



MSFMS Release Notes

Release AWS 4.0

June 24, 2023

Multifamily Operations announces the release of Multifamily Structured Facility Management System (MSFMS) AWS 4.0 on June 24, 2023, with the enhancements described below.

HIGHLIGHTS

The updates to MSFMS in Release AWS 4.0 include:

- Added new allowable value of “Other – Sponsor Dedicated Workforce” to the Affordable Housing Type dropdown menu on the “Property” screen to further align the collection of Mortgage Loan data between MSFMS and the Multifamily Committing and Delivery System (C&D™);
- Added new business rules to improve data quality associated with the “Underwritten Property Value” field and the “Units with Income or Rent Restrictions” related fields; and
- Added new “Master Credit Facility ID” to the “Deal Terms” screen.

Effective **June 24, 2023**, the MSFMS Release AWS 4.0 will include the enhancements detailed below to capture additional Property data, furthering the alignment of collection of Mortgage Loan data between MSFMS and C&D, improve data quality with the addition of enhanced business rules, and facilitate the entry, as applicable, of the DUS Gateway Master Credit Facility ID within MSFMS.

I. Property Collateral – “Property and Housing Goals Data” Screen

- A. A new allowable value of “Other – Sponsor Dedicated Workforce” was added to the “Affordable Housing Type” dropdown menu on the “Property and Housing Goals Data” screen within the “Housing Goals Data and Affordability Restrictions” section.
- B. Business rules have been added for the new allowable value “Other – Sponsor Dedicated Workforce”.
- C. Business rules have been updated to include a validation of the “Units with Income or Rent Restrictions (%)” field as compared to the “Units with Income or Rent Restrictions (%) by Area Median Income” field within the “Housing Goals Data and Affordability Restrictions” section as these fields should be equal.

II. Property Collateral – “Underwriting” Screen

Business rules have been added to the “Underwritten Property Value (\$)” field within the “Collateral Value at Acquisitions” section to not allow pennies to be included within the dollar amount.



III. “Deal Terms” Screen

A new field labeled “Master Credit Facility ID” was added to the “Deal Terms” screen. This field will be entered by a Fannie Mae user and will be pulled from DUS Gateway for any new credit facility transactions.

Effective Date

MSFMS AWS 4.0 changes are effective June 24, 2023.

Questions

Please contact the following with any questions:

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