

Advanced Investor Reporting

Researching Turnaround Reports and Exception Clearing Report Submissions

January 2021



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Agenda

- Exception Clearing Reports
- Turnaround Report (TAR) Exceptions
 - ✓ Identifying Issues
 - ✓ Clearing Issues







Exception Clearing Reports (ECR)

The Servicer is responsible for completing the ECR whenever a correction needs to be made on the Investor's system.

• Corrections that Servicers are responsible for making do not require the completion/submission of an ECR.





The ECR (Form SG403) is found under the *Forms and Exhibits* section of the MPF Guides:

https://www.fhlbmpf.com/mpf-guides/guides

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 » Form SG342 » Form SG343 » Form SG350 » Form SG354 » Form SG360 » Form SG361 » Form SG400 » Form SG401 » Form SG402 » Form SG402 » Form SG402 	: Property Insurance Los : MI Cancellation Notice M: Uninsurable Governi : Workout Worksheet : Servicing Transfer Noti -X: MPF Xtra Servicing T -X: MPF Xtra Investor R : Loan Workout Plan : Temporary Loan Payme : Borrower Hardship Ce : Evention Clearing Par	ss Draft Notification e ment MBS Mortgage ice fransfer Notice eporting Change Rec ent Modification Agr rtification	Loan Notification Juest eement				
» Form SG404 » Form SG405	: Bidding Instructions : REO Marketing Plan						



			Exception Clearing Re	port (Form SG403)		
PFI Number 1234	Servicer Name	Any Bank USA			Revision Date:1/8/2020	
Printed Name of Employee Completing Form:	Mary Jones					
Title: Loan Servicing Rep	Email: MJone	s@myemail.com				
Phone Number. 312-444-4444	Date Submitted:					
Choose one of each category per form:						
Remittance Type: Actual/Actual Actual/Actual Single Scheduled/Scheduled	Product MPF Tradition IV MPF Xtra MPF Governm	nal nent MBS	*IF NO I	EXCEPTIONS, FORM DOES NOT NEED TO BE FILL	ED OUT	
MPF Loan Number	MPF/Servicer	Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance

Scheduled Ending Balance	Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered



Features of the ECR

Dropdown options for easy selection

An amortization schedule template

EXAMPLES													
Scheduled/Scheduled													
Loan Number	Payment Date	Begin Sched Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Sched Bal	Ending Act Bal
123456	5/1/2018	\$ 84,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00	\$ 0.58	\$ 83,741.22	\$ 83,741.22
123456	6/1/2018	\$ 83,741.22	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60			\$ 83,137.62	\$ 83,137.62
Actual/Actual													
Loan Number	Payment Date	Begin Act Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Act Bal	
123456	5/1/2018	\$ 84,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00		\$ 83,741.80	
123456	6/1/2018	\$ 83,741.80	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60	\$ -		\$ 83,138.20	
123456	7/1/2018	\$ 83,138.20	0.03500	0.00250	\$ 847.85	\$ 242.49	\$17.32	\$ 225.17	\$ 605.36	\$ -		\$ 82,532.84	
PFI Loan History													
Loan Number	Payment Date	Begin Sched Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Sched Bal	Ending Act Bal
												-	_
						·		·					
	_									/ 44 /			
Instructions	Exception	n Request Form	n / Mi	ssina Lo	ans 🛛 A	mortizat	ion Sched	ule / Exa	amples /	2			



Place the MPF loan number that needs correcting from the TAR, the PFI loan number is optional.

			E	Exception Clear	ing Rep	oort (Form SG403)				
PFI Number	Servicer Name							Revision Date	:1/8/2020	
Printed Name of Employee Completing Form:										
Title:	Email:									
Phone Number.	Date Submitted:	:				MPF	Loan Nu	umber		
Choose one of each category per form:				1	9439	60/598130				
Remittance Type:	Product									
Actual/Actual	MPF Traditio	onal								
Actual/Actual Single	MPF Xtra									
Scheduled/Scheduled	MPF Govern	iment MBS								
MPF Loan Number	MPF/Servicer	Exception Ty	pe	Exception Date	;	Explanation of	Difference	Next Due Da	te/Liquidation Date	Actual Ending Balance
1949699/598130										
			·		·			·		
Investor 1 0001949699 1,503.0	7 3.2500	0.25 1,572.85	1,323.04	93.86	0.00	0.00	0.00	263,333.29	0.00 01	/01/20 0
Servicer 1,503.0	7 3.2500	0.00 1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00 01	/01/20
Difference 598130 0.0	0.0000 0	0.25 -0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00	

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Click on the dropdown box for MPF/Servicer and select "MPF".

Only adjustments that Wells Fargo needs to make within their system are placed on the ECR.

		Exception Clea	ring Report (Form SG403)		
PFI Number	Servicer Name			Revision Date:	1/8/2020
Printed Name of Employee Completing Form:					
Title:	Email:				
Phone Number.	Date Submitted:	_			
Choose one of each category per form:	,				
Remittance Type: Catual/Actual Catual/Actual Single Scheduled/Scheduled	Product MPF Traditional MPF Xtra MPF Government MBS		*IF NO EXCEPTIONS, FORM DOES NOT NEED T	TO BE FILLED OUT]
MPF Loan Number	MPF/Servicer Exc				iquidation Date Actual Ending Balance
MPF					
	эг		MPF/Servicer		
				-	
		MPF			
					Mortgage Partnership Finance

Click on the dropdown box for Exception Type and select the appropriate reason

¥I Number	Servicer Name					
					Revision Date:1/8/2020	
Printed Name of Employee Completing Form:						
Title:	Email:					
Phone Number:	Date Submitted	:				
hoose one of each category per form:						
Remittance Type: Actual/Actual Actual/Actual Single Scheduled/Scheduled	Product MPF Tradition MPF Xtra MPF Govern	onal Iment MBS	*IF NO	EXCEPTIONS, FORM DOES NOT NEED TO BE	FILLED OUT	
	.					
MPF Loan Number	MPF/Servicer	Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance
		Payment Error Cutailment Error Payori Error Missing Loan Amortization Schedule	Payme Curtaile Payoff Missing Amorti	Exception Type ent Error ment Error Error gLoan zation Schedule		

