

Multifamily Payoff Calculator Release Notes Version 2.3

November 10, 2015

Multifamily Operations announces the release of Payoff Calculator 2.3 on **December 15, 2015**, which includes the enhancements described below.

Highlights

- Real-time updates of approved payoff quote information sent to eServicing.
- Modify conditions used for 1% Prepayment Premium Due indicator.
- New expected payoff date override functionality for 1st business day payoffs.

Introduction

Payoff Calculator release 2.3 will be implemented in the Payoff Calculator application on December 15, 2015, and will impact Servicers in the following areas:

1. Payoff Projections and Reporting

In an effort to improve the accuracy and efficiency of payoff reporting, approved payoff quote information will be automatically sent to eServicing and displayed on the loan level as projected values, when the quote has an expected payoff date in the reported activity month.

As a result of the real-time updates from Payoff Calculator to eServicing the following new and re-labeled 'Amount Type' fields have been added to the 'Manage Additional Amount Due' screen:

- Deferred Interest
- Late Fee
- Adj to Yield Maintenance
- 'Adj to Prepayment Premium' re-labeled from 'Addtl Prepayment Premium'

All new and re-labeled fields will be displayed on the 'Breakdown of Funds' page when they are populated.

2. 1% Prepayment Premium Due

The functionality that allows Servicers to waive the 1% premium on deals with Yield Maintenance (YM) if the Mortgage Loan is being paid off and refinanced with Fannie Mae has been modified.

- Display the option to waive the 1% premium if the YM end date is on or after the Expected Payoff Date.
- Display the option to waive the 1% premium if the YM for a Foreclosure has an acceleration date that is on or after the Expected Payoff Date.

3. Override Expected Payoff Date – 1st Business Day Payoffs

New functionality has been added to override the expected payoff date of a quote when the expected payoff date falls on the 1st Business Day of the month. This update allows the Servicer to submit payoff quotes using the first Business Day as the payoff date.

Two new fields have been added to the Create and Edit screens in Payoff Calculator:

- 'First Business Day Payoff? (Yes/No)'
- 'Expected Payoff Override Date'

These fields have been added to the following screens in the Common Data section:

- Create Payoff Page 2
- Payoff Quote Detail Page
- Change Payoff State
- View Payoff Quote Page

If the Servicer selects 'Yes' for 'First Business Day Payoff?', the Expected Payoff Override Date will be automatically populated with the last calendar day of the prior month.

Payoff Calculator will utilize the Expected Payoff Override Date to calculate interest, yield maintenance, guaranty fees and servicing fees, if the Servicer selects 'Yes' in response to First Business Day Payoff?

A new warning message '*First Business Day Payoff? is required*' will be displayed, if the Servicer enters an expected payoff date that falls on the 1st business day of the month and does not select an option in the 'First Business Day Payoff?' field.

Effective Date

The changes will be implemented between December 12 and December 15, 2015, and will be effective for the January 2016 reporting period (December 2015 Activity).

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 communication to Servicers and from your Servicing Analyst.

Questions

If you have any questions, please contact Frank Acheampong (frank_acheampong@fanniemae.com) or Tigist Seleshi (Tigist_Seleshi@fanniemae.com).