Loan Level Price in Pricing & Execution – Whole Loan

Servicing Marketplace-eligible sellers can get an indicative SRP pricing through Price Loan functionality in Pricing & Execution – Whole Loan. To use this functionality, the seller needs to import loans via the Eligible Loans pipeline. Then select a servicer, select one or multiple loans in pipeline, and export pricing for up to 50 loans in a comma-delimited (.csv) file by clicking Price Loans.

Here is the import and export loan file specification.
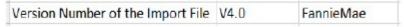
Import Loan File Specification

You may import loans into the Pricing & Execution – Whole Loan® (PE – Whole Loan) application by first creating a comma-delimited (.csv) file to hold up to 50 loans and then by using the Import Loan Data feature of PE – Whole Loan to bring the loans into the application for pricing.

The import file format must conform to the following layout

The first row of the .csv file must have "Transaction Type" and "Import Loans" in the first two columns.

1. The second row must have "Version Number of the Import File", "V4.0" as the version of the import loan file, and "FannieMae" in the first three columns.

2. The third row must have every header as specified in the field position table below. Every subsequent row shall contain a single record of loan data with values in each column that match the header fields (fields that do not contain data should be left blank).

> **NOTE:** *The system will update all borrower and property information directly from Desktop Underwriter® (DU®) for loans underwritten in DU prior to committing.*

Pricing is indicative, subject to change, and not inclusive of LLPAs or Special Feature Codes not attached to the DU casefile ID.

Loan Data Import File Specifications

Field Position	Field Name Future	Data Type	Max Data Length	Data Format	Allowable Values	Required Field		Note
						Other	DU	
1	Underwriting Method	String			Desktop Underwriter Other	Yes	Yes	
2	Casefile ID	String	10			No	Yes	DU - Must be a valid DU Casefile ID Other - Leave field blank
3	Seller Unique ID	String	15			No	No	
4	Product Name	String				Yes	Yes	Must be a valid product name from Pricing & Execution – Whole Loan
5	Gross Note Rate	Number		Z.ZZZ	1.0 to 20.0	Yes	Yes	
6	Gross Margin	Number		Z.ZZZ		No	No	Required for ARM Products only
7	Loan Amount	Number				Yes	Yes	
8	Execution Type	String			Best Efforts Mandatory	Yes	Yes	If Execution type is **Mandatory**, then Servicing Type must be **Released**
9	Commitment Expiration Date	Date			MM/DD/YYYY	Yes	Yes	
10	Remittance Type	String			Actual/Actual Scheduled/Scheduled	Yes	Yes	
11	Servicing Type	String			Retained Released	Yes	Yes	
12	Escrows Collected	Boolean			Yes/ No	Yes	Yes	Required if Servicing Type is **Released**
13	Escrow Amount	Number		ZZZZZZ.ZZ		Yes	Yes	Required if Escrows Collected is **Yes**

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14	Allow Cross-Sell	Boolean			Yes/ No	Yes	Yes	Required if Servicing Type is **Released** For SMP enter **No** in import file
15	Bifurcation Structure	String			N/A SET Bifurcation	No	No	Leave field blank
16	Master Agreement Number	String	7			No	No	
17	Purchase Price/Appraised Value	Number		ZZZZZZZZZ.ZZ		Yes	No	
18	Subordinate Financing	Number		ZZZZZZZZZ.ZZ		Yes	No	
19	Credit Score	Integer	3	ZZZ		Yes	No	
20	Borrower 1 First Name	String	35			Yes	No	
21	Borrower 1 Middle Initial	String	35			No	No	
22	Borrower 1 Last Name	String	35			Yes	No	
23	Borrower 1 Suffix Name	String	35			No	No	
24	Borrower 1 SSN	Integer	4	ZZZZ		Yes	No	
25	Borrower 2 First Name	String	35			No	No	
26	Borrower 2 Middle Initial	String	35			No	No	
27	Borrower 2 Last Name	String	35			No	No	
28	Borrower 2 Suffix Name	String	35			No	No	
29	Borrower 2 SSN	Integer	4	ZZZZ		No	No	

