



Investor Reporting Transaction Type 96 – Loan Activity Reporting User Guide

March 2025





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Transaction Type 96 – Overview

Transaction 96 is used for reporting loan activity on payment, non-payment, and removal (e.g., payoff, repurchase, or liquidation) transactions.

- For summary reporting mortgage loans that have a scheduled/scheduled or actual/actual remittance type, the servicer is required to submit a Loan Activity Record (LAR), reporting borrower activity, by 8 p.m. Eastern Time on the next business day after the servicer processes the payment transaction in its system.
- A LAR must be reported by the twenty-second calendar day of the month of the reporting period regardless of whether a payment was received from the borrower. If the twenty-second calendar day falls on a weekend or holiday, the LAR is due on the preceding business day.
- Corrections to reported activity, and any additional payment (non-removal) activity for the prior reporting period, must be reported by 8 p.m. Eastern Time on the next business day after the servicer processes the activity in its system but no later than 8 p.m. Eastern Time on the first business day of the month following the reporting period.
- Action Code / Action Date is required on all Transaction Type 96 summary reporting.
 - Action Code - 00 required for non-removals. (Payment and non-payment LARS).
 - Action Codes for removal transactions or liquidations – 60, 65, 70, 71, 72:
 - 60 – Borrower Payoff / Investor Payoff
 - 65 – Repurchase
 - 70 – Liquidation Held for Sale
 - 71 – Liquidation 3rd Party Sale
 - 72 – Liquidation – Pending Conveyance

NOTE: *These codes are further defined in the [Investor Reporting and Remitting Calendar](#).*

- Removal transaction (LAR 96) for **all** remittance types are due on the first business day after the servicer processes the removal transaction in its system.
- Mortgage Insurance Discontinuation Codes are **not** Transaction Type 96. They must be reported as Transaction Type 89.
 - This applies to both summary and detail reporting loans.
- Newly acquired A/A loans and MBS S/S loans will be established in Fannie Mae's investor reporting system the business day after they are acquired.
 - Servicers are required to report LARs in the same month that the loans are acquired.
- Servicers may report Transaction Type 96 LARs via CPU-CPU electronic file transfer, LSDU file upload, LSDU Single LAR submission.
- Fannie Mae requires servicers to submit Transaction Type 96 and 97 detail reporting LARs as they are received from the borrower.



Removals and Removal Reversals

If removals (e.g., payoff, repurchase, or liquidation) of A/A and S/S loans are reported on Business Day 1 or 2 (BD1 or BD2) with an action date equal to or less than Business Day 1, then Fannie Mae will include them with the prior month's reporting cycle.

- For BD1 removals of S/S loans, the servicer is not required to pay interest through the month of removal.
- In-Cycle Removal Reversals
 - If a removal transaction for an MBS loan was submitted in error and needs to be reversed within the same reporting period (in-cycle reversal), a subsequent monthly LAR transaction should be submitted. It will replace the previously submitted removal.
- Out-of-Cycle Removal Reversals
 - If a servicer needs to correct an erroneous removal out of cycle, they must request a loan reinstatement by emailing readd_requests@fanniemae.com. At Fannie Mae's discretion, if the servicer is deemed not to be at fault for the error, the removal is reversed, and the servicer can then report on the loan again.
 - Out of cycle, there is no ability to reverse an erroneous removal of a loan from an MBS pool back into that MBS pool, nor is there an ability to track funds associated with such reversals.
 - If the reinstatement is approved on an erroneous MBS removal, the loan will be brought back as a portfolio mortgage loan (cash loan).

Reporting Transaction 96 LARs

Removal transactions and all payment activity must be reported by the next business day after the servicer processes the transactions in its system and **servicers must review their submitted transactions to determine if they were processed successfully via the LSDU Completed File Upload Search and LSDU Payment (LAR 96) Exceptions.**

Report Transaction 96 LAR Daily

- Submit removal and payment LARs on the next business day after the servicer processes the transactions on its system.
- **Review exceptions in LSDU and clear rejects daily through BD1**
- Submit no payment activity LARs by CD22



