

Multifamily Asset Management Portal Release Notes Version 4.0

February 14, 2013

On August 2, 2013, Fannie Mae will implement Multifamily Asset Management Portal (MAMP) release Version 4.0, which includes the changes described below.

Highlights

- A Multifamily Asset Management Portal release is planned for August 2, 2013 to automate the property financials quality control process
- Minor changes made to the CSV Upload File will be needed (Base, YTD Watchlist, and Seniors)
- Details relative to functionality of the new automated quality control process will be released at a later date. This release announcement is primarily to announce upcoming changes to the CSV file in order to allow Lenders time to make necessary adjustments.

Introduction

Changes made to the Operating Statement's CSV Upload File will be described in these MAMP Release Notes. This will affect the Base, Year-to-Date Watchlist, and Senior's template. The Multifamily Asset Management Portal release is planned for August 2, 2013. This release will include automation of the property financials quality control process and will require minor changes to the CSV upload file. The changes are as follows:

Base, YTD Watchlist

Fields Added:

- Property is tax exempt – Required field (0=No or 1=Yes)
- Last Unit Sales Price – Required field for Co-ops only; (Integer)

Fields Removed:

- Servicer Loan Rating

Fields Now Required:

- Insurance expense – Integer
- Real Estate Tax – Integer; amount should be greater than 0 [or equal to 0 if tax exempt]
- 1st Mortgage Debt Payment – Integer
- Replacement Reserve Beginning Balance – Integer; amount should be greater than or equal to 0
- Replacement Reserve Expense – Integer; amount should be greater than or equal to 0
- Replacement Reserve Additions – Integer; amount should be greater than or equal to 0

Seniors

Fields Added:

- Property is tax exempt – Required field (0=No or 1=Yes)

Fields Removed:

- Servicer Loan Rating

Fields Now Required:

- Insurance expense – Integer
- Real Estate Tax – Integer; amount should be greater than 0 [or equal to 0 if tax exempt]
- 1st Mortgage Debt Payment – Integer
- Replacement Reserve Beginning Balance – Integer; amount should be greater than or equal to 0
- Replacement Reserve Expense – Integer; amount should be greater than or equal to 0
- Replacement Reserve Additions – Integer; amount should be greater than or equal to 0

Please find attached the new [CSV Upload File Specifications](#) for Base, YTD Watchlist, and Seniors Template for your reference.

Effective Date

The changes illustrated in this Release Notes will be effective after the release of the Portal 4.0; this should occur on August 2, 2013.

Questions

Please contact MF Operating Statements mailbox at mf_operatingstatements@fanniemae.com if you have any questions.