



Master Servicing Portfolio Manager User Guide

May 2025





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Master Servicing Portfolio Manager Overview

Master Servicing Portfolio Manager offers management oversight and self-service functionality related to performance, loan activities, and portfolio management that will help drive efficiency and straight through processing. The first iteration of this self-service management tool will provide Fannie Mae servicers the ability to access loan and cash exceptions at the end of the reporting period, which require servicer review and confirmation. Servicers can use the tool to enter resolution plans and resolution dates to address these exceptions. Master Servicing Portfolio Manager will provide information on seven exceptions during the initial application roll out as listed below.

Exceptions:

- Late Liquidations – Liquidations that are reported later than the first business day after the servicer processes the payment transaction in its system.
- Ending Hard Rejects – A loan that has an unresolved hard reject as of the end of Fannie Mae's reporting period.
- Aged Hard Reject – A loan that hard rejects for five consecutive reporting periods. A loan that started Fannie Mae's reporting period with a hard reject but did not end the period with a hard reject is included in the count.
- Aged Soft Reject – A loan that soft rejects for five consecutive reporting periods. A loan that started Fannie Mae's reporting period with a soft reject but did not end the period with a soft reject is included in the count.
- Loan not Reported EOC – A loan not reported as of the end of the reporting cycle as defined on Fannie Mae's Investor Reporting and Remitting Calendar.
- Cash Differences – An Actual/Actual servicer that is under or over Fannie Mae's remittance thresholds.

Note: Fannie Mae's Investor Reporting and Remitting Calendar is available on <https://www.fanniemae.com/>

Benefits

- Self-service access to information, facilitating servicer adherence to Fannie Mae's investor reporting requirements.
- Visibility into consolidated servicer investor reporting metrics (at the end of the reporting period) to help drive improvements and process enhancements.
- Increased transparency between servicer and Fannie Mae related to Loan and Cash exception management.

Browser Requirements

For optimal performance, the preferred browser for Master Servicing Portfolio Manager is Google Chrome. The following is a list of acceptable browsers:

- Google Chrome™ (PREFERRED)
- Microsoft Edge®
- Firefox®

System Availability

Master Servicing Portfolio Manager is available Monday through Sunday, 24 hours a day except for every second Sunday between 2 a.m. and 6 a.m. ET. Should Master Servicing Portfolio Manager not be available during these hours, a notification will be posted.

System Access

To access Master Servicing Portfolio Manager, your company's Technology Manager Administrator must request access for you. See [Technology Manager](#) section of this user guide.



Support

For help with Master Servicing Portfolio Manager, servicers should call 1-800-2FANNIE (1-800-232-6643) option 1 and option 6 or contact master_servicing@fanniemae.com.

Technology Manager

The following information provides Servicers' Corporate Administrators with the required application and roles which need to be requested through Fannie Mae's Technology Manager to access and work requests within the Master Servicing Portfolio Manager Application.

Application to Request:

- Master Servicing Portfolio Manager

Roles to Request:

- If you are a Master Servicer utilizing a Sub-servicer, you would select - MSPM – **External** READ_REQUEST
- If you determine root cause(s) and create resolution plan(s) and date(s), you will select - MSPM - **External** READ_REQUEST_WRITE
- If you Confirm root cause(s), resolution plan(s) and date(s) you would select - MSPM – **External** ATTEST

Role definitions:

- MSPM - **External** READ_REQUEST, Read access to Master Servicing Portfolio Manager cases.
- MSPM - **External** READ_REQUEST_WRITE, All **External** READ-REQUEST access, plus updating servicer exception(s) and submit workflow request cases.
- MSPM - **External** ATTEST, All **External** READ-REQUEST_WRITE access, plus approving workflow request cases.

Step-by-Step Instructions

- [Technology Manger Job Aids](#)
- [Setup Available Applications](#)
- [Create New User](#)
- [Grant a User Access to an Application](#)



Resources:

- [Technology Manager webpage](#)
- [Technology Support Center](#)

Home / Technology Manager

Applications & Technology

Technology Manager

Manage your access in one place

The Technology Manager platform allows customers to manage user access to all Fannie Mae technology applications.

[Launch App](#) [Reset Password](#)

Meet the new Technology Manager Virtual Assistant

The Virtual Assistant can answer questions and guide you through the new, streamlined steps to create multiple users in one session, quickly duplicate user access, and more.

[Learn More](#)

[New User](#)

[Registered Users](#)

[Registered Admins](#)

[Manage System IDs](#)

[Help & Training](#)

Technology Manager Availability

Every day, 24 hours a day.

[All Technology Application Availability](#)

Home / Technology Support Center

Applications & Technology

Technology Support Center

The Technology Support Center is the primary point of contact for Fannie Mae customers seeking information on or assistance with Fannie Mae technology applications. Reach out to us via phone or web chat using the links below, or try using our online search to answer your question. We are eager to help you.

Please note that the Web Chat and Share My Desktop links are only available to registered technology application users.

- Call Us at 1-800-2FANNIE (1-800-232-6643)
- [Open a Web Chat](#)
- [Share My Desktop](#)

The Support Center's hours of operation are every day, 24 hours a day, except for the holidays listed below:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving
- Christmas Day

On the evening prior to a holiday closure, the Technology Support Center will close at 8:00 p.m. ET and will reopen the day after the holiday at 8:00 a.m. ET.

Password Reset

If your account is locked or deactivated, or you forgot your user ID, contact your Technology Manager administrator. Otherwise, use the link below.

[Reset password](#)

Technology Application Availability

If you're having trouble with an application, it may be undergoing maintenance or enhancements.

[Check availability](#)

Technology Manager

Technology Manager is an application that allows customers to manage user access to Fannie Mae technology applications.

[Go to Technology Manager](#)

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Sign On / Log Out

Sign On

To sign on to Master Servicing Portfolio Manager, follow the steps below:

1. Click [here](#) to access Master Servicing Portfolio Manager.
2. Enter **USERNAME** and **PASSWORD**.
3. Click **Sign On**.

The screenshot shows the Fannie Mae Sign On page. At the top is the Fannie Mae logo and name. Below is a large 'Sign On' heading. There are two input fields: 'USERNAME' and 'PASSWORD'. Both fields have a red asterisk and the text '* REQUIRED' below them. The 'PASSWORD' field is masked with dots. Below the input fields is a green 'Sign On' button with a red border. At the bottom, there is a link that says 'Need help with unlocking your user ID or resetting your password?'.

Note: Username consists of eight characters.

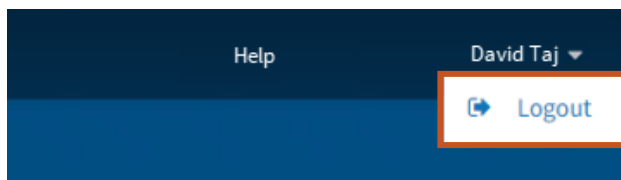
Note: See your Technology Administrator with any password issues.

Note: After signing on, the [Master Servicing Portfolio Manager landing page](#) appears.

Log Out

To log out of Master Servicing Portfolio Manager, follow the steps below:

1. Click **Arrow** in the upper corner of the screen.
2. Click **Logout**.





Master Servicing Portfolio Manager Main Screen Overview

- On successful log in, Master Servicing Portfolio Manager the Main screen. will display.

