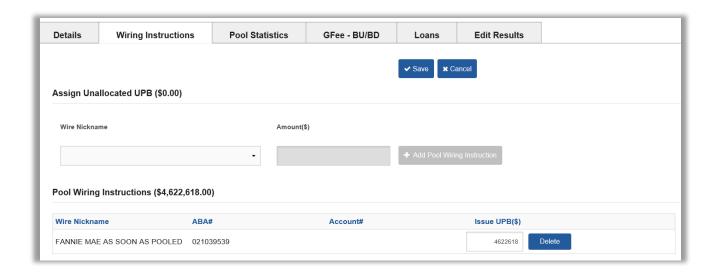Wire instructions Status will show as Missing

In the wire nickname field use the drop down to select the MBS wire instructions and manually enter the UPB to be assigned that wire. Once complete click on "Add Pool Wiring Instruction"
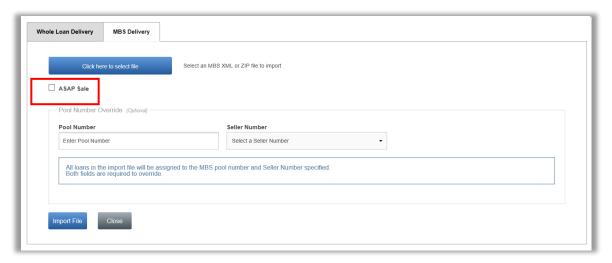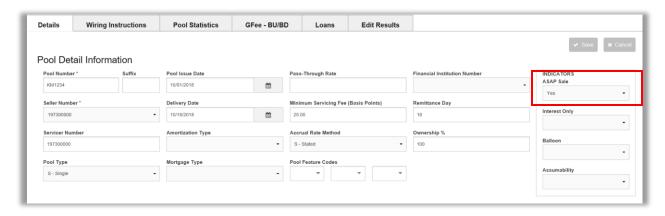
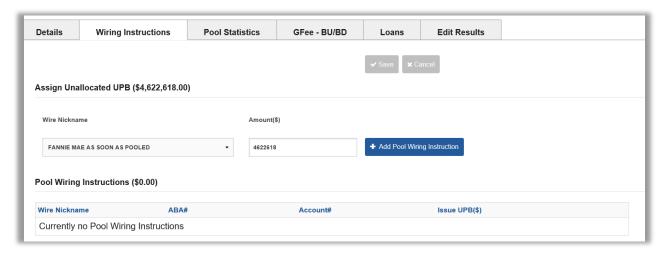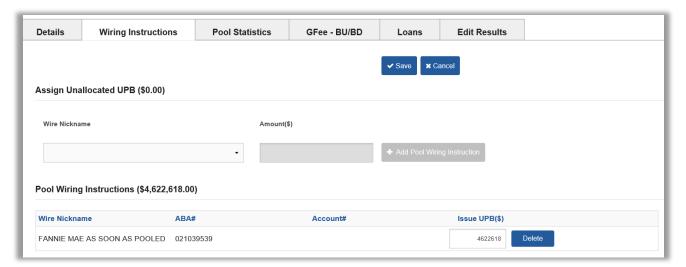| Details	Wiring Instructions	Pool Statistics	GFee - BU/BD	Loans	Edit Results

✔ Save   ✘ Cancel

Assign Unallocated UPB ($4,622,618.00)

Wire Nickname	Amount($)	
FANNIE MAE AS SOON AS POOLED ▾	4622618	✚ Add Pool Wiring Instruction

Pool Wiring Instructions ($0.00)

Wire Nickname	ABA#	Account#	Issue UPB($)
Currently no Pool Wiring Instructions			

Wire instructions are now assigned

Details	Wiring Instructions	Pool Statistics	GFee - BU/BD	Loans	Edit Results

✔ Save   ✘ Cancel

Assign Unallocated UPB ($0.00)

Wire Nickname	Amount($)	
▾		✚ Add Pool Wiring Instruction

Pool Wiring Instructions ($4,622,618.00)

Wire Nickname	ABA#	Account#	Issue UPB($)
FANNIE MAE AS SOON AS POOLED	021039539		4622618 Delete

Scenario 2: ASAP Sale Pools with SOME ASAP Plus redelivered loans and new loans under Bailee

For the ASAP Plus redelivered loans, the loan level warehouse identifiers are not required (if the warehouse identifiers are provided Loan Delivery will ignore).

> **NOTE:** If there are any new loans that are NOT under warehouse lender/Bailee, they will also be delivered without the warehouse lender ID and wire nickname and Warehouse Indicator = No.

NEW loans under Bailee - provide the Warehouse Lender ID and Wire Nickname (Payee Code)

▪ Wire Instructions

Warehouse Lender	Wire Nickname
BAML Warehouse Lending - 322700008 ▾	BAML PAYEE CODE ▾

Warehouse Indicator =Yes

NOTE: Loan Delivery will automatically roll up the entire pool issue UPB to the Soon wire instructions associated to the EF Wire ID that matches the Payee Code provided on the loans under Bailee. Lenders must ensure they have the EF Wire ID set up in the payee code (Cash wire instructions) and also the same EF Wire ID setup in corresponding SOON Security Wire instructions..

Wire instruction status will show as Entered

Entire UPB auto assigned to the corresponding soon wire instructions (account number = EF Wire ID for Soon wire instructions).

Wire Nickname	ABA Number	Account Number	UPB($)
FANNIE MAE AS SOON AS POOLED	021039539	99	4,622,618

For More Information

Additional Loan Delivery resources and training materials are also on the Loan Delivery page.