The Exception Date reflects the TAR that the PFI is working the data from

				I	Exceptio	n Clear	ng Rep	ort (Forn	7					
PFI Number	Servicer Name													
Printed Name of Employee Completing Form:														
Title:	Email:													
Phone Number.	Date Submitted:									Run	Date 12/16/201	9 6:03:03 AM	WELLS	
Choose one of each category per form:										LSV	TRNARNDF		KARGO	
Remittance Type: C Actual/Actual	Product MPF Traditio	nal]				*IF NO EX	CEPTIONS,	Prin	Liq	Act	Sch BorrNext	Paid in	Act
Actual/Actual Single	MPF Xtra								Amt		Bal	Bal	Full DC	coue
Scheduled/Scheduled	MPF Govern	nent MBS							0.00	0.00	182,105.73	0.00 01/01/20		o
									0.00	0.00	182,110.08	0.00 01/01/20		
									0.00	0.00	-4.35	0.00		
									0.00	0.00	169,529.46	0.00 12/01/19		0
MPF Loan Number	MPF/Servicer	Excepti	on Type		Exce	ption Date		Ex	0.00	0.00	169,529.46	0.00 12/01/19		
1949699 / 598130	MPF	Curtailment Erro	r			12	/16/2019		0.00	0.00	0.00	0.00		
									0.00	165,678.35	0.00	0.00	11/08/19	60
									0.00	166,357.71	0.00	0.00 11/01/19	11/08/19	60
	Difference	e	0.00 0.	0000 0.	25 -115.06	0.02	0.00	0.00	0.00	-679.36	0.00	0.00		
	Investor	1 0001949699	1,503.07 3.	2500 0.	25 1,572.85	1,323.04	93.86	0.00	0.00	0.00	263,333.29	0.00 01/01/20		0
	Servicer	598130	1,503.07 3.	2500 0.0	00 1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00 01/01/20		
	Differenc	8	0.00 0.	0000 0.	25 -0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		
	Investor	1 0001955	798.58 3.	3750 0.3	25 582.66	939.36	18.84	0.00	0.00	0.00	179,898.50	0.00 01/01/20		0
	Difference		0.00 0.	0000 0.1	00 382.69 25 -0.03	939.33	18.84	0.00	0.00	0.00	1/9,090.47	0.00 01/01/20		
	Difference		0.00 0.		-0.03	0.05	0.00	0.00	5.00	0.00	0.03	0.00		
	Total Loa	n Differences	5		-115.19	23.29	0.00	0.00	0.00	-679.36	-4.20	0.00		



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			Payment Error	ention Type	Exception Date		Explanation of Difference	Ne
	Exception Type Curtailment Error	Exception	n Date	Explan Curtailment on Deling	ation of Difference uent Loan	N	P&I Difference Note Rate Difference Servicing Fee Rate Difference Next Due Date or LPI Difference	
	Explanatio	n of	Excep Payoff Error	Curtailment Interest D Curtailment(s) Reverse Missed Curtailment(s) tion Type	d Exception Date		Explanation of Difference	N
ccir	Exception Type	Exception Date		Explanation of	Difference N		Payoff Interest Difference Paid in Full Date Not Reported/Incorrect Action Code Change - 60 Action Code Change - 65 FHA Loan Prior to 1/21/2015 FHA Loan After 1/21/2015	
331			Loan(s) Not Reported - Use M	ssing Loans Tab			

Exception Type	Exception Date	Explanation of Difference	Ne
Amortization Schedule		Loan(s) Exceptions caused from activity in previous cycles - Use Amortization Schedule Tab	T
		Loan(s) Exceptions caused from activity in previous cycles	- U

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	PFI Number Printed Name of Employee Completing Form:	Servicer Name		Exception Clearing Repo	rt (Form SG403)	Revision Date:		
Explanation of Difference	Title: Phone Number: Choose one of each category per form: Remittance Type: Actual/Actual Actual/Actual Scheduled/Scheduled	Email: Date Submitted Product MPF Tradition MPF Xra MPF Govern	i:ional	Explanation of Difference Curtailment on Delinquent Loan Curtailment Interest Difference Curtailment(s) Reversed Missed Curtailment(s)				
	MPF Loan Number 1949699 / 598130	MPF/Servicer MPF	Exception Type Curtailment Error	Exception Date 12/16/2019 Cu Cu Mii: Mii:	Explanation of Difference Italiment on Delinquent Loan Italiment Interest Ulterence Italiment(s) Seed Curtailment(s)	Next Due Dat		

		Interest Rate:	3.2500%		PFI Applica	ition	Wells Far	go Applicat	ion		Ln #	1949699	
		P&I Constant:	\$1,503.07				P&	I Constant:	1,503.07		PFI#		
		S/F	0.00250								Remit Type	A/A	
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	t Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						\$265,000.00							265,000.00
11/01/19	785.36	717.71	55.21	662.50	46.93	264,167.71	11/01/19	785.36	717.71	55.21	662.50		264,214.64
12/01/19	787.62	715.45	55.03	660.42	46.93	263,333.16	12/01/19	787.49	715.58	55.04	660.54	93.86	263,333.29
					(0.01)	263,333.17							
	1,572.98	1,433.16	110.24	1,322.92	93.85			1,572.85	1,433.29	110.25	1,323.04	93.86	
	1,572.85	1,433.29	110.25	1,323.04	93.86								
Diff:	0.13	(0.13)	(0.01)	(0.12)	(0.01)								
Prin Adj	0.12												
Int Adj	(0.12)												

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Next Due Date/Liquidate Date and Actual Ending Balance

			Exception Clearing Re	oort (Form SG403)		
PFI Number	Servicer Name				Revision Date:1/8/2020	
Printed Name of Employee Completing Form:						
Title:	Email:					
Phone Number.	Date Submitted:					
Choose one of each category per form:						
Remittance Type:	Product			WOEDTIONS FORM DOES NOT NEED TO BE FU	LED OUT	
Actual/Actual	MPF Traditional	al		ACEPTIONS, FORM DOES NOT NEED TO BE FIL	LED OUT	
Actual/Actual Single	MPF Xtra					
Scheduled/Scheduled	MPF Governme	ent MBS				
					1	2
MPF Loan Number	MPF/Servicer	Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance
1949699 / 598130	MPF C	Curtailment Error	12/16/2019	Curtailment Interest Difference	1/1/2020	263333.17

Investor	1 0001949699	1,503.07	3.2500	0.25	1,572.85	1,323.04	93.86	0.00	0.00	0.00	263,333.29		0.00 01/01/20		0
Servicer	500400	1,503.07	3.2500	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	2	0.00 01/01/20	1	
Differen	ce 598130	0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	~	0.00		
-															



Number of Months

			Exception Clearing Re	port (Form SG403)		
PFI Number	Servicer Name				Revision Date:1/8/2020	
Printed Name of Employee Completing Form:						
Title:	Email:					
Phone Number.	Date Submitted:					
Choose one of each category per form:						
Remittance Type:	Product					
Actual/Actual	MPF Traditio	nal	*IF NO	EXCEPTIONS, FORM DOES NOT NEED TO BE FILL	ED OUT	
Actual/Actual Single	MPF Xtra					
Scheduled/Scheduled	MPF Governm	nent MBS				
MPF Loan Number	MPF/Servicer	Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance
1949699 / 598130	MPF	Curtailment Error	12/16/2019	Curtailment Interest Difference	1/1/2020	263333.17



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Supporting Documentation

			Exception Clearing Re	port (Form SG403)		
PFI Number	Servicer Name				Revision Date:1/8/2020	
Printed Name of Employee Completing Form:						
Title:	Email:					
Phone Number.	Date Submitted:					
Choose one of each category per form:						
Remittance Type:	Product					
Actual/Actual	MPF Traditio	nal	IF NO I	EXCEPTIONS, FORM DOES NOT NEED TO BE FILL		
Actual/Actual Single	MPF Xtra					
Scheduled/Scheduled	MPF Govern	ment MBS				
MPF Loan Number	MPF/Servicer	Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance
1949699 / 598130	MPF	Curtailment Error	12/16/2019	Curtailment Interest Difference	1/1/2020	263333.17