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30	Borrower 3 First Name	String	35			No	No	
31	Borrower 3 Middle Initial	String	35			No	No	
32	Borrower 3 Last Name	String	35			No	No	
33	Borrower 3 Suffix Name	String	35			No	No	
34	Borrower 3 SSN	Integer	4	ZZZZ		No	No	
35	Borrower 4 First Name	String	35			No	No	
36	Borrower 4 Middle Initial	String	35			No	No	
37	Borrower 4 Last Name	String	35			No	No	
38	Borrower 4 Suffix Name	String	35			No	No	
39	Borrower 4 SSN	Integer	4	ZZZZ		No	No	
40	Street Address	String	100			Yes	No	
41	City	String	35			Yes	No	
42	State	String	2	ZZ		Yes	No	
43	Zip Code	String	5 or 9	ZZZZZ ZZZZZ-ZZZZ		Yes	No	
44	Property Type	String			Detached, Attached, Condominium, Planned Unit Development, Cooperative, Other, High Rise Condo, Manufactured Housing, Detached Condo, Manufactured Home/Condominium/PUD/ Coop	Yes	No	

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45	Occupancy Type	String			Primary Residence, Secondary Residence, Investment Property	Yes	No	
46	Loan Purpose	String			Purchase, Refinance, Construction, Other, Construction to Permanent	Yes	No	
47	Number of Units	Integer		Z	1, 2, 3, or 4	Yes	No	
48	Loan Closed	Boolean			Yes/No	Yes	Yes	Required if Servicing Type is **Released** and Execution Type is **Mandatory**
49	Loan Closing Date	Date			MM/DD/YYYY	Yes	Yes	Required if Loan Closed is **Yes**

Price Loans Export File Specification

You can import multiple loans servicing-released or retained via the Eligible Loans pipeline, and you can export pricing for up to 50 loan in a comma-delimited (.csv) file.

> **NOTE:** *Pricing is indicative, subject to change and not inclusive of LLPAs or Special Feature Codes.*

The Price Loans Export File Format will conform to the following layout

1. Row 1 of the .csv file will have the title " === Pricing & Execution - Whole Loan === " in the first column:

1	=== Pricing & Execution - Whole Loan ===

2. Row 2 will have the Seller Name, Seller Number, and Pricing as-of date across the first three columns:

2	Fannie Mae	197300000	04/02/2019 08:17 AM EST

3. Row 3 is blank.
4. Row 4 will have Note:

4	NOTE: Pricing is indicative, subject to change and not inclusive of LLPAs.

5. Row 5 is blank. 6. Row 6 is blank.

6. Row 7 will have the following columns and Rows 8 and beyond will have values for the selected loans:

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Field Position	Field Name	Field Format			Sample Values	Notes
		Data Type	Max Length	Data Format		
1	Casefile ID	String	10		1164592350	
2	Seller Unique ID	String	15		Test1234	
3	Borrower Last Name	String	35		Smith	
4	Underwriting Method	String			Desktop Underwriter	
5	Execution Type	String			Mandatory	
6	Remittance Type	String			Actual/Actual	
7	Servicing Type	String			Released	
8	Bifurcation Structure	String			N/A	
9	Product Name	String			30-Year Fixed Rate	
10	Loan Amount	Currency			$180,000.00	
11	Commitment Period (days)	Number		ZZ	10	
12	Gross Note Rate	Number		Z.ZZZ	5.250	
13	Pass-Through Rate	Number		Z.ZZZ	5.000	
14	Pass-Through Price	String	7		100.0000	
15	SRP*	String			0.8825	Servicing-Released Premium for selected servicer
16	PTR + SRP	String	7		100.8825	Pass-Through Price + SRP (NOT inclusive of LLPAs or SFCs)
17	Servicer Fee	Currency			($220.00)	
18	Error	String				If applicable, description of pricing error

NOTE: *Field 15 will have servicer name in heading, e.g. SRP – CMC Funding*

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