



C&D Release Notes

Release 12.0

December 21, 2018

Multifamily Operations announces the release of Multifamily Committing and Delivery (C&D™) 12.0 on **January 12, 2019**, with the enhancements described below.

HIGHLIGHTS

The updates to C&D included in Release 12.0 include:

- new Underwriting Attributes;
- Early Funding MBS Pool Enhancement;
- Upload Template modifications; and
- additional C&D Modifications.

Introduction

C&D release 12.0 includes enhancements to support the collection of additional underwriting attributes and improvements to the Early Funding MBS pool process. The release also includes other minor changes.

I. Underwriting Valuation Screens

Modifications have been made to the “Income/Expense Underwriting at Acquisition” section of the Underwriting (Base) and (Senior) screens to support the collection of Underwritten Net Rental Income (NRI) and Trailing data for all Mortgage Loans. Changes include the addition of the following 5 new data fields:

- Underwritten NRI (\$);
- Trailing Collections (T-1) (\$);
- Trailing Collections (T-3) (\$);
- Trailing Collections (T-6) (\$); and
- Trailing Collections (T-12) (\$).

Effective January 12th, 2019, the Underwritten NRI and Trailing Collections (T-1) will be required for any Property securing a Mortgage Loan that has not yet been purchased by Fannie Mae, regardless of when the Commitment was confirmed.



II. MBS Pool Screen

The 'MBS Pool Financing Options' screen has been modified to include a new 'Payee Code' field to allow the selection of a payee code for Early Funding ASAP+ and ASAP Sale transactions. The payee code is not required at this time.

The list of data fields included in the business rule to restrict entry of invalid special characters has been expanded to include the below wiring instructions fields:

- Account ID;
- Receiver Sub-Account ID; and
- Account Owner Name.

III. Upload Template

The Collateral Tab of the Upload Template has been modified to include the 5 new attributes added to the Property Collateral and Underwriting screens.

If you run any internal process to populate the Upload Template and load the data into C&D, please note the template has been revised.

IV. Additional Modifications

The 'Seller Contact Email Address' on the Registration/Contacts Information screen is now a required field.

Effective Date

C&D 12.0 changes are effective January 12, 2019.

Questions

Please contact the following with any questions:

- Loan Operations Manager: Sandra Opon at 202-752-7118, or sandra_c_opon@fanniemae.com
- Multifamily Acquisitions Team: mf_acquisitions@fanniemae.com
- Credit Risk Manager: Mike Meissner at 415-277-3369. or michael_meissner@fanniemae.com