



## MSFMS Release Notes

### Release AWS 2.0

July 30, 2022

Multifamily Operations announces the release of Multifamily Structured Facility Management System (MSFMS) AWS 2.0 on July 30, 2022, with the enhancements described below.

#### HIGHLIGHTS

The updates to MSFMS in Release AWS 2.0 include:

- Added new Multifamily Affordable Housing (MAH)-related Fields on the “Property” screen and disabled others to align the collection of affordable data between MSFMS and the Multifamily Committing and Delivery System (C&D™).
- Added new Ground Lease End Date Field on the “Property” screen.
- Added new “Unlock Reason” section with text box to allow both Fannie Mae and the Lender to add comments when returning and resubmitting Property data; and
- Added business rules related to the new Fields.

Effective **July 30, 2022**, the MSFMS Release AWS 2.0 will include the enhancements detailed below to further align the collection of MAH data between MSFMS and C&D, thereby increasing consistency across applications.

#### I. Property Collateral Screen

- A. A new section labeled “Unlock Reason” has been added to the bottom of the screen which includes a text box to allow for Fannie Mae comments to be added describing the reason for an unlock and return of a Property Collateral record, and by the Lender upon the subsequent resubmission of the Property data.
- B. Business rules were added related for the “Unlock Reason” field.

#### II. Property Collateral – Property and Housing Goals Data Screen

- A. A new field labeled “Ground Lease End Date (mm/dd/yyyy)” was added to the “Property and Housing Goals Data” screen within the “Property Data” section.
- B. Business rules were added related for the “Ground Lease End Date (mm/dd/yyyy)” field.

#### III. Property Collateral – Property and Housing Goals Data Screen



- A. The following fields within the “Housing Goals Data and Affordability Restrictions” section of the “Property and Housing Goals Data” screen have been added:
- “Is this a HUD 202 Property?”;
  - “Original Tax Credit (\$)”;
  - “Remaining Credit Period for Tax Credits (months)”;
  - “Remaining Term of Tax Exemption/Abatement (months)”;
  - “Is this Property subject to a State or Local Government Affordable Housing Program?”.
- B. The following fields within the “Housing Goals Data and Affordability Restrictions” section of the “Property and Housing Goals Data” screen have been moved to the bottom of this section and disabled as they are no longer applicable:
- “Units Targeted for Occupancy by Low & Moderate Income Tenants”;
  - “Tax Credit?”;
  - “Tax Credit Ten Percent Below Market?”;
  - “Project Based Section 8 HAP Contract”;
  - “Occupancy Restriction?”; and
  - “MAH?”.
- C. A new section labeled “State or Local Programs” has been added to the bottom of this screen which includes a text box to enter the State or Local Program Name, and checkbox functionality to identify the applicable State or Local Program Type by selecting one or more of the following options:
- “Rental Subsidy”;
  - “Capital Subsidy”;
  - “Tax Abatement/Exemption”;
  - “Inclusionary Zoning Program”; and/or
  - “Other”.
- D. Business rules were added for the above new fields.

#### **IV. Property Collateral Screen**

Business rules have been added to prevent the selection of both a “Base Underwriting Type” and a “Seniors Housing Type” within the same property collateral record.

#### **Effective Date**

MSFMS AWS 2.0 changes are effective July 30, 2022.



## Questions

Please contact the following with any questions:

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