Master Servicing Portfolio Manager

Help David Taj

My Performance Data Request Performance Metrics Servicer Communication

Response Pending (3) Confirmation Pending (0) Fannie Mae Review Pending (0) Fannie Mae Approval Pending (0) Fannie Mae Approved (0) 2 1 Reporting Period 04/2021

0 Late Liquidations 0 Ending Hard Reject 1 Aged Hard Reject 1 Loan Not Reported EOC 0 Aged Soft Reject 0 Cash Difference 3

Exceptions | Response Pending 4 Updated as of 06/14/2021 at 12:22pm EST Download Options Download 5

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4394		Aged Hard Reject	1		04/2021
4399		Loan Not Reported EOC	36		04/2021
4368		Aged Soft Reject	6		04/2021

1 25

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Screen Location	Description
1	Reporting period dropdown menu.
2	<p>Work pending tabs:</p> <ul style="list-style-type: none"> Response Pending – Servicer Action Required. Confirmation Pending – Servicer created resolution plan, but it is awaiting servicer approval to submit to Fannie Mae. Fannie Mae Review Pending – Servicer submitted resolution plan(s) waiting Fannie Mae review. Fannie Mae Approval Pending – Fannie Mae reviewed resolution plan(s) awaiting Fannie Mae approval. Fannie Mae Approved – Fannie Mae approved resolution plan(s).
3	<p>Work Status</p> <ul style="list-style-type: none"> ✓ - Ok icon – no further action required. ⚠ - Warning icon – action required.
4	<p>Displays outstanding items for selected work pending tabs.</p> <ul style="list-style-type: none"> Case Id Number – The reporting period, the nine-digit servicer number, and exception for the servicer. A case can contain multiple loans. A case id can have multiple plans. Plan – Is an individual root cause and resolution plan.
5	<p>Download Options and Download buttons.</p> <p>Note: There are three download options: case level, loan level, and cash level.</p>



- If a Work **Pending** tab is clicked, then all exception information within that tab will display.

Response Pending (3)

Confirmation Pending (0)

Fannie Mae Review Pending (0)

Fannie Mae Approval Pending (0)

Fannie Mae Approved (0)

Reporting Period 04/2021

0 Late Liquidations

0 Ending Hard Reject

1 Aged Hard Reject

1 Loan Not Reported EOC

0 Aged Soft Reject

0 Cash Difference

Exceptions | Response Pending

Updated as of 06/14/2021 at 12:22pm EST

Download Options

Download

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4394	25	Aged Hard Reject	1		04/2021
4399	25	Loan Not Reported EOC	36		04/2021
4368	25		6		04/2021

1 25

Note: If an **Exception Type** icon is clicked, then only that exception information displays.

0 Late Liquidations

0 Ending Hard Reject

1 Aged Hard Reject

1 Loan Not Reported EOC

0 Aged Soft Reject

0 Cash Difference

Exceptions | Response Pending

Updated as of 06/14/2021 at 12:22pm EST

Download Options

Download

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4394	25	Aged Hard Reject	1		04/2021

1 25



View Loan Information

To view loan information, follow the steps below.

- 1. Click desired **Case ID Number**.

Exceptions | Response Pending

Updated as of 06/14/2021 at 12:27pm EDT

Download Options ▾

Download

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4394	1000000000	Aged Hard Reject	1		04/2021
4399	1000000000	Loan Not Reported EOC	36		04/2021
4368	1000000000		6		04/2021

1 25 ▾

Note: In this case there are thirty-six loans.

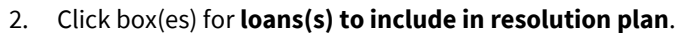
- 2. View Loan Information per selected case id number.

Create Resolution Plan(s)/Confirm Resolution Plan(s)

To create a resolution plan, follow the steps below.

- 1. Click **Create resolution plan**.

My Performance Data Request Performance Metrics Servicer Communication							
Response Pending / Case ID : 4399							
Case ID: 4399							
Updated as of							
Servicer Number 1000000000 Exception Type Loan Not Reported EOC Reporting Period 04/2021 Total Loan Count 36							
Response Pending Loans To Manage (33)							
Create resolution plan							
Fannie Mae Loan Number	Reject Reason	Remittance Type	Transaction Processing Date	LPI Date (Reported)	Actual UPB Amount(Reported) (\$)	Principal Amount	
1000000000	File Upload Issue	Actual/Actual	5/3/2021	12/31/1969			
1000000000	File Upload Issue	Actual/Actual	5/3/2021	12/31/1969			
1000000000	File Upload Issue	Actual/Actual	5/3/2021	12/31/1969			
1000000000	File Upload Issue	Actual/Actual	5/3/2021	12/31/1969			



Note: Select loans with matching **root cause**.

- Note:** The Root Cause dropdown list will vary per the exception type. Click [here](#) to view Exception Root Cause Names and Resolution examples.

5. Enter a **specific resolution plan** that will be implemented to correct the exception in the Resolution Plan field.

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11. Select appropriate **plan(s)** to confirm.

click...	results...
header check box	confirms all plans.
line-item check box(s)	confirms only those plans checked.

Exceptions | Confirmation Pending

Updated as of Mar 24, 2022, 10:34:59 AM

Show all Exceptions

Confirm All Plans

<input type="checkbox"/>	Case ID Number	Servicer Number	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
<input checked="" type="checkbox"/>	858900059	2017000128	Ending Hard Reject	1	1			
	Plan ID Number	Loans Selected	Root Cause	Resolution Plan	Resolution Date			
	398	1	File Upload Issue	Quality plan	Mar 30, 2022			
<input checked="" type="checkbox"/>	858900020	2017000128	Ending Hard Reject	1	1			
	Plan ID Number	Loans Selected	Root Cause	Resolution Plan	Resolution Date			
	397	1	File Upload Issue	Quality plan	Mar 30, 2022			

1 25

12. Click **Confirm All Plans**.

- Note: This will confirm all plans that have been checked.

Note: These confirmed plans will move to the **Fannie Mae Approval Pending** tab.



Edit Exception Resolution Plan(s)

There are two options to get to the **Edit Exception Resolution Plans Screen**.

Note: Edits *can be made* to exception resolution plans until the plan has moved to the **Approved** status.

Option 1

To edit plans when in the case, follow the steps below.

1. Click **Edit Plan**.

Confirmation Pending / Case ID : 4399

Case ID: 4399
Updated as of

Servicer Number XXXXXXXXXX | Exception Type Loan Not Reported EOC | Reporting Period 04/2021 | Total Loan Count 36

[Confirm all plans](#)

Saved Exception Resolution Plans(2)

Plan ID : 292	Root Cause BD1 Modification	Resolution Plan ensure mod data matches fannie mae	Resolution Date 2/15/22
	Loans Selected(33) View		Edit Plan Delete Plan
Plan ID : 284	Root Cause BD1 Modification	Resolution Plan mods will be match Fannie Mae Data	Resolution Date 2/15/22
	Loans Selected(3) View		Edit Plan Delete Plan

2. Make appropriate changes to the **Root Cause**, **Resolution Plan**, and **Resolution Date** fields.

Confirmation Pending / Case ID 4399

Case ID: 4399
Updated as of

Servicer Number XXXXXXXXXX | Exception Type Loan Not Reported EOC | Reporting Period 04/2021 | Total Loan Count 36

[Confirm all plans](#)

Plan ID : 292

[Save Changes](#) [Cancel Changes](#)

Root Cause BD1 Modification ▼	Resolution Plan ensure mod data matches fannie mae	Resolution Date 📅 ✖ 02/15/2022
Loans Selected(33) View		

Plan ID : 284

Root Cause BD1 Modification	Resolution Plan mods will be match Fannie Mae Data	Resolution Date 2/15/22
Loans Selected(3) View		Edit Plan Delete Plan

Note: Changes made will impact all loans within the plan id.

Note: Click [here](#) to view Exception Root Cause Names and Resolution examples.



- 3. Click **Save Changes**.
- 4. Click **Got it, thanks**.

Please use the following plan identifier to track the status of your plan: 292

Until all loans or cash have been added to a resolution plan, all saved exception resolution plans will remain on this page.

Got it, thanks

- 5. Click **My Performance** to get back to the main screen.

My Performance

Data Request

Performance Metrics

Option 2

To confirm cases using the **Confirmation Pending** or **Fannie Mae Approval Pending** tabs, follow the steps below.