Scheduled Ending Balance	Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date	2 Curtailment Amount 3	Curtailment Date 3	Date Entered
		YES NO		Supporti	ng Documen	tation			
					ired (i.e. Loa tion Schedul	an e Tab)	-		Mortgage

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Supporting Documentation Example

	entati	ion														
orting Docum	oan															
Required (dule 1	[ab]	nt Date	Begin S	ched Bal	nt Rate	SE Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment	Amt Curt Int	Ending Sched Ba	Ending Act F
vication Sche	uune		/1/2018	\$ 8	4.543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200	00 \$ 0.58	\$ 83,741.22	\$ 83,741.
rtization			1/2018	\$ 8	3,741.22	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60			\$ 83,137.62	\$ 83,137.
			$\left\{ - \right\}$													
		Payme	t Date	Begin A	ct Bal	nt Rate	SF Rate	Payment	Gross Int	Service Fee	e Net Int	Principal	Curtailment	Amt Curt Int	Ending Act Bal	
			2018	\$ 8	4,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200	0.00	\$ 83,741.80)
		6/	1/2018	\$ 8	3,741.80	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60	\$	-	\$ 83,138.20)
	123	456 7/	/1/2018	\$ 8	3,138.20	0.03500	0.00250	\$ 847.85	\$ 242.49	\$17.32	\$ 225.17	\$ 605.36	\$	-	\$ 82,532.84	1
PFI Loan	History															
Loan Numb	ber	Payme	nt Date	Begin S	ched Bal	nt Rate	SF Rate	Payment	Gross Int	Service Fee	e Net Int	Principal	Curtailment	Amt Curt Int	Ending Sched Ba	I Ending Act
	1949	699 11/	/1/2019	26	5,000.00	3.25	0.25	5 1,503.07	717.71	55.21	662.50	785.36	46	5.93		264,167.
		12/	/1/2019	26	4,167.71	3.25	0.25	5 1,503.07	715.45	55.03	660.42	787.62	46	5.93		263,333.
		Interest Rat	o: 1	3 2500%		DEL An	nlication		Wolls Far	no Applicatio	20		ln#	10/06	00	
		P&I Constar	nt: \$1	1,503.07			plication		P8	Constant:	1,503.07	,	PFI#	10400		
		S/F	C	0.00250									Remit Type	A/A		
Due Date	Principal	Gross Intere	est S⊢		Net Interes	st Curtaili	ment Prin	Bal	Due Date	Principal	Bross Interes	t SF	Net Interest	Curtailment	Prin Bal	
11/01/10	795.26	717 7	4	55.21	662.50	46	\$26	4 167 71	11/01/10	795.26	717 71	55.21	662.50		265,000.00	
12/01/19	787.62	715.4	5	55.03	660 42	40	93 26	3 333 16	12/01/19	787.49	715.58	55.04	660.54	93.8	6 263 333 29	
			-			(0	.01) 26	3,333.17								
	1,572.98	1,433.1	6	110.24	1,322.92	93	.85			1,572.85	1,433.29	110.25	1,323.04	93.8	6	
Diff	1,5/2.85	1,433.2	9	110.25	1,323.04	93	1.86									
Din.	0.13	(0.1	3)	(0.01)	(0.12	, (0	.01)									
Prin Adi	0.12															

Instructions	Exception Request Form	Missing Loans	Amortization Schedule	Examples



Curtailment Amount and Curtailment Date Fields

a													
		Interest Rate:	3.2500%		PFI Applica	tion	Wells Far	go Applicat	ion		Ln #	1949699	
		P&I Constant:	\$1,503.07				P&	I Constant:	1,503.07		PFI#		
		S/F	0.00250								Remit Type	AVA	
Due Date	Principal	Gross Interest	SF	Net Interest	t Curtailment	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
d					_c	\$265,000.00							265,000.00
11/01/19	785.36	717.71	55.21	662.50	46.93	264,167.71	11/01/19	785.36	717.71	55.21	662.50		264,214.64
12/01/19	787.62	715.45	55.03	660.42	46.93	263,333.16	12/01/19	787.49	715.58	55.04	660.54	93.86	263,333.29
- C					-e (0.01)	263,333.17						—a—	
							b						
	1,572.98	1,433.16	110.24	1,322.92	93.85			1,572.85	1,433.29	110.25	1,323.04	93.86	
	1,572.85	1,433.29	110.25	1,323.04	93.86								
Diff:	0.13	(0.13)	(0.01)	(0.12)	(0.01)								
Prin Adj	0.12												
Int Adj	(0.12)												

Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3
a -93.86	h 12/1/2019	C 46.93	d 11/1/2019	<u>e</u> 46.93	f12/1/2019
5	2	0	ŭ)	•



Date Entered

Scheduled Ending Balance	Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered
		1 YES	-93.86	12/1/2019	46.93	11/1/2019	46.93	12/1/2019	12/17/2019 0:00
					Date E	intered			
					1	2/17/20	19 0:00		
									Mortgage Partnersl

Γ	Investor	1 0001949699	1,503.07	3.2500	0.25	1,572.85	1,323.04	93.86	0.00	0.00	0.00	263,333.29	0.00 01/01/20	0
	Servicer		1,503.07	3.2500	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00 01/01/20	
	Difference	598130	0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00	

			Exception Clearing Re	port (Form SG403)		
PFI Number	Servicer Name				Revision Date:1/8/2020	
Printed Name of Employee Completing Form						
Title:	Email:					
Phone Number.	Date Submitted:					
Choose one of each category per form:						
Remittance Type: Actual/Actual Actual/Actual Single Scheduled/Scheduled	Product MPF Traditio	nal ment MBS	*IF NO	EXCEPTIONS, FORM DOES NOT NEED TO BE FILL	ED OUT	
MPF Loan Number 1949699 / 598130	MPF/Servicer MPF	Exception Type Curtailment Error	Exception Date 12/16/2019	Explanation of Difference Curtailment Interest Difference	Next Due Date/Liquidation Date 1/1/2020	Actual Ending Balance 263333.17

Scheduled Ending Balance	Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered
	1	YES	-93.86	12/1/2019	46.93	11/1/2019	46.93	12/1/2019	12/17/2019 0:00



