

Master Servicing Platform Release Notes

Release Details

April 11, 2024

Loan Servicing Data Utility (LSDU) is a suite of self-service tools providing servicers with accurate, near real-time, loan-level data and data exceptions, allowing for continuous reconciliation of Fannie Mae loans, cash positions, and offering operational efficiencies.

Enhancements

This release includes the following User Interface (UI) enhancements:

- Additional Loan Detail Attributes** – Added additional attributes to the Loan Detail Screen. The addition of these attributes will allow servicers to better reconcile data for payments, rates, LPTR updates, ARM attributes and MI. Refer to the chart below to see where the new attributes can be located in the Loan Data Search section in LSDU.

Latest Loan Position	
New Attribute Name	New Attribute Definition
Convertible Feature	An indicator identifying whether the mortgage Loan can convert from one amortization type to another amortization type (adjustable or fixed) in the future, as stated in the note.
Payment Source	Identify the source of the payment update.
Interest Rate Source	Identify the source of the interest rate update.
Stripped Servicing Fee Rate	The percentage of each loan underlying the security that is created by "stripping" or separating the excess servicing fee revenue components of payments from the underlying pool of mortgages.
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.
Pass Through Rate Source	Identify the source of the pass-through rate update.
Current LTV Ratio	The ratio of the amount of the loan to the appraised value or sales price of real property.
Remaining Term	The number of remaining months to the maturity of the mortgage loan, as of the current reporting date.
Origination and Acquisition	
New Attribute Name	New Attribute Definition
Combined LTV Ratio	The result of dividing the combined Unpaid Principal Balance (UPB) amounts of the first and all subordinate mortgages, excluding undrawn home equity lines of credit amounts, by the value of the subject property.
Odd Due Date Flag	An indicator identifying if the scheduled mortgage payment due day is not the first of the month.
Seller Number	The nine-digit number assigned by Fannie Mae to identify the institution that sold the loan to Fannie Mae (Mortgage Seller).
Seller Name	The name of the lender that is selling or delivering the loan to Fannie Mae, as indicated at the time of deal submission.



ARM Feature	
New Attribute Name	New Attribute Definition
ARM Plan	For adjustable-rate securities, a Fannie Mae defined code used to identify characteristics such as index, initial fixed-rate period, rate and payment adjustment frequency and caps, convertibility, and other features
Required Margin	The Fannie Mae's posted margin at commitment for each adjustable-rate mortgage (ARM) plan plus or minus any margin adjustments.
Pass Through Rate Down Cap Percentage	The stated maximum rate that the interest rate can decrease for each rate change, after the deduction of the servicing fee. Also known as the lender pass through maximum decrease per rate change.
Pass Through Rate Up Cap Percentage	The stated maximum rate that the interest rate can increase for each rate change, after the deduction of the servicing fee. Also known as the lender pass through maximum increase per rate change.
Pass Through Rate Rounding Method	The rounding methodology to be applied to the sum of the index plus margin in determining the periodic mortgage interest rate, applying only to adjustable-rate mortgages (ARMs).
Credit Enhancement	
New Attribute Name	New Attribute Definition
Insurance Not Applicable Reason	A code indicating the reason that primary mortgage insurance is not required or provided.
MI Company Name	Indicating the private Mortgage Insurance company short/common name and identifier from whom the private mortgage insurance coverage was obtained.
Cancellation/Termination Reason	The code and description indicating the reason why the mortgage insurance policy was cancelled.

- **Update for LAR 83 Single Submission** - Removed the “No” option from the Converted to Fixed drop-down field. The “No” option was not a valid option, which caused file failures once submitted. You will now only see the options “Yes” or “blank” in the Converted to Fixed drop-down field.

Note: When submitting Single LARs or File Uploads, the “Yes” option for Converted to Fixed field should only be submitted if the loan is eligible to convert. If eligible, LAR submission should be followed by a Post Purchase Adjustment (PPA) to update additional attributes needed for loan conversion from ARM to Fixed rate.

Additional Helpful Resources

For more information about this release, please contact future_of_servicing@fanniemae.com or Master Servicing at 1-800-2FANNIE.

Other helpful resources:

- Visit the [Loan Servicing Data Utility \(LSDU\)](#) page
- Read the [Loan Servicing Data Utility \(LSDU\) User Guide](#)
- Read the [LSDU Technology Specifications](#)