- 1. Click **Confirmation Pending** or **Fannie Mae Approval Pending** tab.
- 2. Click appropriate **Case ID Number**.

Response Pending (2)

Confirmation Pending (1)

Fannie Mae Review Pending (0)

Fannie Mae Approval Pending (0)

Fannie Mae Approved (0)

Reporting Period 04/2021

0 Late Liquidations

0 Ending Hard Reject

0 Aged Hard Reject

0 Loan Not Reported EOC

0 Aged Soft Reject

0 Cash Difference

Exceptions | Confirmation Pending

Updated as of Mar 24, 2021 10:54:59 AM

Download Options

Download

Show All Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4399	1000000000	Loan Not Reported EOC	36		04/2021

1

25



3. Click **Edit Plan**.

Confirmation Pending / Case ID : 4399

Case ID: 4399
Updated as of

Servicer Number XXXXXXXXXX | Exception Type Loan Not Reported EOC | Reporting Period 04/2021 | Total Loan Count 36

[Confirm all plans](#)

Saved Exception Resolution Plans(2)

Plan ID : 292		Edit Plan Delete Plan
Root Cause BD1 Modification	Resolution Plan ensure mod data matches fannie mae	Resolution Date 2/15/22
Loans Selected(33) View		
Plan ID : 284		Edit Plan Delete Plan
Root Cause BD1 Modification	Resolution Plan mods will be match Fannie Mae Data	Resolution Date 2/15/22
Loans Selected(3) View		

4. Make appropriate changes to the **Root Cause**, **Resolution Plan**, and **Resolution Date** fields.

Confirmation Pending / Case ID 4399

Case ID: 4399
Updated as of

Servicer Number XXXXXXXXXX | Exception Type Loan Not Reported EOC | Reporting Period 04/2021 | Total Loan Count 36

[Confirm all plans](#)

Plan ID : 292 [Save Changes](#) [Cancel Changes](#)

Root Cause BD1 Modification ▼	Resolution Plan ensure mod data matches fannie mae	Resolution Date 📅 ✕ 02/15/2022
Loans Selected(33) View		

Plan ID : 284 [Edit Plan](#) [Delete Plan](#)

Root Cause BD1 Modification	Resolution Plan mods will be match Fannie Mae Data	Resolution Date 2/15/22
Loans Selected(3) View		

Note: Changes made will impact all loans within the plan id.



Delete Exception Resolution Plan(s)

There are two options to get to the **Delete Exception Resolution Plans Screen**.

Note: Deletions *can be made* to exception resolution plans until the plan has moved to the **Approved** status.

Option 1

To delete a plan, follow the steps below.

- 1. Click **Delete Plan**.

Confirmation Pending / Case ID : 4399

Case ID: 4399

Updated as of

Servicer Number

Exception Type Loan Not Reported EOC

Reporting Period 04/2021

Total Loan Count 36

Confirm all plans

Saved Exception Resolution Plans(2)

Plan ID : 292

Root Cause
BD1 Modification

Loans Selected(33) View

Resolution Plan
ensure mod data matches fannie mae

Resolution Date
2/15/22

Edit Plan

Delete Plan

Plan ID : 284

Root Cause
BD1 Modification

Loans Selected(3) View

Resolution Plan
mods will be match Fannie Mae Data

Resolution Date
2/15/22

Edit Plan

Delete Plan

Note: Deleted loans need to have a new resolution plan created.

- 2. Either click **Create resolution plan** or **My Performance** tab to get back to the main screen.

My Performance

Data Request

Performance Metrics

Servicer Communication

Response Pending / Case ID : 4399

Case ID: 4399

Updated as of

Servicer Number

Exception Type Loan Not Reported EOC

Reporting Period 04/2021

Total Loan Count 36

Response Pending

Loans To Manage (33)

Create resolution plan

Updated as of Mar 24, 2022, 10:04:09 AM

Fannie Mae Loan Number	Reject Reason	Remittance Type	Transaction Processing Date	LPI Date (Reported)	Actual UPB Amount(Reported) (\$)	Principal Amount
	Missing LAR	Actual/Actual	5/3/2021	12/31/1969		
	Missing LAR	Actual/Actual	5/3/2021	12/31/1969		
	Missing LAR	Actual/Actual	5/3/2021	12/31/1969		
	Missing LAR	Actual/Actual	5/3/2021	12/31/1969		
	Missing LAR	Actual/Actual	5/3/2021	12/31/1969		
		Actual/Actual	5/3/2021	12/31/1969		

Note: This case will go back in the **Response Pending** tab located on the landing page.



3. Follow [Create Resolution Plan\(s\)](#) steps.

Option 2

To access the **Confirmation Pending** or **Fannie Mae Approval Pending** tabs, follow the steps below.

1. Click **Confirmation Pending** or **Fannie Mae Approval Pending** tab.
2. Click appropriate **Case ID Number**.

3. Click **Delete Plan**.



4. Click **Got it, thanks**.

Please use the following plan identifier to track the status of your plan: 292

Until all loans or cash have been added to a resolution plan, all saved exception resolution plans will remain on this page.

Got it, thanks

5. Click **My Performance** to get back to the main screen.

My Performance

Data Request

Performance Metr

6. Follow [Create Resolution Plan\(s\)](#) steps.

Confirmation of Exception Resolution Plan

Exception resolution plans are confirmed either through the [Create an Exception Resolution Plan step 10](#) or by clicking the **Confirmation Pending** tab.

To confirm exception resolution plans through the **Confirmation Pending** tab, follow the steps below.

1. Click **Confirmation Pending** tab.
2. Click appropriate **Case ID Number(s)**.

Response Pending (1)

Confirmation Pending (2)

Fannie Mae Review Pending (0)

Fannie Mae Approval Pending (0)

Fannie Mae Approved (0)

Reporting Period04/2021

0

Late Liquidations

0

Ending Hard Reject

0

Aged Hard Reject

1

Loan Not Reported EOC

0

Aged Soft Reject

0

Cash Difference

Exceptions | Confirmation Pending

Updated as of Mar 24, 2022, 10:04:09 AM

Download OptionsDownload

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4399	...	Loan Not Reported EOC	36		04/2021
4368	...		6		04/2021

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Exception Root Cause Names and Resolution Plan Comments Examples

A resolution plan is required to be entered for each exception case. An appropriate resolution plan addresses the exceptions root cause and eliminates repeat occurrences of the exception going forward.

Commentary must be provided at the loan level and must include the issue that created the reject (i.e., “root cause”), the action to be taken to resolve the issue, the party responsible for taking the corrective action, and the date by which the corrective action will be taken.

Allowable Root Causes Per Exception

Note: The headings are the exception types and those listed below are the allowable root causes for that exception.

Cash Difference	Late Liquidations	Ending Hard Reject	Aged Hard Reject	Loan Not Reported EOC	Aged Soft Reject
Payment Deferral Discrepancy	Modification Discrepancy	PPA	ARM Attribute Fannie Mae Responsible	Loan Transfer Issue	ARM Attribute Fannie Mae Responsible
Modification Discrepancy	Re-add	Modification Discrepancy	ARM Attribute Servicer Responsible	File Upload Issue	ARM Attribute Servicer Responsible
System Issue - Servicer	System Issue	Detailed Reporting	Bankruptcy or Bankruptcy Cramdown	Core Processing Issue	Bankruptcy or Bankruptcy Cramdown
Over remittance	Other	File Upload Issue	BiWeekly	BD1 Modification	BiWeekly
Under remittance		Other	Fixed Rate Attribute Fannie Mae Responsible	Other	Modification Discrepancy
Late Remittance			Fixed Rate Attribute Servicer Responsible		Fixed Rate Attribute Fannie Mae Responsible
Late Reporting of Liquidation/LAR			Payment Deferral		Fixed Rate Attribute Servicer Responsible
LAR reporting error			System Issue		Payment Deferral
Hard Rejects			Recast		System Issue
Soft Rejects			Curtailment		Curtailment
Post Purchase Adjustments			Modification Discrepancy		Recast
Other					

Resolution Plan Comments Examples

Note: The resolution plan comments below are just examples.