Steps for Reviewing Transaction 96 LARs – Overview

1. **Confirm Fannie Mae File Upload was Successfully Submitted (LSDU)**
 - a. If servicers uploaded LAR file via LSDU File Upload, check the LSDU Completed File Upload Search to confirm LARs were received by Fannie Mae.
2. **Review Status in the LSDU Completed File Upload Search**
 - a. After 30-60 minutes from uploading the file, servicers should check in the LSDU Completed File Upload Search to determine if submitted transactions were processed successfully.
 - b. The Completed File Upload Search provides the count of transactions 96, 97, 80, 81, 83, and 89 processed and unprocessed.
3. **Review / Resolve Rejects**
 - a. The servicer may also check new loan exceptions on the day they submit LARs via LSDU Loan Activity Search Tab, Payment (LAR 96) Exceptions. For exceptions, LSDU will provide loan level error messages.
 - b. Use the information in these reports to determine how to correct the rejected LAR.
 - c. Resubmit the corrected LAR.
 - d. If the corrected LAR was successful, the reject will drop from the Payment (LAR 96) Exceptions.
4. **Review / Resolve Invalid Transactions**
 - a. If Invalid Transactions were created, servicers should review the reason for these via Invalid Transactions Tab in Loan Activity Search in LSDU.
 - b. Invalid conditions must be resolved before Fannie Mae can process the LAR.
 - c. Resubmit the corrected LAR.
 - d. Resolved invalids will not be removed from the Invalid Transaction Search results until end of cycle.



Steps for Reviewing Transaction 96 LARs – Reports and Timing

Report/Function	Application	Availability	Available to Vendor	Available to Servicer
LSDU File Upload and LSDU Completed File Upload Search	LSDU	▪ ~30 - 60 minutes after submission	Yes	Yes
LSDU Single LAR Submission	LSDU	▪ ~20 minutes for submission to process	N / A	Yes
LSDU Payment (LAR 96) Exceptions	LSDU	▪ Real Time (allow 15 to 30 minutes latency)	N / A	Yes
Invalid Transactions	LSDU	▪ Real Time (allow 15 to 30 minutes latency)	N / A	Yes
Loan Activity Summary Report (count of transactions processed)	<i>Fannie Mae Connect</i>	▪ Available day after LAR submission in LSDU. Report refreshes once daily, except Monday ▪ 7 :30 am Tues – Sat (EST) ▪ 2 :30 pm Sun (EST)	Via B2B	Yes



Reviewing Transaction 96 LARs – Report Examples

LSDU Successfully Submitted Notification

LSDU File Upload

Loan Servicing Data Utility

Help

Loan Activity Search

Loan Data Search

Cash Position Search

Loan Data Change

File Upload

✓

File processing may take 30-60 minutes to complete. Status of the completed files can be viewed in the Completed File Upload Search tab.

×

File Upload

Completed File Upload Search

Select your file type and upload your file for review.

LAR file

Remove All

File Name

Single_LAR_Submission_15_11_2023_16_36.txt

Complete ✓

Done

Single LAR Submission notification

Loan Servicing Data Utility

Help

Loan Activity Search

Loan Data Search

Cash Position Search

Loan Data Change

File Upload

Analyst Name Search

✓

LAR successfully submitted. Please allow up to 20 minutes for the submission to process.

×

Loan Details

Results as of 03/24/2025 09:54:37 AM EST

Loan

Service Name:

MERS ID:

Service Number:

Pool Number:

Service Loan Number:

Loan Sales Type:

Remittance Type:

Pool Prefix Code:

SWAP- MBS

Scheduled/Scheduled

S1

View All Data

Current LAR Information

Latest Loan Position

Origination and Acquisition

Feature Codes

ARM Features

Delinquency Modification Data

Credit Enhancement

View Loan History

Current LAR Information

Reject reason: Missing LAR

Transaction Processing Date:

LOAN ATTRIBUTE	REPORTED	FANNIE MAE EXPECTED	DIFFERENCE	NEW
LPI Date				
Actual UPB Amount				
Principal Remittance Amount		\$190.47		
Interest Remittance Amount		\$277.33		
Action Code				
Action Date				
Other Fees Collected Amount				

Submit LAR

NOTE: For additional information on how to submit a LAR via LSDU, please refer to the [LSDU eLearning Guide](#) or the [LSDU User Guide](#).

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LSDU Completed File Upload Search

Loan Activity Search

Loan Data Search

Cash Position Search

Data Compare

Loan Data Change

File Upload

Analyst Name Search

File Upload

File Upload

Completed File Upload Search

All File Uploads

There may be some uploaded files still being processed.