EXAMPLE	S																7
Sabadula	d/Sobodu	od															_
Loan Num	a/Scheau her	Payment [)ate Be	orin Se	ched Bal	Int Rate	SE Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment An	nt Curt Int	Ending Sched Ba	Ending Act Bal	-
Louin Hum	123	456 5/1/2	018 \$	84	4.543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00	0 \$ 0.58	\$ 83,741.22	\$ 83,741.22	-
	123	456 6/1/2	018 \$	83	3,741.22	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60			\$ 83,137.62	\$ 83,137.62	_
Actual/Act	tual																-
Loan Num	ber	Payment [)ate Be	eain Ao	ct Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	e Net Int	Principal	Curtailment An	nt Curt Int	Ending Act Bal		-
	123	456 5/1/2	018 \$	84	4,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00)	\$ 83,741.80		-
	123	456 6/1/2	018 \$	83	3,741.80	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60	\$-		\$ 83,138.20		
	123	456 7/1/2	018 \$	83	3,138.20	0.03500	0.00250	\$ 847.85	\$ 242.49	\$17.32	\$ 225.17	\$ 605.36	\$-		\$ 82,532.84		-
PELLoan	History																
Loan Num	ber	Payment [)ate Be	eain So	ched Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	e Net Int	Principal	Curtailment An	nt Curt Int	Ending Sched Ba	Ending Act Bal	Option
	1949	699 11/1/2	019	265	5.000.00	3.25	0.25	1.503.07	717.71	55.21	662.50	785.36	46.93	3	g	264,167,71	
		12/1/2	019	264	4,167.71	3.25	0.25	5 1,503.07	715.45	55.03	660.42	787.62	46.93	3		263,333.17	1
																I	
		Interest Rate:	3.25	500%		PFI Ap	plication		Wells Far	go Applicatio	on		Ln #	194969	19		
		P&I Constant:	\$1,50	03.07					P8	I Constant:	1,503.07	7	PFI#				
Due Date	Principal	S/F Gross Interest	0.00	0250	Not Intere	st Curtail	Iment Prin	Bal	Due Date	Principal	Gross Interes	t SE	Net Interest Cu	N Intailmont	Prin Bal		
Due Dale	r micipai	Cross merest	,		Net miere	St Curtan	\$26	5 000 00	Due Date	Thhopar	oross mieres	. 0/	Net Interest Cu	nument	265 000 00		_
11/01/19	785.36	717.71	5	5.21	662.5	0 4	6.93 26	4,167.71	11/01/19	785.36	717.7	1 55.21	662.50		264,214.64		_
12/01/19	787.62	715.45	5	5.03	660.4	2 4	6.93 26	3,333.16	12/01/19	787.49	715.58	3 55.04	660.54	93.86	6 263,333.29		-
							0.01) 20.	5,555.17									_
	1,572.98	1,433.16	11	0.24	1,322.9	2 9	3.85			1,572.85	1,433.29	9 110.25	1,323.04	93.86	6		_
Diff:	0.13	(0.13)	((0.01)	(0.1	2) (0.01)										-
																	_
Prin Adj	0.12																-
IIII Auj	(0.12)					-			ntior			-					
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	1																
< ▶	Instru	tions Exce	ption R	Reques	st Form	Missi	ng Loans	Amort	ization Sch	edule E	xamples	(+)				:	

Mortgage Partnership Finance™

Uploading ECRs - MPF Traditional

Like Ioan level activity files, ECRs require a specific naming convention

Naming convention for ECRs

- ✓ ECR_File Name_MMYYYY
- An ECR does not have to be submitted if there are no Wells Fargo exceptions to correct.

✓ The MMYYYY must be equal to the month/year the file is being uploaded.

Example: ECR_c123456_MMYYYY

Wells Fargo provides Servicers a file name which begins with the letter 'C' followed by a series of digits.

c123456 shown above is an example only.



Uploading ECRs - MPF Xtra

It is critical to use the proper naming convention when uploading ECRs into the ServicerConnect website

Naming convention for ECRs

- ✓ ECR_File Name_MMDDYYYY
- ✓ An ECR does not have to be submitted if there are no Wells Fargo exceptions to correct
- ✓ The MMDDYYYY must be equal to the date the file is being uploaded

Example: ECR_c123456_MMDDYYYY

Wells Fargo provides Servicers a file name which begins with the letter 'C' followed by a series of digits

c123456 shown above is an example only



Identifying TAR Exceptions & Clearing Exceptions



Now that you know how to complete an ECR, let's research some exceptions and walk through the entire process.



Example 1: Turnaround Report

Servicer Turnaround - Initial Report

Run Date 1/6/2020 10:03:13 AM

LSVTRNARNDI



Servicer Number -

Cycle Date - 01/01/2020

Mo	br of Loan onths Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch BorrNext End DueDt Bal	Paid in Full Dt	Act Code
						MPF Progra	m							
Investor	4 0001943960	834.57	3.6250	0.25	284.46	512.17	15.43	0.00	0.00	0.00	181,805.84	0.00 02/01/20		0
Servicer		834.57	3.6250	0.00	284.46	512.17	15.43	0.00	0.00	0.00	181,805.88	0.00 02/01/20		
Difference	e	0.00	0.0000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	-0.04	0.00		
Investor	2 0001852806	1,115.78	4.6250	0.25	926.56	1,234.46	0.00	0.00	0.00	0.00	168,602.90	0.00 02/01/20		0
Servicer		1,115.78	4.6250	0.00	923.00	1,237.83	0.00	0.00	0.00	0.00	169,067.07	0.00 02/01/20		
Difference	e	0.00	0.0000	0.25	3.56	-3.37	0.00	0.00	0.00	0.00	-464.17	0.00		
Investor	2 0001949699	1,503.07	3.2500	0.25	0.00	0.00	0.00	0.00	0.00	0.00	263,333.29	0.00 01/01/20		0
Servicer		1,503.07	3.2500	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263,333.17	0.00 01/01/20		
Difference	e	0.00	0.0000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00		
Investor	2 0001955698	798.58	3.3750	0.25	292.62	468.48	9.42	0.00	0.00	0.00	179,596.46	0.00 02/01/20		0
Servicer		798.58	3.3750	0.00	292.61	468.49	9.42	0.00	0.00	0.00	179,596.44	0.00 02/01/20		
Difference	e	0.00	0.0000	0.25	0.01	-0.01	0.00	0.00	0.00	0.00	0.02	0.00		
Investor	1 0001943293	1,359.46	3.8750	0.25	859.24	1,739.70	81.08	0.00	0.00	0.00	287,225.28	0.00 02/01/20		0
Servicer		1,359.46	3.8750	0.00	859.37	1,739.58	81.08	0.00	0.00	0.00	287,225.15	0.00 02/01/20		
Difference	e	0.00	0.0000	0.25	-0.13	0.12	0.00	0.00	0.00	0.00	0.13	0.00		
Total Loa	n Differences	5			3.44	-3.26	0.00	0.00	0.00	0.00	-463.94	0.00		

Let's take a look at an iTAR. Can you identify the error at a glance or do you need to do some research?



Example 1: Research Support

Servicer Payment History

Investor Payment History

		Interest Rate:	3.8750%		PFI Applic	ation		Wells Far	go Applica	tion		Ln #		
		P&I Constant:	1,359.46					P8	& Constant:	1,359.46		PFI #		
		S/F	0.00250									Remit Type	A/A	
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal		Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						288,165.60								288,165.60
12/01/19	428.93	930.53	60.03	870.50	40.54	287,696.13		12/01/19	428.93	930.53	60.03	870.50		287,736.67
01/01/20	430.44	929.02	59.94	869.08	40.54	287,225.15		01/01/20	430.31	929.15	59.95	869.20	81.08	287,225.28
														/
	859.37	1,859.55	119.97	1,739.58	81.08			k	859.24	1,859.68	119.98	1,739.70	81.08	/
	859.24	1,859.68	119.98	1,739.70	81.08						/		/	
	0.13	(0.13)	(0.01	(0.12)	0.00									
Diff:									\backslash					
Prin Adj	0.13									\backslash				
Int Adj	(0.12)						/							
												*		
Investo	or 1 000	1943293 1.359	.46 3.8750	0.25 859.3	1,739.70	81.0	6	0.00	0.00	0.00	287,225.2	8 0.0	0 02/01/20	0
Service	ar.	1,359	.46 3.8750	0.00 859.3	1,739.50	81.0	8	0.00	0.00	0.00	287,225.1	5 0.0	0 02/01/20	
Differe	nce	0	0000.0 00.	0.25 -0.1	13 0.12	0.0	0	0.00	0.00	0.00	0.1	3 0.0	0	

Using the amortization chart, we can identify the cause of the exception!