Exception Type	Root Cause	Resolution Plan Includes... (Action), (Attribute(s)), (Outcome)
Ending Hard Reject	PPA/delivery error	Submit PPA to correct LPI at Acquisition and Acquisition UPB which will cause the loan to amortize to the correct UPB.
Ending Hard Reject	Modification Discrepancy	Cancel and resubmit modification closed on 5/14/2021 due to incorrect values provided for capitalized amount which will correct the UPB.
Late Liquidation	Re-add	Adjust the payoff codes in our core system so that repurchases are coded as such and not payoffs.
Late Liquidation	Modification Discrepancy	Cancel and resubmit modification closed on 5/14/2021 due to incorrect values provided for capitalized amount which will correct the UPB.
Recurring Aged Hard Reject	Loan Setup Error	Submit a PPA to adjust the current payment so that the correct scheduled principal will be reported going forward.
Recurring Aged Hard Reject	Curtailment/Recast	Update current payment amount to match Fannie Mae's system.
Recurring Aged Soft Reject	Modification Discrepancy	Cancel and submit modification due to incorrect values provided for pre-mod UPB which will correct the post mod figures.
Recurring Aged Soft Reject	Loan Setup Error	Adjust our core servicing fee on these loans to the correct 0.25% so that the pass-through interest will be reported correctly each month going forward.
Cash Difference	Timing Issue	Update our cash processing calendar so that EOM activity will be captured when the last calendar day of the month falls on a weekend.
Cash Difference	Late Remittance	Update end of month remittance process to include manual check on BD1 to ensure timely remittance.

Note: Click [here](#) to return to Create Resolution Plan(s)/Confirm Resolution Plan(s) step 4.

Note: Click [here](#) to return to Edit Exception Resolution Plan(s) step 2.



Approved Exception Resolution Plan

Fannie Mae will review and approve the Exception Resolution Plan, which will move the Plan to the Approved tab. The Exception Resolution Plan then becomes viewable but is no longer editable.

Note: If Fannie Mae does not approve the Exception Resolution Plan, Fannie Mae will inform the servicer and suggest corrective actions. When it's not approved you will see corrective actions which will be available in the Fannie Mae comment.

The latest comment appears on the front page with the resolution plan.

Reporting Period04/2024

Upload Resolution Plans

Exceptions | Confirmation Pending

Updated as of Jun 7, 2024, 9:46:23 AM

Download OptionsDownload

Reset Filters

Confirm Selected

	Case ID Number	Servicer Number	Servicer Name	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
<input type="checkbox"/>	22057		Temporarily Not Available	Late Liquidations	1	1			
<div><div>Plan ID NumberLoans SelectedRoot CauseResolution PlanResolution DateAuthor</div><div><div>128531Other</div><div>The funds received for the payoff were provided by outside counsel on 2/28/2024. The funds were applied with the requested Action Date of 2/22/2024. The Action Date of 2/22/2024 is correct.</div><div>03/05/2024</div><div></div></div></div>									
<div><div>Fannie Mae CommentAuthorComment Date</div><div><div>Resolution date needs to be sooner</div><div></div><div>05/29/2024</div></div></div>									

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Click **Case ID Number** to view all Fannie Mae comments for the case.

Reset Filters

Confirm Selected

	Case ID Number	Servicer Number	Servicer Name	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
<input type="checkbox"/>	22057		Temporarily Not Available	Late Liquidations	1	1			
<div><div>Plan ID NumberLoans SelectedRoot CauseResolution PlanResolution DateAuthor</div><div><div>128531Other</div><div>The funds received for the payoff were provided by outside counsel on 2/28/2024. The funds were applied with the requested Action Date of 2/22/2024.</div><div>03/05/2024</div><div></div></div></div>									



Result: All comments shown.

Master Servicing Portfolio Manager

Help

My Performance

Data Request

Servicer Communication

Confirmation Pending / Case ID : 22057

Case ID: 22057

Updated as of Jun 7, 2024, 10:14:10 AM

Servicer Number | Exception Type Late Liquidations | Reporting Period 04/2024 | Total Loan Count 1

Confirm Selected

By confirming plan(s), you have reviewed and agree with the root cause analysis and confirm the remediation will be completed accurately and timely.

Saved Exception Resolution Plans (1)

Plan ID : 12853

Edit PlanDelete Plan

Root Cause	Resolution Plan	Resolution Date	Author
Other	The funds received for the payoff were provided by outside counsel on 2/28/2024. The funds were applied with the requested Action Date of 2/22/2024. The Action Date of 2/22/2024 is correct.	3/5/24	

Loans Selected(1) Loans Selected

Case Comment (4)

Fannie Mae Comment

Resolution date needs to be sooner

Comment Date

5/29/24

Author

Edit CommentDelete Comment

Fannie Mae Comment

Insure all loans meet the resolution criteria

Comment Date

5/28/24

Author

Edit CommentDelete Comment

Fannie Mae Comment

Resolution plan needs more detail

Comment Date

5/23/24

Author

Edit CommentDelete Comment

Fannie Mae Comment

Resolution plan needs more detail

Comment Date

5/21/24

Author

Edit CommentDelete Comment



Download

Master Servicing Portfolio Manager information can be downloaded using three different criteria: case level, loan level, and cash level.

To download Master Servicing Portfolio Manager information to a spreadsheet, follow the steps below:

- 1. Click **Download Options** icon ▼ .

Master Servicing Portfolio Manager

HelpDavid Taj

My PerformanceData RequestPerformance MetricsServicer Communication

Select a reporting period to manage your exceptions.

04/2021

Response Pending (3)

Attestation Pending (0)

Approval Pending (0)

Approved (0)

0Late Liquidations

0Ending Hard Reject

1Aged Hard Reject

1Loan Not Reported EOC

0Aged Soft Reject

0Cash Difference

ExceptionsResponse Pending

Updated as of 06/14/2021 at 12:22pm EST

Download Options▼Download

Show all Exceptions

Case ID Number	Servicer Number	Exception Type	Total Loan Count	Cash Amount	Reporting Period
4394		Aged Hard Reject	1		04/2021
4399		Loan Not Reported EOC	36		04/2021
4368			6		04/2021

125▼

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- 2. Click the appropriate **Download Option**.

Updated as of 06/14/2021 at 12:22pm EST

Download Options▼Download

Case Level

Loan Level

Cash Level

Loan Count

Cash Amount

Com

By

- 3. Click **Download**.



Bulk Uploads

Master Servicing Portfolio Manager allows for bulk uploads at the *loan level and cash levels*.

To upload bulk files, follow the steps below:

1. Select either **Loan Level** or **Cash Level** from the Download Options drop-down menu.

Updated as of Jan 30, 2023, 2:53:23 PM

Download Options ▼

Download

Case Level

Loan Level

Cash Level

Cash Amount

Approved By

Search Confirm

Search Approver

2. Click, **Download**.

5 Late Liquidations

0 Ending Hard Reject

0 Aged Hard Reject

0 Loan Not Reported EOC

0 Aged Soft Reject

0 Cash Difference

Upload Resolution Plans

Exceptions | Response Pending

Updated as of Jan 30, 2023, 2:33:44 PM

Download Options ▼

Download

Reset Filters

Case ID Number	Service Number	Service Name	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
83982			Late Liquidations	0	2			
83983			Late Liquidations	0	2			
84241			Late Liquidations	0	1			
84242			Late Liquidations	0	1			

Search CaseID

Search ServiceID

Search ServiceName

Search Exception

Search Confirm

Search Approver

3. Click, **Save**.

Save As: Loan Level Exception Report 20231

Tags:

Where: Downloads

Cancel

Save

Updated as of Jan 30, 2023, 2:33:44 PM

Loan Level ▼

Download

Cash Amount

Confirmed By

Approved By

Search Confirm

Search Approver



4. Click **Exc...csv** file.

Upload Resolution Plans

Exceptions | Response Pending Updated as of Jan 30, 2023, 2:33:44 PM **Loan Level** **Download**

Reset Filters

Case ID Number	Service Number	Service Name	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
83982			Late Liquidations	0	2			
83983			Late Liquidations	0	2			
84241			Late Liquidations	0	1			
84242			Late Liquidations	0	1			
84245			Late Liquidations	0	1			

1 25 v

Loan Level Exce...csv

Note: The **Exc....csv** file may appear in various places on the screen depending on computer settings.

