



## MSFMS Release Notes

### Release AWS 3.0

November 19, 2022

Multifamily Operations announces the release of Multifamily Structured Facility Management System (MSFMS) AWS 3.0 on November 19, 2022, with the enhancements described below.

#### HIGHLIGHTS

The updates to MSFMS in Release AWS 3.0 include:

- Added new “Fixed Equivalent Interest Rate %” field on the “MBS Loan” screen applicable to variable rate Mortgage Loans 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 use of special characters, prepayment data, year-built phase numbers, and underwritten LTV for Mortgage Loans in Bulk Deliveries; and
- Added business rules related to the new field.

Effective **November 19, 2022**, the MSFMS Release AWS 3.0 will include the enhancements detailed below to capture additional data for variable rate Mortgage Loans, furthering the alignment of collection of Mortgage Loan data between MSFMS and C&D, and improve data quality with the addition of enhanced business rules.

#### I. MBS Loan Screen

- A. A new field labeled “Fixed Equivalent Interest Rate (%)” was added to the “ARM Attributes” section within the “MBS Loan” screen. This field will be required for all Mortgage Loans where Interest Rate Type is equal to Variable.
- B. Business rules have been added related for the “Fixed Equivalent Interest Rate (%)” field.

#### II. MBS Loan Screen

- A. Business rules have been added to the “Prepayment Terms” section to improve the quality of prepayment data.
- B. Business rules have been added to make the “Lender Underwritten LTV (%)” a required field for Mortgage Loans included in a Bulk Delivery.



### III. Property Collateral Screen

Business rules have been added to the “Year Built” section to require unique Phase Numbers when completing this data.

### IV. General

Business rules associated with the use of special characters across various screens have been added to prevent the use of those characters that create data issues for downstream consumers. The following are valid special characters:

- /
- -
- ?
- :
- ( )
- .
- ,
- +

### Effective Date

MSFMS AWS 3.0 changes are effective November 19, 2022.

### Questions

Please contact the following with any questions:

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