Mortgage Partnership Finance™

Example 1: Exception Clearing Report

Incorrect Application of Curtailments

		Exception Clearing Re	oort (Form SG403)			
PFINumber 1234	Servicer Name Any Bank USA			Revision Date:12/11/2018		
Printed Name of Employee Completing Form:	Mary Jones					
Title: Loan Servicing Rep	Email: M Jones@m yem ail.com					
Phone Number: 312-444-4444	Date Submitted: 01/13/2020					
Choose one of each category per form:	,					
Product: ✓ Actual/Actual	Remittance Type ✓ MPF Traditional └ MPF Xtra └ MPF Government MBS	*IF NO I	XCEPTIONS, FORM DOES NOT NEED TO BE FILI	LED OUT		
		1				
MPF Loan Number	MPF/Servicer Exception Type	Exception Date	Explanation of Difference	Next Due Date/Liquidation Date	Actual Ending Balance	Scheduled Ending Balance

Number of Months	Supporting Documentation Required (i.e. Loan	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered
1	YES	-81.08	1/1/2019	40.54	12/1/2019	40.54	1/1/2020	1/13/2020 0:00



Example 1: Exception Clearing Report

oan Number		Payment Date	Beg	jin Sched Ba	Int Rate	SF Rate	Paymen	t (Gross	Int S	ervice I	Fee Net	Int	Principal	Curtailmen	t Amt	Curt Int	Ending Se	ched Ba	Ending /	Act
								_												_ 6	
ctual/Actual		Devery and Det	D	in Ast Dal	Int Data	05 0-1-	December		0				l-t	Drivelant	0		0	Ending A	-t D-l		거
ban Number	10/220	Payment Date	e Beg	JIN ACT Bal	Int Rate	SF Rate	Paymen © 1 250	16	Gross	Int S	ervice I	ree Net	Int 20.50	Principal © 429.02	Curtailmen	t Amt	Curt Int	Ending A	Ct Bal		
	194329	3 1/1/2019	s S	287 696 13	0.03075	0.00250	\$1,359	46	\$ 929	02 \$	59.94	30 52	80.938	\$ 420.95	3 4 S 1	0.54		\$ 287	7 225 15		
	104020		v	207,030.13	0.00010	0.00230	ψ1,000	40	ψ 525.	- υ 2 ψ.	55.54	ψt	00.00	W 430.44	Ψī	0.54		ψ 201	,223.13		
		Interest Rate:		3.8750%		PFI App	olication			Wel	ls Farc	o Appli	catior	1			Ln #	19432	293		1
		P&I Constant:		1,359.46							P&	Consta	nt:	1,359.46			PFI #	i i			1
		S/F		0.00250												Rei	nit Type	A/A			1
Due Date Prin	cipal	Gross Interest	SF	Ne	et Interest	Curtailme	ent Prin	Bal		Due	Date	Principa	Gro	oss Interest	SF	Net I	nterest	Curtailme	ent Prin	Bal	⊢
							288,	165.	60										28	8,165.60	
12/01/19		930.53		60.03	870.50	40.	54 287,	696.	13	12/	01/19	428.9	93	930.53	60.03		870.50		28	7,736.67	
01/01/20		929.02		59.94	869.08	40.	54 287,	225.	15	01/	01/20	430.3	31	929.15	59.95		869.20	81.0	08 28	7,225.28	
									_	<u> </u>											-
									- 60	-											-
									_	-											-
																					1
	859.37	1.859.55		119.97	1.739.58	81.	08					859.2	24	1.859.68	119.98	1	739.70	81./	08		1
	859.24	1,859.68		119.98	1,739.70	81.	08							1,000.00			,				1
	0.13	(0.13)		(0.01)	(0.12)	0.	00														1
D:#																					
Dim:																					
								- (Opt	ior											1
Prin Adi	0.13																				1
nt Adj	(0.12)								2	2											1
																-					<u> </u>

Amortization Schedule – Supporting documentation to be entered on the amortization tab of the ECR.

Example 2: Turnaround Report

Payoff Error – Action Code 60

						Servi	cer Turna Cycle Da	round te 11/	Initial Re 01/20	port					
11111	xyz	Credit Union					+								
	# of	Loan	P&I	Note	ServFee	Prin	Interest	Curt	Curtint P	rinAd j	Liq	ActEnd	SchEnd Borrflex	t Paid in	Ac
ľ	Mo.	Nbr	Amt	Rate	Rate	Amt	Amt	Amt	Amt	Amt	Amt	Bal	Bal DueDate	FullDate	Cd
Investor	1	0000444444	656.48	5.3750	0.2500	0.00	180.24	.00		0.00	75,507.84	0.00	0.00	10/18/20	60
Servicer		4444	656.48	5.3750	0.2500	0.00	190.84	0.00	1	0.00	75,507.84	0.00	0.00 11/01/20	10/18/20	60
Differen	ce					0.00	-10.60	0.00	I	0.00	0.00	0.00	0.00		



Example 2: Research Support

Reviewing Interest Calculation

	Input		
amt	\$ 75,507.84		
GIR	0.05375		
SF	0.0025		
NIR	0.05125		
Full months	0		
			Days
daily per diem		daily per diem	17
Gross	11.1193052055	11.12	189.03
SF	0.5171769863	0.52	8.79
Net	10.6021282192	10.60	180.24
1			

Daily Per Diem Unpaid Principal Balance * gross interest rate / 365 \$75,507.84 * .05375 / 365 = \$11.12

Net Daily Per Diem Unpaid Principal Balance * net interest rate / 365 \$75,507.84 * .05125 / 365 = \$10.60



Example 2: Resolution

						Servi	icer Turna	round	Initial R	eport						
11111	xyz	Credit Union					Cycle Da ↓	ite 11/(1/20							
	# of	Loan	P81	Note	ServFee	Prin	Interest	Curt	CurtInt	PrinAd j	Liq	ActEnd	SchEnd	Borrllext	Paid in	Act
>	Mo.	Nbr	Amt	Rate	Rate	Amt	Amt	Amt	Amt	Amt	Amt	Bal	Bal	DueDate	FullDate	Cd
Investor	1	0000444444	656.48	5.3750	0.2500	0.00	180.24	00		0.00	75,507.84	0.00	0.00		10/18/20	60
Servicer		4444	656.48	5.3750	0.2500	0.00	190.84	0.00		0.00	75,507.84	0.00	0.00	11/01/20	10/18/20	60
Differenc	e					0.00	-10.60	0.00		0.00	0.00	0.00	0.00			
													"			

	Input		
amt	\$ 75,507.84		
GIR	0.05375		
SF	0.0025		
NIR	0.05125		
Full months	0		
			Days
daily per diem		daily per diem	17
Gross	11.1193052055	11.12	189.03
SF	0.5171769863	0.52	8.79
Net	10.6021282192	10.60	180.24

