

PFI Advisory

October 28, 2009

Special Attention: PFI MPF[®] Program Management and Origination Management

Subject: Reminder of New Loan Presentment Data Elements

As previously announced in a PFI Advisory dated August 13, 2009, and PFI Notice 2009-5, we are reminding PFIs that we are updating our data reporting requirements for Loan Presentment **effective November 2, 2009**. All PFIs must use the new and revised data elements in accordance with the requirements announced in PFI Notice 2009-5. For your convenience, we are including the list of new and revised data fields below.

NEW DATA FIELDS:

Field Name	Description and Valid Values	Comments/Definitions
Borrower FICO Score Source	Alphanumeric (allow lead zero) Valid values: 01 = Equifax Beacon 02 = TransUnion Empirica 03 = Experian Leave blank if the FICO score is not available, the credit is a "Thin File" or there is "No File"	Value that identifies the source of any credit score obtained for the borrower. Required for all loans

Field Name	Description and Valid Values	Comments/Definitions
Co-Borrower FICO Score Source	Alphanumeric (allow lead zero) Valid values: 01 = Equifax Beacon 02 = TransUnion Empirica 03 = Experian Leave blank if the FICO score is not available, the credit is a "Thin File" or there is "No File"	Value that identifies the source of any credit score obtained for the first co-borrower. Required for all loans
FIPS State/County Code	Alphanumeric, 99999 (Allow lead zeros, first two digits represent the state code and the remaining three represent the county code)	The combination of the state and county codes is known as the Federal Information Processing Standards (FIPS) code. This code identifies the state and county in which the property is located. Leading zeros may be required. For assistance locating the appropriate codes, PFIs may use the FFIEC website accessed using the following link ¹ : http://www.ffiec.gov/Geocode/default.aspx Required for all loans
AUS Certificate #	Alphanumeric	Unique number assigned to the mortgage when it was submitted for an underwriting evaluation to either the Fannie Mae DU (Desktop Underwriter) or Freddie Mac LP (Loan Prospector) AUS. It represents the Fannie Mae DU Case Number or the Freddie Mac LP Key Number. Required for MPF Xtra [®] loans with an AUS Decision of 1, 3, or 5. Provide for all other Conventional MPF loans with an AUS Decision of 1 or 8. Note that all loans delivered under the MPF Xtra product with a Property Type = Manufactured Housing require an AUS Decision of 1 = DU Approve/Eligible

¹ Any reference to the website in this PFI Notice is intended only to help the PFI better understand the data requirements referenced. It is not an endorsement of the website or its contents. The MPF Program is not responsible for the contents of the website or a PFI's reliance on the information contained therein.

Field Name	Description and Valid Values	Comments/Definitions
Higher Priced Mortgage Loan Status	Y= Higher Priced Loan or N= Loan is not higher-priced mortgage loan	This supports changes to Reg C and Reg Z. Required for all loans
Average Prime Offer Rate/APR Spread	99.9999, right justified, example: 08.7500	A percentage field that contains the spread between the annual percentage rate (APR) on a mortgage and the Average Prime Offer Rate for fixed rate loans. For assistance calculating the spread, PFIs may use the FFIEC website accessed using the following link ² : http://www.ffiec.gov/ratespread/newcalc.aspx (Note - PFIs that use the FFEIC on-line calculator and where the calculator outputs "NA" may input a '0.00' value in this field) Required for all loans
Loan Originator's ID #	Numeric; right justified	The unique identifier of the mortgage loan originator. Required where the loan originator's applicable state participates in the Nationwide Mortgage Licensing System.
Loan Originator's Company ID #	Numeric; right justified	The unique identifier of the mortgage loan originator's company. Required where the originator's applicable state participates in the Nationwide Mortgage Licensing System.
Appraiser State License #	Numeric; right justified	The field appraiser's license or certification number. Required
Supervisory Appraiser State License #	Numeric; right justified	The field appraiser's supervisor's license or certification number. Required when a field appraiser's supervisor has signed the appraisal form.

² Any reference to the website in this PFI Notice is intended only to help the PFI better understand the data requirements referenced. It is not an endorsement of the website or its contents. The MPF Program is not responsible for the contents of the website or a PFI's reliance on the information contained therein.

REVISED DATA FIELDS:

Field Name	Description and Valid Values	Comments/Definitions
Agency Case # or MI Cert #	Alphanumeric; left justified	<p>For Government Loans, provide the applicable Agency Case number.</p> <p>For Conventional Loans, where Mortgage Insurance (MI) is required, provide the MI Certificate number.</p> <p>Required where applicable</p>
Property Type	<p>PT01 = Single Family Residence PT04 = 2 unit PT09 = 3 Unit PT10 = 4 Unit PT11 = Manufactured Housing</p> <p style="text-align: center;">New Property Type Codes</p> <p>PT13 = Existing PUDs PT14 = New PUDs PT15 = Limited Review Condo PT16 = (Cat II Condo - Manual or CPM) PT17 = (Cat I Condo - Manual or CPM) PT18 = (FNMA 1028 or PERS approved) PT19 = (FHA approved Condo)</p>	<p>A description of the Mortgaged Property as supported by the Appraisal and title policy.</p> <p>For Condo Projects, a description based on project approval method.</p> <p>For PUD properties, a description based on a project defined as 'new' or 'existing'.</p> <p>PT02 (PUD), PT06 (Low-rise Condos) and PT07 (High-rise Condos) will be replaced by the more descriptive codes PT13 through PT19.</p>
# of Bedrooms	Alphanumeric; left justified	<p>For each non-owner occupied unit, if any, indicate the number of bedrooms. Leave blank for the unit occupied by the Borrower(s) (always Unit #1). Provide for Units #2, 3 and 4 as applicable even if the Borrowers occupy more than one unit.</p> <p>Now a required field for all multi-unit property types.</p>

Field Name	Description and Valid Values	Comments/Definitions
Rent Level (\$)	Numeric, example: 999999.99	<p>For each non-owner occupied unit, if any, indicate the amount of monthly rent in whole dollars and cents. Leave blank for the unit occupied by the Borrower(s) (always Unit #1). If additional units are occupied by the Borrowers, provide estimated rent level for the additional units as applicable for Unit #2, 3 and 4.</p> <p>Now a required field for all multi-unit property types.</p>

We appreciate the opportunity to be of service and look forward to continuing to serve your mortgage loan funding needs.

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).