5. Scroll right to locate the following columns and enter the appropriate information.

- Root Cause
- Resolution Plan
- Resolution Date

Actual UPB Amount (Fannie Mae Expected)									
	V	W	X	Y	Z	AA	AB	AC	
1 Jst Fannie Mae Data)	Interest Rate (Latest Fannie Mae Data) (%)	Pass Throi P&I Amou Gross Ser	Root Cause	Resolution Plan			Resolution Date	Resolution Author	
2	3.125	2.875	931.93	0.25 Loan Transfer Issue	Loan was coded incorrectly. Will report on loans with these issues by last day of month if the reject has not been cleared.		1/9/2023		
3 1)	3	2.625	437.91	0.375 Loan Transfer Issue	Loan was coded incorrectly. Will report on loans with these issues by last day of month if the reject has not been cleared.		1/9/2023		
4	5	4.75	662.22	0.25 Loan Transfer Issue	Loan was coded incorrectly. Will report on loans with these issues by last day of month if the reject has not been cleared.		1/9/2023		
5	2.875	2.625	2530.14	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
6 1)	4.75	4.1	1183.42	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
7 1)	3.75	3.1	100.03	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
8 1)	2.875	2.225	237.46	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
9 1)	3.75	3.1	213.94	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
10 1)	4.875	4.225	1087.73	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
11	5.75	5	1842	0.25 ARM Attribute Servicer Responsible	These loans index lookback date was recorded incorrectly when purchased, lookback date to be corrected in our system.		1/1/2023		
12	2.5	2.25	1395.57	0.25 Payment Deferral	Make system correction to fix the adjusted Modification UPB		2/21/2023		

Note: For root cause and resolution plan information click [here](#).

Note: The Resolution Date cannot be prior to the month of the exception.

Note: If any modification is made to other fields, they will not be saved.

6. Save **Excel file** to your computer.

Note: Save as an **Excel** or **csv**. file.



7. Click **Upload Resolution Plans** to locate and upload Excel file.

5 Late Liquidations

0 Ending Hard Reject

0 Aged Hard Reject

0 Loan Not Reported EOC

0 Aged Soft Reject

0 Cash Difference

Upload Resolution Plans

Exceptions | Response Pending

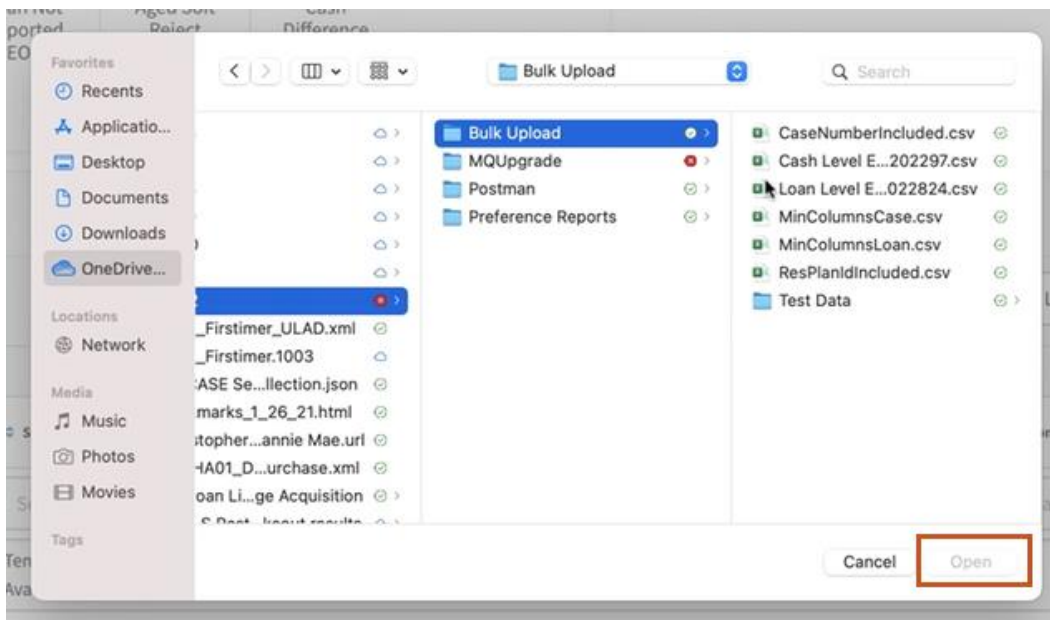
Updated as of Jan 30, 2023, 2:33:44 PM

Download Options Download

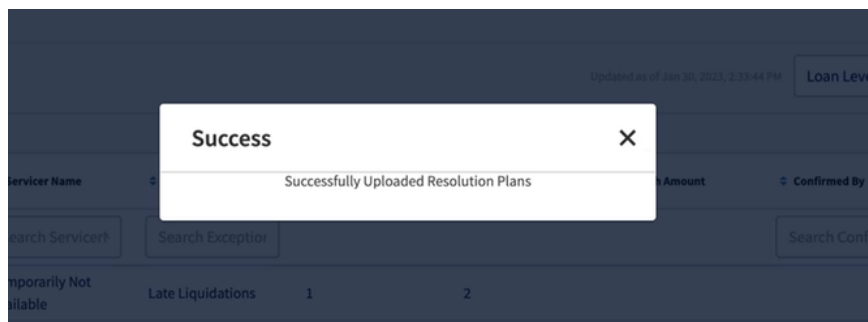
Reset Filters

Case ID Number	Service Number	Service Name	Exception Type	Total Plans	Total Loan Count	Cash Amount	Confirmed By	Approved By
83982	08	Temporarily Not Available	Late Liquidations	0	2			
83983	02	Temporarily Not Available	Late Liquidations	0	2			
84241	09	Temporarily Not Available	Late Liquidations	0	1			
84242	07	Temporarily Not Available	Late Liquidations	0	1			

8. Locate **appropriate file** and click **Open**.

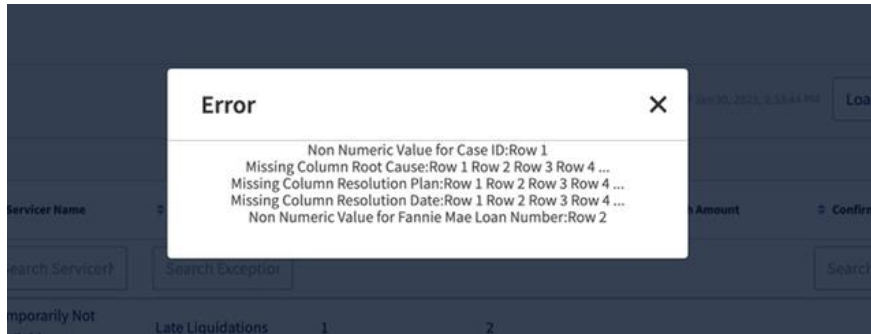


- If the file was uploaded successfully the following pop-up box will appear.





- If there was an error in the uploaded file, the following pop-up box will appear.