- Payoff date is 10/18/20
- Net Daily Per Diem is \$10.60
- PFI collected 1 day too many days of interest (18 days instead of 17 days).
- No ECR needed as PFI needs to update their records.
- Return \$11.12 to borrower (\$10.60 Net Int. and .52 SF)



Example 3: Turnaround Report

Service Servicer Numb Cycle Date - 1	r Tur per - .0/01/2019	naro "	und	- Fi	nal F	Report				Run LSV1	Date 11/4/2019 1 FRNARNDF	1:01:43 PM	WELLS FARGO	
Nbr of Months	Loan Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch BorrNext End DueDt Bal	Paid in Full Dt	Act Code
					1	MPF Program								
vestor 3		894.83	4.5000	0.25	240.36	618.11	83.64	0.00	0.00	0.00	174,201.82	0.00 11/01/19		0
ervicer		894.83	4.5000	0.25	235.19	622.99	83.64	0.00	0.00	0.00	175,584.59	0.00 11/01/19		
ifference		0.00	0.0000	0.00	5.17	-4.88	0.00	0.00	0.00	0.00	-1,382.77	0.00		

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Example 3: Research Support

		Interest Rate:	4.5000%	5	PFI Applic	ation	Wells Far	go Applica	tion		Ln #		
		P&I Constant:	894.83				P8	& Constant:	894.83		PFI #		
		S/F	0.00440								Remit Type	A/A	
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						176,605.00							176,605.00
07/01/19	232.56	662.27	64.76	597.51	1,367.32	175,005.12	07/01/19	232.56	662.27	64.76	597.51	1,367.32	175,005.12
					(1,367.32)	176,372.44	08/01/19	238.56	656.27	64.17	592.10		174,766.56
08/01/19	233.43	661.40	64.67	596.73		176,139.01	09/01/19	239.46	655.37	64.08	591.29	1.28	174,525.82
09/01/19	234.31	660.52	64.58	595.94	1.28	175,903.42	10/01/19	240.36	654.47	63.99	590.48	83.64	174,201.82
10/01/19	235.19	659.64	64.50	595.14	83.64	175,584.58							
					(0.01)	175,584.59							
	935.50	2,643.82	258.51	2,385.32	84.91			950.94	2,628.38	257.00	2,371.39	1,452.24	
	950.94	2,628.38	257.00	2,371.39	1,452.24								
	(15.44)	15.44	1.51	13.93	(1,367.33)								
Diff:													
Prin Adj	(1,382.77)	1											
Int Adj	13.93												

Servicer Payment History

Investor Payment History



Example 3: Exception Clearing Report

Curtailment Reversal

			Ex	ception Clearing	g Report (Form S	6G403)			
PFI Num ber 1234	Servicer Nam	e Anh Bank USA					Revision Date:12/1	1/2018	
Printed Name of Employee Completing Fo	m: Mary Jones								
Title: Loan Servicing Rep	Email: MJo	nes@myemai.com							
Phone Number: 312-444-4444	Date Submitte	d:							
Choose one of each category per form	к:								
Product: Actual/Actual Actual/Actual Single Scheduled/Scheduled	Remittance Type	tional riment MBS		"IF NO E>	CEPTIONS, FORM	DOES NOT NEED 1	TO BE FILLED OUT		
MPF Loas Number	MPF/Servicer MPF	Exception Curtailment Error	Туре	Exception Date 11/4/	Explanat 2019 Curtailment(s) Reve	ion of Difference rsed	lext Due Date/Li	iquidation Dat 11/1/2019	Actual Ending Balance 175504.59
		1						I	
Scheduled Ending Balance Hun	Department of Months	locumentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Dat	e 3 Date Entered
	3 YE	S	-1367.	32 7/1/2019					11/4/2019 0:0
						1			



Example 3: Exception Clearing Report

Amortization Schedule – Supporting Documentation (2 Options)

mhor	Daymont	Date F	Bogin S	chod Bal	Int Rate	SE Data	Daymont	Groce Int	Sonic	e Fee	Not Int	D,	rincipal	Curtailm	ant Amt Cu	ut Int Endin	a Schod Bal	Ending Act Bal
mber	7/1	/2019	\$ 170	5 605 00	0.0450		\$ 89/ 83	\$ 662 27	\$64.7	6	\$ 507	51 C	232.56	S 1	367 32	s and s	175 005 12	Ending Act Dal
	7/1	/2019	\$ 176	5 005 12	0.0450	0 0 00440	\$ 894.83	\$	\$0.00	•	\$ 337		232.30	\$ (1	367 32	ç	176 372 44	
	8/1	/2015	¢ 176	372 11	0.0450	0 0.00440	\$ 204.03	- v 661.40	\$64.6	7	\$ 505 P	- J 73 C	233 43	φ (1,. ¢	507.52	Q	176 139 01	
	0/1	/2013	¢ 170	312.44	0.0450	0 0.00440	¢ 004.00	© CC0 E2	\$04.0 ¢C4.6	0	\$ 550 \$ 500	01 0	233.43	φ C	1.00	ч с	176,133.01	
	3/1	2019	0 170 C 170	002 42	0.0450	0 0.00440	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$ 000.0Z	004.0 CCAE	0	\$ 595 \$ 595	.94 J	234.31	Ф С	02.64	0 C	175,503.42	
	TU/ I	2019	φ 1/s	0,905.42	0.0450	0 0.00440	a 034.03	\$ 059.04	004. 0	0	\$ 295	.14 3	235.19	о с	(0.04)	ۍ د	0.01	
	rounding													ð	(0.01)	ð	0.01	– Opti
		Interes	st Rate:	4.	5000%		PFI Appli	cation		Wells	Fargo	Appli	cation			Ln	#	1
		P&I Co	onstant:	8	94.83						- P&I (Consta	nt:	894.83		PFI	#	
		S/F		0.	00440											Remit Typ	e A/A	
Due Date	Principal	Gross	Interest	SF	٨	let Interest	Curtailmen	t Prin Bal		Due D	ate Pi	rincipal	I Gross	s Interest	SF	Net Interest	Curtailment	Prin Bal
								176,605.	00	-								176,605.00
07/01/19	232.56		662.27		64.76	597.51	1,367.32	175,005.	12	07/0	1/19	232.5	56	662.27	64.76	597.51	1,367.32	175,005.12
00/04/40	000.40		004 40		CA C7	500 72	(1,367.32	176,372.	44	08/0	1/19	238.5	00	656.27	64.17	592.10	1.00	1/4,/66.56
00/01/19	233.43		660.62		64.67	596.73	1 20	176,139.	42	10/0	1/19	239.4	10	664 47	62.00	591.23	1.20	174,525.02
10/01/19	234.31		659 64		64.50	595.94	83.64	175,903.	4Z 58	10/0	1/19	240.3	00	004.47	63.99	590.40	0 03.04	174,201.02
10/01/13	200.10		000.04		04.50	555.14	(0.01	175,584	59									
							(0.01	,,										
	935.50	2	,643.82	2	58.51	2,385.32	84.91					950.9	94	2,628.38	257.00	2,371.39	1,452.24	
	950.94	2	,628.38	2	57.00	2,371.39	1,452.24											
	(15.44)		15.44		1.51	13.93	(1,367.33	9										
Diff:																		
Prin Adj	(1,382.77)																	
Int Adi	13.93									1								



Example 4: Turnaround Report

WELL FARGO	S O						SERVICE	R TURNAF Servicer I Cycle Date	ROUND - F Number e - 02/01/	INAL REPO Y 2018	RT		Run Da LSVTRN	te 03/02/ ARNDF	2018 9:4	2AM
	Nbr Of Months	Loan Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal	BorrNext Due Date	Paid in Full Date	Act Code
596Y							MPF Program									
Investo	r 1 [.] r	9	947.22	3.2500	0.25	515.92 514 53	398.12 399.40	52.78 52.78	0.00	0.00	0.00	158,681.16 159 195 61	0.00	05/01/18	3	0
Differer	nce		0.00	0.0000	0.00	1.39	-1.28	0.00	0.00	0.00	0.00	-514.45	0.00		, 	

Let's take a look at iTAR. Can you identify the error with a glance or do you need to do some research?



