

MPF® Program Investor Reporting

Researching Turnaround Reports and
Exception Clearing Report Submissions

February 2024



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Agenda

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



Exception Clearing Reports

Exception Clearing Report (ECR)

The servicer is responsible for completing an ECR whenever a correction needs to be made within the investor's system.



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Corrections that a servicer is responsible for making **do not** require the completion and submission of an ECR.

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The Exception Clearing Report

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

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

The screenshot shows the MPF website's 'Guides' section. The header includes the MPF Mortgage Partnership Finance logo, the FHLBANKS logo (A NATION OF LOCAL LENDERS), and buttons for 'MPF Customer Service Portal' and 'eMPF Login'. The navigation menu includes 'Products', 'FHLBanks', 'Guides', 'Resources', 'Education', and 'About Us'. A search bar is located on the right. The main content area lists several forms, with 'Form SG403: Exception Clearing Report' highlighted in yellow.

- » Form SG359: Loan Modification Cover Letter
- » Form SG360: Servicing Transfer Notice
- » Form SG361-X: MPF Xtra Servicing Transfer Notice
- » Form SG370-X: MPF Xtra Investor Reporting Change Request
- » Form SG400: Loan Workout Plan
- » Form SG401: Temporary Loan Payment Modification Agreement
- » Form SG402: Borrower Hardship Certification
- » **Form SG403: Exception Clearing Report**
- » Form SG404: Bidding Instructions
- » Form SG405: REO Marketing Plan



The Exception Clearing Report

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

*IF NO MPF EXCEPTIONS: FC

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	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

Drop down options for easy selection

MPF Loan Number	Exception Type	Exception Date
	<input type="text"/> Payment Error Curtailment Error Payoff Error Amortization Schedule	

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

←	→	Instructions	Exception Request Form	Amortization Schedule	Examples	+
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The Exception Clearing Report

Here is an example of a loan that is out of balance on the TAR. The reason is due to misapplication of curtailments within the Master Servicer's system

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	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00	01/01/20	
Difference			0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		

		Interest Rate:	3.2500%	PFI Application			Master Servicer Application				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	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
rounding	(0.01)					263,333.17							
	1,572.97	1,433.16	110.24	1,322.92	93.86			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:	0.12	(0.13)	(0.01)	(0.12)	0.00								
Prin Adj	0.12												
Int Adj	(0.12)												

The Exception Clearing Report

Place the MPF loan number that needs correcting from the TAR into the **MPF Loan Number** field. The PFI loan number is optional.

PFI Number: Servicer Name:
 Printed Name of Employee Completing Form:
 Title: Email:
 Phone Number: Date:
 Choose one of each categories per form:
 Remittance Type:
 Actual/Actual
 Actual/Actual Single
 Scheduled/Scheduled
 Product:
 MPF Traditional
 MPF Xtra
 MPF Government

*IF NO MPF EX

MPF Loan Number
 1943960 / 598130

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance
1943960 / 598130					

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	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00	01/01/20	
Difference			0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		



The Exception Clearing Report

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

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

Choose on of each categories per form:

Remittance Type:

- Actual/Actual
- Actual/Actual Single
- Scheduled/Scheduled

Product:

- MPF Traditional
- MPF Xtra
- MPF Government MBS

*IF NO MPF EXCEPTIONS: FORM DOES

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
1943960 / 598130	<input type="text" value="Curtailed Error"/>						



The Exception Clearing Report

The **Exception Date** reflects the turnaround report that you are using to research your exceptions