Note: The error message only shows up to four rows of errors. If the error message contains three dots at the end, this indicates that there are other rows with that error in the file.

Data Request

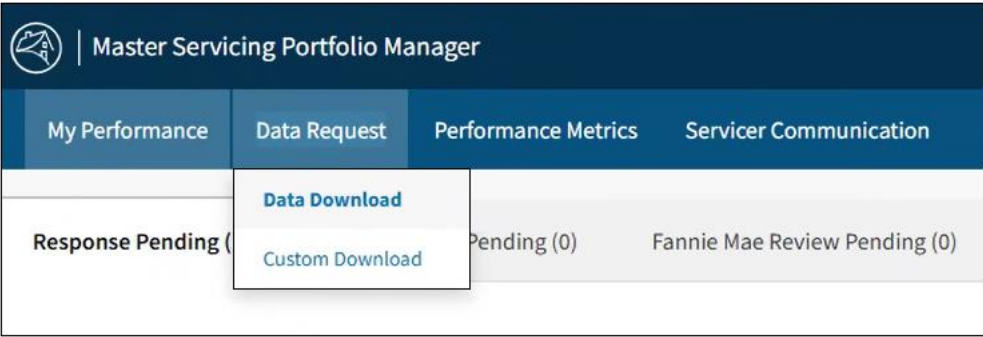
Master Servicing Portfolio Manager allows for data downloads. There are two types of data requests: Data Download and Custom Download. The following are data requests which can be downloaded:

- **Daily Liquidation Report**
Provides an up-to-date list of all liquidations for a current activity period. You can simply download your own report to validate your liquidation positions.
- **Enhanced**
Allows you to retrieve twenty-seven of the most critical data elements for every loan in your portfolio, enabling you to compare your data to Fannie Mae's.
- **Enhanced S/S Whole Loans**
Provides a monthly snapshot of your MRS Scheduled/Scheduled Whole Loan portfolio.
- **Enhanced MBS**
Provides a monthly snapshot of your Scheduled/Scheduled MBS Loan portfolio.
- **Portfolio Summary**
Provides summary trial balance information based on your servicer number(s) and remittance type. This report includes the total loan, total unpaid principal balance, and total fixed installment for all loans in a portfolio.
- **ARM**
Provides 58 data elements for every ARM loan in your portfolio. The report can assist you in identifying discrepancies between data that exist on your system and Fannie Mae's.
- **Fixed**
Provides 24 data elements for every fixed-rate mortgage loan in your portfolio.
- **PFP New Issues**
Provides a list of all loans newly pooled from portfolio (PFP) during the specified reporting period.
- **PFP Book**
Provides a list of all pooled from portfolio (PFP) loans, including PFP loans reclassified as Actual/Actual during the specified reporting period.
- **Custom**
Provides users with the ability to create downloads with information specific to a report of their creation.



To conduct the data download process, follow the steps below:

- 1. Select the appropriate Data Request tab.

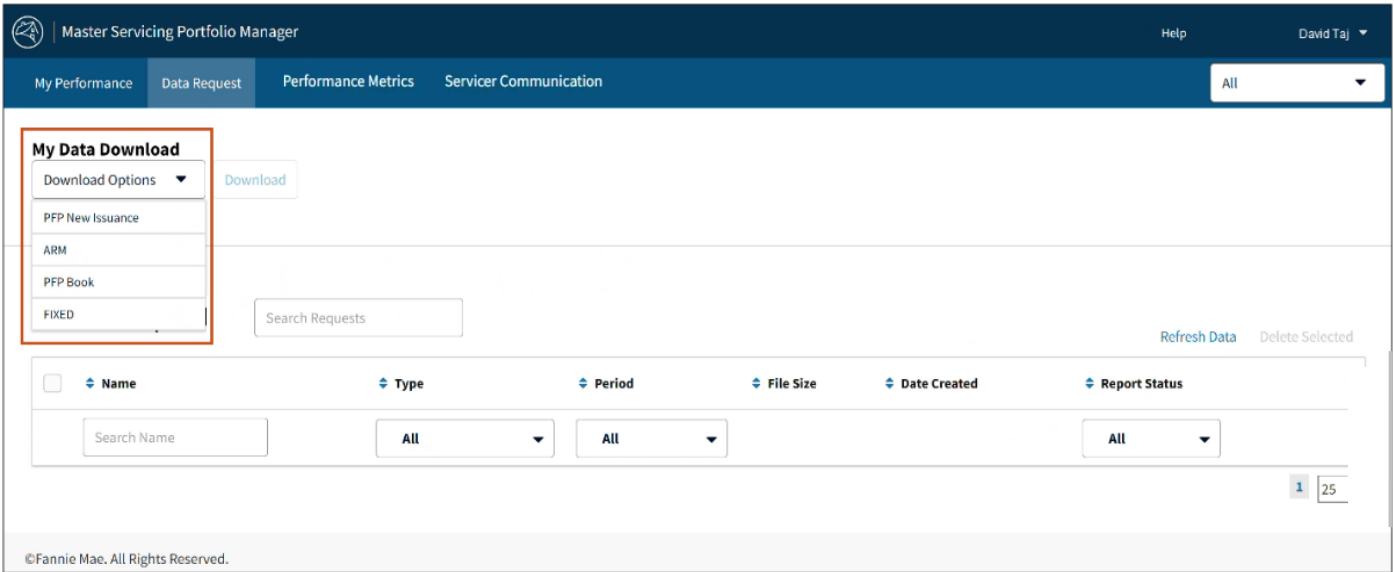


- 2.

If...	Then...
you select Data Download	proceed to Data Download section .
You select Custom Download	proceed to Custom Download section .

Data Download

- 1. Select appropriate **Download Options** from My Data Download drop-down menu.





2. Select appropriate **Servicer Number(s)** from the Search Request drop-down menu.

My Data Download

FIXED ▼ 27 items selected ▼ Reporting Period ▼ Download

0 Data Requests

Search Name

Name Type Period

All All

Note: The header will change to **number of items selected** from **Search Request**.

3. Select the appropriate **Reporting Period** from the Reporting Period drop-down menu.

My Data Download

FIXED ▼ 26 items selected ▼ Reporting Period ▼ Download

0 Data Requests

Search Requests

Name Type Period

All All

4. Click **Download**.
5. Confirm information in **pop-up box**, if information is correct, click **Continue**.

My Data Download

FIXED ▼ 26 items selected ▼ Reporting Period ▼ Download

0 Data Requests

Search Requests

Name Type Period

All All

Confirm Download

File Name: FIXED_202212.csv ✎

Download Type: FIXED

Period: 202212

Servicer Numbers:

Cancel Continue

Note: To change file name, click the pencil icon and type the name change, **without spaces**, in the field presented. Click Continue.



6. Click **Download** on the appropriate data download set.

My Data Download
Download Options ▼ Download

1 Data Requests

Search Requests

Refresh Data Delete Selected

<input type="checkbox"/>	Name	Type	Period	File Size	Date Created	Report Status	
	<input type="text" value="Search Name"/>	<div>All</div>	<div>All</div>			<div>All</div>	
<input type="checkbox"/>	FIXED_202212.csv	FIXED	Dec 2022	1.43 KB	2/2/23, 1:53 PM	Completed	Download

1 25 ▼

My Data Download
Download Options ▼ Download

1 Data Requests

Search Requests

Refresh Data Delete Selected

<input type="checkbox"/>	Name	Type	Period	File Size	Date Created	Report Status	
	<input type="text" value="Search Name"/>	<div>All</div>	<div>All</div>			<div>All</div>	
<input type="checkbox"/>	FIXED_202212.csv	FIXED	Dec 2022	1.43 KB	2/2/23, 1:53 PM	Completed	Download

1 25 ▼

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FIXED_202212.csv

Show all

7. Click .csv file.

Note: The .csv file may appear in various places on the screen depending on computer settings.

