

# MPF Xtra™ PFI Advisory

June 19, 2009

## Special Attention:

PFI MPF® Program Management, Origination Management and Servicing Management  
with MPF Xtra Master Commitments

### Subject: Assignee Disclosures

The “Helping Families Save Their Homes Act of 2009” (“the Act”) signed by President Obama on May 20, 2009, amends the Truth in Lending Act to require that when a loan is sold or assigned, the new owner must notify the borrower in writing within 30 days of a sale or transfer of his or her mortgage loan.

Fannie Mae, with the cooperation of the Federal Home Loan Bank of Chicago, has arranged, in connection with MPF Xtra loans, for notification letters to be sent to your borrowers which will advise that their loans have been transferred to the Federal Home Loan Bank of Chicago and subsequently to Fannie Mae. The notification letters explain that the transfer of the loan to Fannie Mae does not change the servicer who services their mortgage. The letters also identify the Servicing PFI as the party who has the authority to act on behalf of Fannie Mae and will direct borrowers having any questions about their loans to contact the Servicing PFI listed in the MPF System records. The Servicing PFI’s main contact phone number is provided in the notification letters.

Fannie Mae’s ability to provide the notification letters is dependent upon the PFI’s submission of accurate data to its MPF Bank. As with any breach of representation or warranty, PFIs will be responsible for any harm, damages or losses that an MPF Bank may suffer as a result of such breach. Further, because the Servicing PFI’s main contact phone number as it appears in the MPF System is the number that will be provided to borrowers, it is critical for PFIs to verify they have provided their MPF Bank with an accurate and current customer servicer telephone number. PFIs should contact their MPF Bank to update this information if it is outdated or inaccurate. The notices will begin being mailed on June 19, 2009 for loans delivered under the MPF Xtra product on or after May 20, 2009.

PFIs should be aware that these notification letters are likely to prompt inquiries from borrowers. We ask that PFIs assist their MPF Bank by explaining that the notification letters are sent to disclose the identity of the owner of their mortgage due to a new federal law and that their servicers are unchanged.

A sample of the letter that will be sent to your borrower’s is attached for your reference.

**If you have any questions, please contact your MPF Bank Representative or call the MPF Xtra Service Center at 888-362-0011.**