Servicer Turnaround - Final Report													Run Date 12/16/2019 6:03:03 AM		Computershare
Servicer Number - 4457															
Cycle Date - 12/01/2019															
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	Borr DueDt	Paid in Full Dt	Act Code
4457 Community Bank Of Trenton MPF Program															
Investor	3 0001943960	834.57	3.6250	0.25	283.56	513.01	15.43	0.00	0.00	0.00	182,105.73	0.00	01/01/20		0
Servicer	40029-5001	834.57	3.6250	0.00	283.54	513.03	15.43	0.00	0.00	0.00	182,110.08	0.00	01/01/20		
Difference		0.00	0.0000	0.25	0.02	-0.02	0.00	0.00	0.00	0.00	-4.35	0.00			
Investor	1 0001852806	1,115.78	4.6250	0.25	460.61	619.76	0.00	0.00	0.00	0.00	169,529.46	0.00	12/01/19		0
Servicer	27367-5001	1,115.78	4.6250	0.00	460.61	596.62	0.00	0.00	0.00	0.00	169,529.46	0.00	12/01/19		
Difference		0.00	0.0000	0.25	0.00	23.14	0.00	0.00	0.00	0.00	0.00	0.00			
Investor	1 0001905898	794.42	0.0000	0.25	0.00	636.92	0.00	0.00	0.00	165,678.35	0.00	0.00	11/08/19		60
										166,357.71	0.00	0.00	11/01/19	11/08/19	60
										-679.36	0.00	0.00			
										0.00	263,333.29	0.00	01/01/20		0
										0.00	263,333.17	0.00	01/01/20		
										0.00	0.12	0.00			
										0.00	179,898.50	0.00	01/01/20		0
										0.00	179,898.47	0.00	01/01/20		
										0.00	0.03	0.00			
										-679.36	-4.20	0.00			

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance
1943960 / 598130	Curtailement Error	12/16/2019			



The Exception Clearing Report

Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date
Payment Error	12/16/2019		
		P&I Difference	
		Note Rate Difference	
		Servicing Fee Rate Difference	
		Next Due Date or LPI Difference	

Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date
Curtailment Error	12/16/2019		
		Curtailment Interest Difference	
		Curtailment(s) Reversed	
		Missed Curtailment(s)	

Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date
Payoff Error	12/16/2019		
		Payoff Principal Difference	
		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	

Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date
Amortization Schedule	12/16/2019		
		Loan(s) Exceptions caused from activity in previous cycles	

Explanation of Differences



The Exception Clearing Report

Explanation of Difference

Exception Clearing Report (Form S)

PFI Number: **1234** Servicer Name: **AnyBank USA**

Printed Name of Employee Completing Form: **Mary Jones**

Title: **Loan Servicing Rep** Email: **M.Jones@mvemail.com**

Phone Number: **312.444.4444** Date Submitted: _____

Choose one of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date
1943960 / 598130	Curtailement Error	12/16/2019	Curtailement Interest Difference	

Explanation of Difference

Curtailement Interest Difference

Due Date	Principal	Gross Interest	SF	Net Interest	Curtailement	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailement	Prin Bal
		Interest Rate:		3.2500%									
		P&I Constant:		\$1,503.07									
		S/F		0.00250									
						\$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
rounding	(0.01)					263,333.17							
	1,572.97	1,433.16	110.24	1,322.92	93.86			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:	0.12	(0.13)	(0.01)	(0.12)	0.00								
Prin Adj	0.12												
Int Adj	(0.12)												



The Exception Clearing Report

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

*IF NO MPF EX

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	1	2
1943960 / 598130	Curtailment Error	12/16/2019	Curtailment Interest Difference	01/01/2020	\$263,333.17

Next Due Date /
Liquidation Date
and
Actual Ending
Balance

Investor	1	0001949695	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	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	2	01/01/20	1
Difference			0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		

The Exception Clearing Report

Number of Months is the total number of consecutive months the loan has been on the turnaround report

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

Investor	1	0001949699	1,503.07	3.2500	0.25	1,572	0.00	0.00	0.00	263,333.29	0.00	01/01/20	0
Servicer		598130	1,503.07	3.2500	0.00	1,572	0.00	0.00	0.00	263,333.17	0.00	01/01/20	
Difference			0.00	0.0000	0.25	-0	0.00	0.00	0.00	0.12	0.00		

Number of Months

The Exception Clearing Report

Supporting Documentation

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							

Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)

- YES
- YES
- NO

The Exception Clearing Report

Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)
YES

Supporting Documentation Example

Payment Date	Begin Act Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Act Bal
1949699 11/1/2019	\$ 265,000.00	0.03250	0.00250	\$ 1,503.07	\$ 717.71	\$ 55.21	\$ 662.50	\$ 785.36	\$ 46.93		\$ 264,167.71
1949699 12/1/2019	\$ 264,167.71	0.03250	0.00250	\$ 1,503.07	\$ 715.45	\$ 55.03	\$ 660.42	\$ 787.62	\$ 46.93		\$ 263,333.16
rounding	\$ 263,333.16	0.03250	0.00250	\$ 1,503.07				\$ (0.01)			\$ 263,333.17