8. Open .csv file.

Note: Use standard sort/filter functionality as appropriate to view data.



Custom Downloads

Create New Download

1. Click **Create New**.

My PerformanceData RequestPerformance MetricsServicer Communication

My Custom Downloads

Update Selected

Delete Selected

Create New

2. Enter **Name** in Download Name field.

Note: *The name must be between one and fifty characters.*

3. Select desired attributes from the Available list and click appropriate arrows to move attribute to Selected section.

Note: *The up and down selected section directional arrows are used to order the attributes in the report. The order that the attributes are listed in the selected section will be how they will appear on the report, moving from left to right starting with the top attribute listed.*



4. Click **Save**.

Download Name

Available

Search by name

FORBEARANCE AMOUNT

LATEST LAR PROCESSED DATE

SERVICING FEE RATE

NOTE DATE

POOL TYPE

DEFERRED SERVICING FEE

Selected

Search by name

FANNIE MAE LOAN NUMBER

SERVICER LOAN NUMBER

Save Cancel

5. Select appropriate **Download Options** from My Data Download drop-down menu.

My Data Download

Chris-Custom-1 Servicer Type Servicer Name(s) Servicer Number(s) Remittance Type Download

Chris-Custom-1

Chris-Custom-2

Daily Liquidation Report

Enhanced S/S Whole Loan Download

Enhanced MBS Download

Enhanced Download

Search Requests

Refresh Data Delete Selected

	Name	Type	Period	File Size	Date Created	Report Status	
<input type="checkbox"/>	Chris-Custom-AA_SA_SS-MULTIPLE_SSIDs.csv	Chris-Custom-1	All	33.72 KB	4/25/25, 10:33 AM	Completed	Download
<input type="checkbox"/>	ENHANCED-AA_SA_SS-MULTIPLE_SSIDs.csv	Enhanced Download	All	26.89 KB	4/25/25, 10:23 AM	Completed	Download

1 25

Note: The Custom Download file you created will now appear in the My Data Download drop down menu.

6. Proceed to step 1 under [Data Download](#).



Deleting Unwanted Data Download File(s)

To delete unwanted files that were generated in error or are no longer useful follow the steps below:

1. Click **radio button** to the left of the file to be deleted.
2. Click **Delete Selected**.

My Data Download

Download Options ▼ Download

2 Data Requests

[Refresh Data](#) [Delete Selected](#)

<input type="checkbox"/>	Name	Type	Period	File Size	Date Created	Report Status	
<input type="checkbox"/>	<input type="text" value="Search Name"/>	<div>All</div>	<div>All</div>			<div>All</div>	
<input checked="" type="checkbox"/>	FIXED_202212.csv	FIXED	Dec 2022		2/2/23, 1:56 PM	Error	Download
<input type="checkbox"/>	FIXED_202212.csv	ARM	Dec 2022	1.43 KB	2/2/23, 1:53 PM	Completed	Download
<input type="checkbox"/>	ARM_202212.csv	ARM	Dec 2022	1.44 KB	2/1/23, 1:34 PM	Completed	Download
<input type="checkbox"/>	PFP Book_202214.csv	ARM	Dec 2022	1.32 KB	1/31/23, 1:53 PM	Completed	Download

1

25

Screen after deletion

My Data Download

Download Options ▼ Download

2 Data Requests

[Refresh Data](#) [Delete Selected](#)

<input type="checkbox"/>	Name	Type	Period	File Size	Date Created	Report Status	
<input type="checkbox"/>	<input type="text" value="Search Name"/>	<div>All</div>	<div>All</div>			<div>All</div>	
<input type="checkbox"/>	FIXED_202212.csv	ARM	Dec 2022	1.43 KB	2/2/23, 1:53 PM	Completed	Download
<input type="checkbox"/>	ARM_202212.csv	ARM	Dec 2022	1.43 KB	2/1/23, 1:53 PM	Completed	Download
<input type="checkbox"/>	PFP Book_202212.csv	ARM	Dec 2022	1.44 KB	1/31/23, 1:34 PM	Completed	Download

4

32

1

25



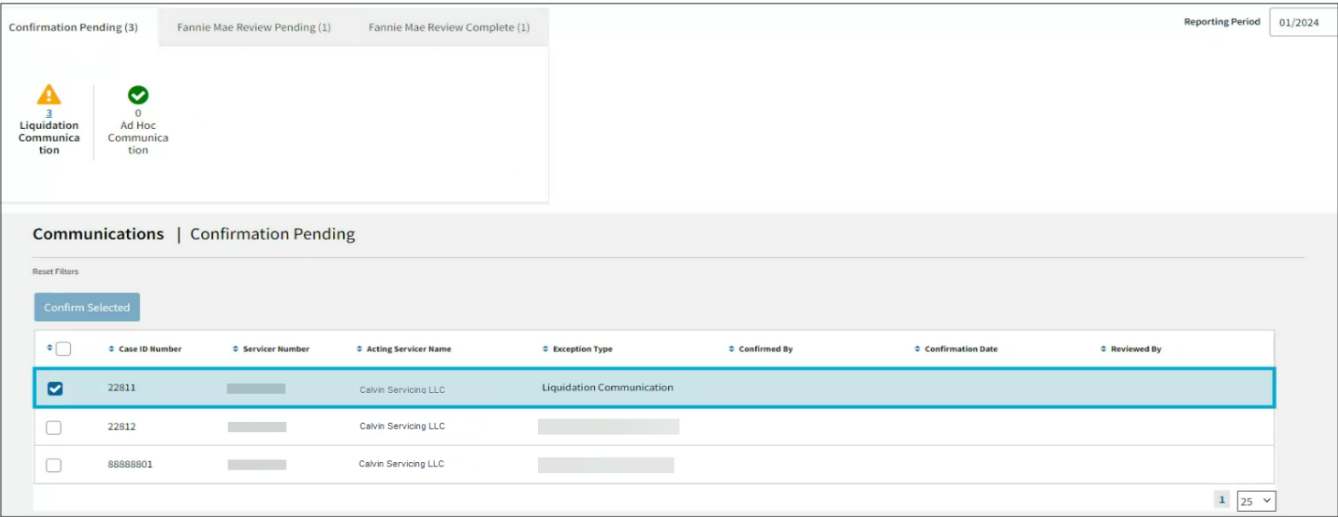
Servicer Communication

The Servicer Communication tab will allow self-service for liquidation confirmations and future Fannie Mae ad hoc confirmations.

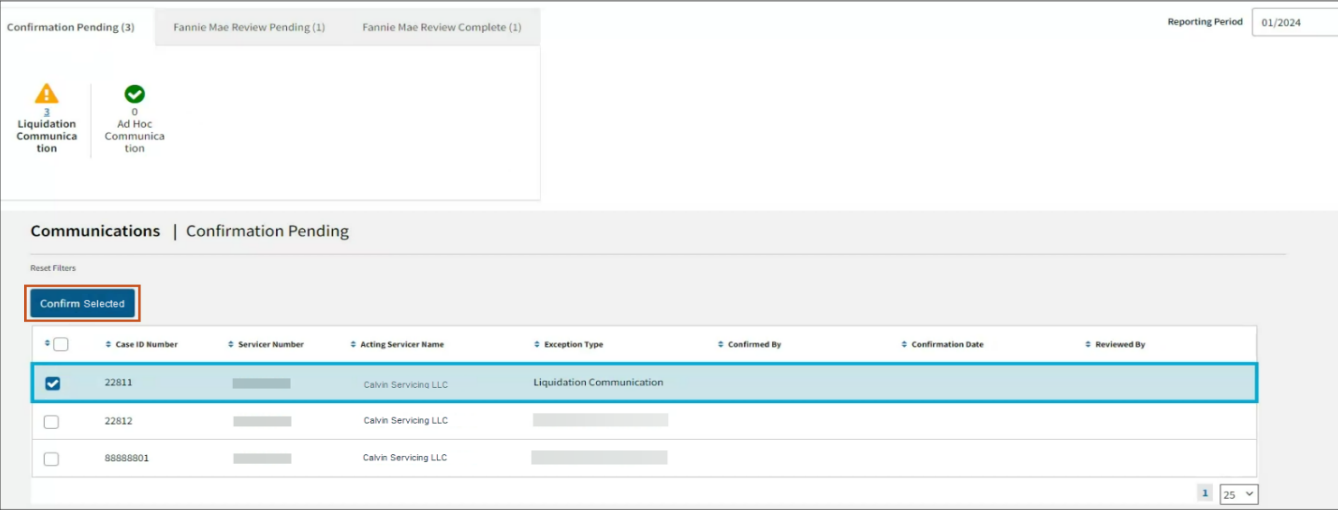
- 1. Click **Servicer Communication** tab.



