Multifamily eServicing Release Notes
Version 8.6

August 26, 2014

On **October 20, 2014**, Fannie Mae will implement updates to the eServicing application, which includes the changes described below.

Highlights

- New functionality for reporting ARM Pool Pass Through Rates (PTRs).
- New functionality to apply Mortgage Loan level changes to pool level.
- Display of Preliminary Pool to Security Differences.
- Additional enhancements.

Introduction

eServicing 8.6 release will be implemented in the eServicing application on October 20, 2014 and have servicer impact in the following areas:

1. ARM Pool PTR Reporting

In an effort to improve the accuracy and efficiency of ARM Pool PTR reporting, eServicing will default the reported and projected PTR values to blank on initial roll up. Once the reported pool PTR is updated and saved, the Projected PTR will display.

- Edits will display if the reported pool PTR is different from the Projected PTR.
- The Report button will not display until the Reported PTR is populated and saved.
- The Reported PTR will not be systematically overwritten if a pool is re-rolled.

Users will now have the capability to upload ARM Pool PTRs in bulk. This new upload functionality will be available during the reporting cycle.

- Reference Appendix A for ARM Pool PTR file format instructions.
- A new ARM Pool PTR upload file button will become available and accessed through the File Upload link.
- After files have been uploaded, status messages will be displayed.
- ARM PTR upload error messages have been added to ensure system upload file requirements are met, and a new message is introduced to validate the PTR is > 0.000 and < 20.000.
- ARM Pool PTRs have been added to the summary download.

Users will have the ability to search for ARM pools with missing PTR values on the MBS Reporting screen. Pools with missing values will display as hyperlinks that will take users to the Pool Summary screen and allow the ability to sort by Yes, No and N/A. Fixed rate pools will default to N/A.

2. Loan Level changes rolled to Pool Level

Users will have the ability to re-roll and update edited pool level data with loan level data.

- Once the Rollup button is selected by the user for pools with processing status equal to 'Edited', the user will be asked if they want to overwrite the previously edited pool data with loan level data. If 'Yes'/'OK' is selected, the pool data will be refreshed. A pool roll up successful message will display.
- If the pool reporting status is 'Reported', after the pool is re-rolled, the reporting status will update to 'Not Reported' and the user will be required to Re-Report.
- ARM Pool PTRs will be excluded from the pool data refresh.

If the user selects 'No'/'Cancel', no changes will be made to the pool data.

3. Preliminary Pool to Security Differences

On the Pool Detail screen, a new Preliminary Pool to Security table will display differences between the sum of the reported loan Scheduled UPB for all loans in a pool and the reported Pool Current Security Balance. Any differences below $10.00 and above ($10.00) will automatically populate a comment: 'rounding assumed'. A comment must be entered by the user for any other difference. Comments are required before a pool can be reported.

Differences will be captured upon initial roll up and table values will refresh in subsequent saves or re-rolls to the pool.

If the Scheduled UPB for a Mortgage Loan in a pool is modified and saved, the system will check for pool to security differences, and a warning message will alert users to differences and require entry of comments on the Pool Detail page. The pool reporting and processing statuses will not be impacted by this activity. The Preliminary Pool to Security Comments will be stored and presented in subsequent months if the difference sign (+/-) is the same as the prior month.

- Users may perform a search for preliminary pool to security differences on the MBS Reporting screen.
- A report will be available that lists pools with preliminary pool to security differences along with User comments.

4. Additional Enhancements

The release also includes other minor enhancements as detailed below.

- Beginning Security Balance will display cents for newly acquired pools.
- There are various field re-labels from 'Deficiency' to 'Pool to Security' throughout the system and within the Pool to Security Download file.

Effective Date

The changes will be implemented on October 20, 2014 and effective for the November 2014 reporting period.

Training

Training sessions will be held, at a date to be determined, to explain the new functionality in eServicing and to provide servicers with the opportunity to ask questions. Further details on training sessions will be included in a future servicer communication and from your servicing analyst.

Questions

If you have any questions you may consult Frank Acheampong (frank_acheampong@fanniemae.com) or Terri Hartzog (theresa_hartzog@fanniemae.com)

Appendix A

ARM Pool PTR Upload Transaction Example

```
+----+----1----+----2----+----3----+----4-
1 111111111222233333344444
2 151735169F99008031103110
```

Mocked-up record showing single values to illustrate fields

Actual ARM Pool PTR Record - Begin record(s) on line 1

ARM Pool PTR Transaction Format Instructions

Field #	Data Field Name	Starting Position	Length	Format
1	Servicer Number	1	9	Numeric
2	Record ID	10	4	Always 'F990'
3	Pool Number	14	6	Alpha Numeric
4	Pool Pass-Thru-Rate*	20	5	Decimal (LLRRR)

* Format Pass-Through-Rate without decimals, utilizing all five positions. The first two digits represent values left of the decimal and the last three represent values to the right of the decimal. For example; a Pass-Through-Rate of 3.110 would be entered in the file as 03110.