

## PFI Advisory

June 16, 2009

### Special Attention:

PFI MPF<sup>®</sup> Program Management and Servicing Management

#### **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.

In order to comply with the Act, the MPF Provider will send notification letters to your borrowers on behalf of your MPF Bank. The letter provides the information required under the Act, which includes the explanation that investment by the MPF Bank will not change the servicer of their mortgage. Moreover, the letter directs borrowers to contact the Servicing PFI listed in the MPF System records and provide the Servicer PFI’s main contact phone number.

The MPF Provider’s ability to provide the notification letters is dependent upon the PFI’s submission of accurate data. 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 MPF Provider will be providing borrowers with the Servicing PFI’s main contact phone number as it appears in the MPF System, it is critical for PFIs to verify that they have provided their MPF Bank with an accurate and current customer service telephone number. PFIs should contact their MPF Bank to update this information if it is outdated or inaccurate.

PFIs should be aware that these letters are likely to prompt inquiries from borrowers. We ask that PFIs assist their MPF Bank by explaining that the letters are sent in compliance with federal law for the purpose of disclosing information about the investor in their mortgage, and that their servicers remain the same.

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 Customer Support Desk at 877-INFO-MPF (877-463-6673).**