- 2. Click the box next to the appropriate **Case ID Number**.



- 3. Click **Confirm Selected**.





4.

If ...	Then...
the liquidation report matches your system, and it is <u>prior</u> to 3:00 pm ET on BD2.	<div>click Confirm, which will end the servicer’s process.</div> <div><div><div>Confirmation Required</div><div>By clicking the confirmation button you are confirming:</div><div><div>1. All loans on the Liquidation Report match your system of record.</div><div>2. All liquidations on your system of record have been reported to Fannie Mae and are reflected on the report.</div><div>3. All liquidations are valid for the current reporting cycle.</div><div>4. All remittances that were due for liquidations have been remitted.</div></div><div><div>Confirm</div><div>Cancel</div></div></div></div> <div><div>Note: Loan will move to Fannie Mae Review Pending status.</div></div> <div><div><div>My PerformanceData RequestPerformance MetricsServicer Communication</div><div>Confirmation Pending (3)Fannie Mae Review Pending (1)Fannie Mae Review Complete (1)</div><div>Reporting Period01/2024</div><div><div><div>1</div>Liquidation Communication</div><div><div>0</div>Ad Hoc Communication</div></div><div><div>Communications Fannie Mae Review Pending</div><div>Reset Filters</div><div>Review Complete</div><div><div><div><div><div></div></div><div>Case ID Number</div></div><div><div><div></div></div><div>Servicer Number</div></div><div><div><div></div></div><div>Acting Servicer Name</div></div><div><div><div></div></div><div>Exception Type</div></div><div><div><div></div></div><div>Confirmed By</div></div><div><div><div></div></div><div>Confirmation Date</div></div><div><div><div></div></div><div>Reviewed By</div></div></div><div><div><div></div></div><div>17634</div><div><div></div></div><div>Calvin Servicing LLC</div><div>Liquidation Communication</div><div>MSPM USR</div><div>2024-04-12 11:27:49</div><div><div></div></div></div><div>125</div></div></div></div></div>
the liquidation report matches your system, and it is <u>after</u> the activity cycle is closed.	<div>click Close, which will end the servicer’s process.</div> <div><div><div><div>!</div><div>System Unresponsive</div><div>The activity cycle is closed. The availability to confirm this activity has passed</div><div>Close</div><div>Error Code 10436</div></div></div></div>



New Attributes and Definitions

New Attribute Name	Definition
Acquisition Actual UPB Amount	The unpaid principal balance of the mortgage loan when acquired by Fannie Mae.
Acquisition Date	The date on which the loan was acquired by Fannie Mae. For Cash loans, it's the date that Fannie Mae acquired the loan. For Mortgage Based Security (MBS) Swaps or Whole Loan REMICs, it is the settlement date of the security (i.e., Fed book entry date).
Acting Servicer Name	The name of the entity currently responsible for managing and servicing a loan.
Acting Servicer Number	Acting (sub-servicer) Servicer Corp Number Assigned by FNM (9-digit).
Action Date	The effective date of the action associated with the action code input by the Servicer.
Action Code	A code indicating the action taken on a loan due to liquidation events or other events.
Actual UPB Amount	The dollar amount of the current Unpaid Principal Balance of the loan as of a given time, without consideration of Fannie Mae's acquired percentage, and excluding any principal forbearance amount.
Cancellation/Termination Reason	The description indicating the reason why the mortgage insurance policy was cancelled.
Current Forbearance Amount	The current portion of the principal debt on a loan that can be repaid at a later date, after any received payments have been applied to the original forbearance amount.
Excess Yield Rate	The difference in interest rate between the required yield, as specified by the contract, and the net note rate delivered. The required yield is Fannie Mae's expected interest rate of return. Expressed and stored as a rate.
Express Day	The day of the month that an MBS Express pool will remit its unscheduled principal.
Fannie Mae Loan Number	A unique number assigned to the loan by Fannie Mae.
Fannie Mae Original Purchase Price Percentage	The price that Fannie Mae pays to purchase a mortgage to obtain its required yield at acquisition.
First Installment Due Date	The date of the first scheduled mortgage payment to be made by the borrower under the terms of the mortgage.
Forbearance Amount	A portion of the principal debt amount owed on a loan that is allowed to be repaid at a later date.
Foreclosure Loss Risk	A code indicating the entity that is responsible for the property and losses in the event of foreclosure.
Guaranty Fee Rate	The rate at which the lender pays guaranty fees to Fannie Mae to guarantee the loan in a Mortgage Based Security (MBS) swap pool against default. Expressed and stored as a rate.
Index Rate	The official published interest rate value of a given market financial index on its effective date.
Interest Rate	The current monthly interest rate, expressed as a percent, for this loan.
Interest Remittance Amount	The interest amount to be drafted or reimbursed for a given loan activity period.
Latest LAR Processed Date	The most recent date on which a payment loan activity report (LAR) was recorded and processed by the servicer.
Loan Sales Type	A code indicating whether a given loan is held in portfolio (cash loan), pooled from portfolio (PFP), a long-term standby commitment (LTSC) or is securitized (REMICs and Swaps).



New Attributes and Definitions continued...

New Attribute Name	Definition
LPI Date	The due date of last paid installment (DDLPI) that had been collected for the mortgage.
Master Servicer Name	Master servicer name associated to the master servicer ID.
Master Servicer Number	Master Corp Number Assigned by FNM (9-digit).
Maturity Date	The date when the loan is scheduled to be paid in full per the Mortgage Note terms.
Mod UPB Amount	A calculated balance term which is the unpaid principal balance of the loan after modification.
Note Date	The date on the mortgage or note.
P&I Amount	The sum of the amount applied to reduce the loan balance, and the amount of interest paid in a payment, based on the contractual terms of the loan.
Pass Through Rate	The net interest rate passed through to Fannie Mae by the lender after deducting servicing and other fees from the gross mortgage coupon.
Payment Deferral Gross Servicing Fee Payable	The aggregated Gross Servicing Fee portion of a payment deferral due at payoff.
Payment Deferral Guaranty Fee Payable	The aggregated Guaranty Fee portion of a payment deferral due at payoff.
Pool Number	The unique identifier of the collateral group backing a Financial Instrument.
Pool Type	A code indicating the prefix assigned at pool formation to identify loan type, amortization type, plan number, accrual method, index code and other product related characteristics of the loans within the pool.
Principal Remittance Amount	The principal amount to be drafted or reimbursed for a given loan activity period.
Projected P&I Amount	Payment Amount as of the Payment Change Date.
Remaining Term	The total remaining term in months.
Remittance Day	The day of the month on which principal and interest for the loan are remitted by the servicer to the investor.
Remittance Type	Identifies the contractual method used to calculate the funds that are due from the servicer to Fannie Mae.
Servicer Loan Number	A unique identifier assigned to the loan by the servicer.
Servicing Fee Rate	The percentage of interest collected that is paid to the servicer by Fannie Mae for servicing the mortgage.