Example 4: Turnaround Report

WELLS FARGO						SERVICE	R TURNAI Servicer I Cycle Dat	ROUND - FI Number - e - 04/01/	INAL REPC	ORT		Run Da LSVTRN	te 05/02/2 ARNDF	2017 10:	:14AM
	Nbr Of Months	Loan P& Nbr	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal	BorrNext Due Date	Paid in Full Date	Act Code
596Y						MPF Program									
Investor Servicer Differend	1 ce	947.2 947.2 0.0	2 3.2500 2 3.2500 0 0.0000	0.00 0.00 0.00	1,000.13 499.39 500.74	825.52 828.14 -2.62	52.78 52.78 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	164,299.51 164,800.25 -500.74	0.00 0.00 0.00	07/01/17 07/01/17	,	0
Investor Servicer Differenc	1 ce	1,154.3 0.0 1,154.3	4 4.2500 0 0.0000 4 4.2500	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	1.00 1.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	234,649.00 234,650.00 -1.00	0.00 0.00 0.00	06/01/17 06/01/17	,	0
Total Loa	an Differenc	ces 2	31		-1103.85	-138.31	0.00	0.00	0.00	1000.00	-6266.62	0.00			

Let's take a look at the iTAR where the loan first fell out of balance 11 months ago. Can you identify the error with a glance or do you need to do some research?

Example 4: Research Support

Servicer Payment History

Investor Payment History

		Interest Rate:	3.2500%		PFI applicat	tion	Wells Fai	rgo applicat	tion		LN 1678939			
		P&I Constant:	947.22				P8	Constant:	947.22					
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailmen	t Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailmen	t Prin Bal	
						167,000.00								
03/01/17	494.93	452.29	34.79	417.50	52.78	166,452.29								
04/01/17	496.41	450.81	34.68	416.13	52.78	165,903.10								
05/01/17	497.90	449.32	34.56	414.76	52.78	165,352.42							165,352.42	
06/01/17	499.39	447.83	34.45	413.38	52.78	164,800.25	05/01/17	499.39	447.83	34.45	413.38		164,853.03	funded with 5/1/2017 due date
07/01/17	500.89	446.33	34.33	412.00	52.78	164,246.58	06/01/17	500.74	446.48	34.34	412.13	52.78	164,299.51	
08/01/17	502.39	444.83	34.22	410.62	52.78	163,691.42	07/01/17	502.24	444.98	34.23	410.75	52.78	163,744.49	
09/01/17	503.89	443.33	34.10	409.23	52.78	163,134.75	08/01/17	503.75	443.47	34.11	409.36	52.78	163,187.96	
10/01/17	505.40	441.82	33.99	407.84	52.78	162,576.57	09/01/17	505.25	441.97	34.00	407.97	52.78	162,629.93	
11/01/17	506.91	440.31	33.87	406.44	52.78	162,016.88	10/01/17	506.76	440.46	33.88	406.57	52.78	162,070.38	
12/01/17	508.42	438.80	33.75	405.04	52.78	161,455.68	11/01/17	508.28	438.94	33.76	405.18	52.78	161,509.32	
01/01/18	509.94	437.28	33.64	403.64	52.78	160,892.96	12/01/17	509.80	437.42	33.65	403.77	52.78	160,946.74	
02/01/18	511.47	435.75	33.52	402.23	52.78	160,328.71	01/01/18	511.32	435.90	33.53	402.37	52.78	160,382.64	
03/01/18	513.00	434.22	33.40	400.82	52.78	159,762.93	02/01/18	512.85	434.37	33.41	400.96	52.78	159,817.01	
04/01/18	514.53	432.69	33.28	399.41	52.78	159,195.62	03/01/18	514.38	432.84	33.30	399.54	52.78	159,249.85	
							04/01/18	515.92	431.30	33.18	398.12	52.78	158,681.15	
	5,576.22	4,843.20	372.55	4,470.65	580.58			6,090.69	5,275.95	405.84	4,870.11	580.58		
	6,090.69	5,275.95	405.84	4,870.11	580.58									
Diff:	(514.47)	(432.75)	(33.29)	(399.46)	0.00									
prin adj	(514.47)													
int adj	(399.46)													

Using the amortization chart, we can identify the cause of the exception!



Example 4: Resolution

Loan Funded with the Wrong Due Date

- Loan needs to be reversed & refunded.
- PFI needs to have funding unit reach out to MPF Service Center.
- Wells Fargo to adjust their system with correct first payment due MPF and cash adjustments.



Example 5: Turnaround Report

Servic Servicer Nu Cycle Date	Cer Tu Imber - - 09/01/202	rnarc 20	ound ต	- I	nitial	Repo	ort			Ru	n Date 9/22/202 /TRNARNDI	20 11:15:34 AM	WELLS FARGO	S D
Nbr of Months	Loan Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch BorrNext End DueDt Bal	Paid in Full Dt	Act Code
218X						MPF Progra	m							
Investor 4		1,566.04	3.5000	0.25	558.21	935.84	0.00	0.00	0.00	0.00	344,983.92	0.00 11/01/20		0
Servicer		1,566.04	3.5000	0.25	556.27	937.64	0.00	0.00	0.00	0.00	345,651.38	0.00 11/01/20		0
Difference		0.00	0.0000	0.00	1.94	-1.80	0.00	0.00	0.00	0.00	-667.46	0.00		
Investor 4	11111111	610.09	3.3750	0.25	225.19	356.39	84.36	0.00	0.00	0.00	136,545.05	0.00 11/01/20		0
Servicer		610.09	3.3750	0.25	225.43	356.17	84.36	0.00	0.00	0.00	136,459.73	0.00 11/01/20		0
Difference		0.00	0.0000	0.00	-0.24	0.22	0.00	0.00	0.00	0.00	85.32	0.00		

Can you identify the error with a glance or do you need to do some research?