Searcher Number: 241470008

Date Range: Select Date Range

Search

Results as of 12/20/2024 11:33:21 AM EST

Search Results

Searcher Number: (1) Date Range: 20241021 - 20241220

10/21/2024

Details	Total Loan Activity Record (LAR 96)	Total Extended Loan Activity Record (LAR 97)	Total Sub Servicer Change (LAR 80)	Total Lender Loan I.D. Change (LAR 81)	Total Payment/Interest Rate Change (LAR 83)	Total Discontinuance Of Mortgage Insurance (LAR 89)	Total Unprocessed	Total Records
	370124	0	0	1080	1100	204	0	372508
File	Total Loan Activity Record (LAR 96)	Total Extended Loan Activity Record (LAR 97)	Total Sub Servicer Change (LAR 80)	Total Lender Loan I.D. Change (LAR 81)	Total Payment/Interest Rate Change (LAR 83)	Total Discontinuance Of Mortgage Insurance (LAR 89)	Total Unprocessed	Total Records
NATH_LARASC_24102105000_2_LAR81	0	0	0	1080	0	0	0	1080
NATH_LARASC_24102105262_8	779	0	0	0	0	0	0	779
NATH_LARASC_24102105000_2_LAR89	0	0	0	0	0	204	0	204

Key Report Information:

- LSDU Completed File Upload Search indicates uploaded file has been received by Fannie Mae.
- Does not mean the LAR File has been processed by Fannie Mae.

Servicer Action Required:

- If servicers do not see the LAR file they submitted in the LSDU Complete File Upload Search results within 1 hour with appropriate details, they should:
 - Review and confirm the file is formatted properly.
 - Resubmit the corrected file again.

If not successful again, contact your Fannie Mae Investor Reporting Analyst for assistance.

LSDU Payment (LAR 96) Exception Search Results

Loan Activity Search

Loan Data Search

Cash Position Search

Loan Data Change

File Upload

Analyst Name Search

Payment (LAR 96) Exception search results (165 loans)

Search Results as of 12/20/2024 10:53:44 AM EST

Download

Servicer Number: Multiple (152)

Transaction Type: LAR 96

Exception Type: All

Remittance Type: All

Loan Sales Type: All

Filter by selecting one or multiple categories below:

Clear All Selection(s)

Servicer Number

Remittance Type

Loan Sales Type

Exception Type

FANNIE MAE LOAN NUMBER	SERVICER NUMBER	SERVICER NAME	SERVICER LOAN NUMBER	REMITTANCE TYPE	LOAN SALES TYPE	EXCEPTION TYPE	REJECT REASON
				Actual/Actual	Sold - MBS	Hard Reject	Reported Principal does not match Expected Principal.
				Actual/Actual	Portfolio	Hard Reject	Interest reported is outside boundary
				Scheduled/Scheduled	SWAP- MBS	Hard Reject	Per Fannie Mae records, reported LPI Date is prior to Payment Deferral (PD) LPI date. Review PD agreement and re-report payment activity or contact loss mitigation to submit PD cancellation in SMDU.
				Scheduled/Scheduled	SWAP- MBS	Hard Reject	Per Fannie Mae records, reported LPI Date is prior to Payment Deferral (PD) LPI date. Review PD agreement and re-report payment activity or contact loss mitigation to submit PD cancellation in SMDU.
				Scheduled/Scheduled	SWAP- MBS	Hard Reject	Per Fannie Mae records, reported LPI Date is prior to Payment Deferral (PD) LPI date. Review PD agreement and re-report payment activity or contact loss mitigation to submit PD cancellation in SMDU.
				Scheduled/Scheduled	SWAP- MBS	Hard Reject	Per Fannie Mae records, reported LPI Date is prior to Payment Deferral (PD) LPI date. Review PD agreement and re-report payment activity or contact loss mitigation to submit PD cancellation in SMDU.
				Scheduled/Scheduled	SWAP- MBS	Hard Reject	Per Fannie Mae records, reported LPI Date is prior to Payment Deferral (PD) LPI date. Review PD agreement and re-report payment activity or contact loss mitigation to submit PD cancellation in SMDU.

NOTE: For additional information on how to view LAR 96 Exceptions in LSDU please view the [LSDU eLearning Guide](#) or the [LSDU User Guide](#).



LSDU Invalid Transactions

Loan Activity Search Loan Data Search Cash Position Search Loan Data Change File Upload						
Invalid transaction search results (84 transactions)						Download
Search Results as of 10/31/2024 10:08:26 AM EST						
Servicer Number:		Transaction Type:				
Multiple (107)		All Transactions				
FANNIE MAE LOAN NUMBER	SERVICER NUMBER	SERVICER LOAN NUMBER	REMITTANCE TYPE	TRANSACTION SUBMISSION DATE	TRANSACTION TYPE	ERROR MESSAGE
1007544444	1007544444	LENDER- LOAN-NUM	Actual/Actual	05/22/2024	Payment (LAR 96 \LAR97)	Loan Activity Report and Modification previously accepted for Loan Activity Period.
1007544444	1007544444	LENDER- LOAN-NUM	Actual/Actual	05/22/2024	Payment (LAR 96 \LAR97)	Loan Activity Report and Modification previously accepted for Loan Activity Period.
1007544444	1007544444	LENDER- LOAN-NUM	Actual/Actual	05/21/2024	Payment (LAR 96 \LAR97)	Loan Activity Report and Modification previously accepted for Loan Activity Period.