Example 5: Research Support

		Interest Rate:	3.3750%		PFI Application		WF Application	I					
		P&I Constant:	610.09					P&I Constant:	610.09				
Due Date	Principal	Gross Interest	SF	Net Interest	t Curtailment	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
L 2	5					138,000.00							138,000.00
٦	r				0.00	138,000.00							138,000.00
07/01/20	221.97	388.13	28.75	359.38	\$ 84.36	137,693.68	07/01/20	221.97	388.13	28.75	359.38	0.00	137,778.04
08/01/20	222.83	387.26	28.69	358.58	\$ 84.36	137,386.49	08/01/20	222.59	387.50	28.70	358.80	84.36	137,471.09
09/01/20	223.69	386.40	28.62	357.78	\$ 84.36	137,078.44	09/01/20	223.45	386.64	28.64	358.00	84.36	137,163.27
08/01/20	224.56	385.53	28.56	356.98	\$ 84.36	136,769.52	08/01/20	224.32	385.77	28.58	357.20	84.36	136,854.59
09/01/20	225.43	384.66	28.49	356.17	\$ 84.36	136,459.74	09/01/20	225.19	384.90	28.51	356.39	84.36	136,545.05
	1,118.46	1,931.99	143.11	1,788.88	421.80	137,078.44							
	1,117.51	1,932.94	143.18	1,789.76	337.44	137,163.27		1,117.51	1,932.94	143.18	1,789.76	337.44	
Diff:	0.95	(0.95)	(0.07)	(0.88)	84.36	(84.84)							
prin adj	85.31												
int adj	(0.88)												



Example 5: Exception Clearing Report

Missed Curtailment

	Ex	ception Clearing Repo	ort (Form SG403)		
PFI Number 1234 S	Servicer Name Any Bank USA			Revision Date: 1/8/2020	
Printed Name of Employee Completing Form	Mary Jones				
Title: Loan Servicing Rep E	Email: MJones@myemail.com				
Phone Number: 312-444-4444	Date Submitted:				
Choose one of each category per form:					
Remittance Type:	Product	45 NO 5		ED OUT	
Actual/Actual	MPF Traditional	^IF NU E	ACEPTIONS, FORM DOES NOT NEED TO BE FILL	LED OUT	
Actual/Actual Single	MPF Xtra				
Scheduled/Scheduled	MPF Government MBS				
MPF Loan Number MP	PF/Servicer Exception Type	Exception Date	Explanation of Difference	ext Due Date/Liquidation Da	Actual Ending Balance
11111111 MPF	Curtailment Error	9/22/2020	Missed Curtailment(s)	11/1/2020	136459.73

		Supporting Documentation Required (i.e. Loan							
Scheduled Ending Balance	Number of Months	Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered
	4	YES	84.36	7/1/2020					9/23/2020 0:00



Example 5: Exception Clearing Report

						_				_										ry	an Histo
	g Act Bal	Ending	Curt Ir	Amt	ailment	Curt	rincipal	nt I	e Fee Net I	Servic	Gross Int	Payment	SF Rate	Int Rate	ed Ba	gin Scheo	te Be	ment Date	Paymer		lumber
	137,693.68	\$		4.36	84	\$	221.97	9.38	\$35	\$28.75	\$388.13	\$610.09	0.00250	0.03375	00.00	138,00	20 \$	6/1/2020	7 6/	208491	
On	137,386.49	\$		4.36	84	\$	222.83	8.58	\$35	\$28.69	\$387.26	\$610.09	0.00250	0.03375	93.68	137,69	20 \$	7/1/2020	7 7/	208491	
Οp	137 078 44	\$		4 36	8	\$	223 69	7 78	\$35	\$28.62	\$386.40	\$610.09	0 00250	0 03375	86 49	137 38	20 \$	8/1/2020	7 8/	208491	
	136 769 52	¢		1 36	8	¢	224 56	6 08	\$ \$ \$	\$28.56	\$385.53	\$610.00	0.00250	0.03375	78 //	137.07	20 \$	0/1/2020	7 Q/	208/01	
	100,709.02	ψ Φ		4.00	0.	φ	005 40	6 47	γ ψυς γ φορ	φ20.30 Φ00.40	¢ 000.00	¢ C10.09	0.00250	0.00075	20.50	100,00	20 ψ 00 Φ	40/4/0000	7 40	200491	
	130,459.74	\$		4.30	8	\$	225.43	0.17	\$35	\$28.49	\$384.00	\$610.09	0.00250	0.03375	09.52	130,70	20 \$	10/1/2020	/ 10/	208491	
								1	WF Application					pplication	PFL A	1%	3.375	Rate: 3	Interest Rate		_
						610.09	ant:	P&I Cons								9	610.0	istant:	P&I Constan		
	Drin Dal	- :/	4	Madda	05		0	Dringing	Due Date			1	Deia Da	- 11		A / - 4 / - 4		-tt-05	One and Interne	Dringing	Due Dete
	138,000,00	aiiment	iterest CL	Net in	5F	nterest	Gross	Principal	Due Date		138 000 00		Prin Ba	aiiment	est Curt	ivet interes		nterest SF	Gross Intere	Principal	Due Date
	138,000.00										138,000.00		0.00	0							
	137,778.04	0.00	59.38	3	28.75	388.13	97	22	07/01/20		137,693.68		.36	84	8 \$	5 359.38	28.7	88.13	388.13	221.97	07/01/20
	137,471.09	84.36	58.80	3	28.70	387.50	59	22	08/01/20		137,386.49		1.36	84	8 \$	9 358.58	28.6	87.26	387.26	222.83	08/01/20
	137,163.27	84.36	58.00	3	28.64	386.64	45	22	09/01/20		137,078.44		1.36	84	8 \$	2 357.78	28.6	86.40	386.40	223.69	09/01/20
	136,854.59	84.36	57.20	3	28.58	385.77	32	22	08/01/20		136,769.52		1.36	84	8 \$	6 356.98	28.5	85.53	385.53	224.56	08/01/20
	136,545.05	84.36	56.39	3	28.51	384.90	19	22	09/01/20		136,459.74		1.36	84	7 \$	9 356.17	28.4	84.66	384.66	225.43	09/01/20
On																					
Οp																					
	-										137,078.44		.80	421	8	1 1,788.88	143.1	31.99	1,931.99	1,118.46	
		337.44	89.76	1,7	143.18	932.94	51 1,9	1,11			137,163.27		.44	337	6	8 1,789.76	143.1	32.94	1,932.94	1,117.51	-
											(84.84)		1.36	84	8)	7) (0.88	(0.0	(0.95)	(0.95	0.95	Diff:
																					_
									1												
																				85.31	prin adj

Amortization Schedule – Supporting Documentation to be entered on the amortization tab of the ECR

MPF Resources

MPF Investor Reporting

MPFInvestorAccounting@fhlbc.com

MPF Service Center

Phone - 877-345-2673 Email - MPF-Help@FHLBC.com Hours - 8:30 am to 4:30 pm CST

MPF National Education

mpftraining@fhlbc.com



Wells Fargo Reporting Contacts

Group email Xtra: CTSFHLBXtraTeam@WellsFargo.com

Group email Traditional: CTSFHLBLoanAccountingTeam@WellsFargo.com

Karen Woodland Account Manager Supervisor, AMS, AVP (443) 367-3939 Karen.E.Woodland@WellsFargo.com



ServicerConnect Contacts

Technical Support

• Email: ctslink.customerservice@wellsfargo.com

ServicerConnect Support

- Email: servicerconnect@wellsfargo.com
- For loan level issues contact your Master Servicer Analyst