Fannie Mae Connect - Loan Activity Summary Report

Servicer Number	Processing Date	Transaction Source	LAR Type	Total Transactions	Accepted	Hard Rejected	Soft Rejected	Invalid	Unreconciled
123456789	9/9/2016	Servicer, User Interface	96	12	6	2	2	2	0
123456789	9/9/2016	Servicer, Batch	96	3	0	0	0	0	3
123456789	9/9/2016	Servicer, B2B	96	13	10	2	0	1	0

Key Report Information:

- **Availability**

- Available day after LAR submission in LSDU. Report refreshes once daily, except Monday
- 7 :30 am Tues – Sat (EST)

2 :30 pm Sun (EST)

- **Accepted** - Number of LARs processed successfully:
 - No additional action required by servicers.
 - Transaction will appear on Trial Balance and Accepted Transaction Report on BD 3 (end of cycle).
- **Hard Rejected** - Number of LARs that triggered a hard reject:
 - Servicers must make adjustments and re-submit the transaction.
 - Review LSDU Payment (LAR 96) Exceptions for loan level detail for hard rejects.
- **Soft Rejected** - Number of LARs that triggered a soft reject:
 - Servicers must make adjustments and re-submit the transaction.
 - Review LSDU Payment (LAR 96) Exceptions for loan level detail for soft rejects.
- **Invalid** - Number of LARs that could not be processed:
 - Search Invalid Transactions in LSDU for loan level detail.
 - Servicers must make corrections and resubmit the transaction.
- **Unreconciled (if positive number)** - Number of transactions held by Fannie Mae during BD1 or BD2.
 - May also represent number of duplicate LARs in the current submission file or a previously submitted file.
 - Fannie Mae will process held transactions once the current cycle closes. No additional action is required by servicers.
 - Servicers should check the LAR file to determine how to prevent sending future duplicate transactions.
- **Unreconciled (if negative number)** - Number of held transactions processed by Fannie Mae on BD2 + 1.
 - May also represent the number of duplicate LARs in the current submission file or a previously submitted file.
 - Fannie Mae will process held transactions once the current cycle closes. No additional action is required by servicers.
 - Servicers should check the LAR file to determine how to prevent sending future duplicate transactions.



Issue	Possible Causes	Corrective Action
<ul style="list-style-type: none">▪ LAR is Missing the Loan Action Type Code and/or Action Date	<ul style="list-style-type: none">▪ Servicer failed to provide action code/action date for LAR 96 transactions▪ For EDI format only – action code 02 must be used for EDI to translate to 00 and D8 must be used as the qualifier to indicate that an action date is to follow	<ul style="list-style-type: none">▪ Servicer should enter appropriate action code/action date in the LAR file or Single LAR 96 submission▪ Servicer should update EDI translation code and submit corrected transactions
<ul style="list-style-type: none">▪ Payment Transaction cannot be Processed on an Inactive Loan	<ul style="list-style-type: none">▪ The identified loan is not active in the Fannie Mae qualifier to indicate investor reporting system	<ul style="list-style-type: none">▪ If loan is truly active, servicer should follow the loan re-instatement request process by contacting readd_requests@fanniemae.com
<ul style="list-style-type: none">▪ The Loan Activity Action Date cannot be Effective for a Future Loan Activity Period	<ul style="list-style-type: none">▪ Servicer is reporting an action date which is greater than the current processing month	<ul style="list-style-type: none">▪ Servicer should review data and submit corrected transactions
<ul style="list-style-type: none">▪ LAR set Failed Servicer Match	<ul style="list-style-type: none">▪ Servicer is reporting more than one LAR for a loan, but one of the LARs has an incorrect servicer number	<ul style="list-style-type: none">▪ Servicer should review data and submit corrected transactions
<ul style="list-style-type: none">▪ Invalid Fannie Mae Loan Number (Does not exist in LSDU Database)	<ul style="list-style-type: none">▪ Servicers are sending in LARs for loans which are not in LSDU.	<ul style="list-style-type: none">▪ Loans will be available in LSDU in the month of acquisition on the BD following settlement▪ Loan activity may be reported, as applicable, anytime thereafter