PFI Application							Master Servicer Application						
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	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
rounding	(0.01)					263,333.17							
	1,572.97	1,433.16	110.24	1,322.92	93.86			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:	0.12	(0.13)	(0.01)	(0.12)	0.00								

Prin Adj	0.12
Int Adj	(0.12)

Option 1

Option 2



The Exception Clearing Report

Curtailment Amount and Curtailment Date fields

		Interest Rate:	3.2500%	PFI Application			Master Servicer Application				Ln #	1949699	
		P&I Constant:	\$1,503.07				P&I Constant:				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
						\$265,000.00							265,000.00
11/01/19	d 785.36	717.71	55.21	662.50	c 46.93	264,167.71	11/01/19	785.36	717.71	55.21	662.50		264,214.64
12/01/19	f 787.62	715.45	55.03	660.42	e 46.93	263,333.16	12/01/19	b 787.49	715.58	55.04	660.54	a 93.86	263,333.29
	rounding (0.01)					263,333.17							
	1,572.97	1,433.16	110.24	1,322.92	93.86			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:	0.12	(0.13)	(0.01)	(0.12)	0.00								
Prin Adj	0.12												
Int Adj	(0.12)												

Curtailment Amount	Curtailment Date	Curtailment Amount	Curtailment Date	Curtailment Amount	Curtailment Date	Date Entered
1	1	2	2	3	3	
(93.86)	12/01/2019	\$46.93	11/01/2019	\$46.93	12/01/2019	
a	b	c	d	e	f	



The Exception Clearing Report

Date Entered

Equals the date the ECR is being uploaded into ServicerConnect

Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Start Date	Curtailment Amount 3	Curtailment Date 3	Date Entered
1	YES	(\$93.86)	01/2019	\$46.93	12/01/2019	12/17/2019

Date Entered
12/17/2019

The Exception Clearing Report

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	0.00	1,572.97	1,322.92	93.86	0.00	0.00	0.00	263,333.17	0.00	01/01/20	
Difference			0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

***IF NO MPF EXCEPTIONS: FORM DOES**

Choose on of each categories per form:

<p>Remittance Type:</p> <p><input checked="" type="checkbox"/> Actual/Actual</p> <p><input type="checkbox"/> Actual/Actual Single</p> <p><input type="checkbox"/> Scheduled/Scheduled</p>	<p>Product</p> <p><input checked="" type="checkbox"/> MPF Traditional</p> <p><input type="checkbox"/> MPF Xtra</p> <p><input type="checkbox"/> MPF Government MBS</p>
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MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
1943960 / 598130	Curtailment Error	12/16/2019	Curtailment Interest Difference	01/01/2020	\$263,333.17		1

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	(\$93.86)	12/01/2019	\$46.93	11/01/2019	\$46.93	12/01/2019	12/17/2019



The Exception Clearing Report

PFI Loan History												
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
1949699	11/1/2019	\$ 265,000.00	0.03250	0.00250	\$ 1,503.07	\$ 717.71	\$ 55.21	\$ 662.50	\$ 785.36	\$ 46.93		\$ 264,167.71
1949699	12/1/2019	\$ 264,167.71	0.03250	0.00250	\$ 1,503.07	\$ 715.45	\$ 55.03	\$ 660.42	\$ 787.62	\$ 46.93		\$ 263,333.16
	rounding	\$ 263,333.16	0.03250	0.00250	\$ 1,503.07				\$ (0.01)			\$ 263,333.17

PFI Application							Master Servicer Application						
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	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
rounding	(0.01)					263,333.17							
	1,572.97	1,433.16	110.24	1,322.92	93.86			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:	0.12	(0.13)	(0.01)	(0.12)	0.00								

Prin Adj	0.12
Int Adj	(0.12)

Option 1

Option 2



The Exception Clearing Report

Second Option – Same Outcome

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
PFINu															
Printed															
Service		598130	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			0.00	0.0000	0.25	-0.12	0.12	0.00	0.00	0.00	0.00	0.12	0.00		

Phone Number: **312.444.4444**

Date Submitted:

***IF NO MPF EXCEPTIONS: FORM DOES**

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product:

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
1943960 / 598130	Curtailment Error	12/16/2019	Curtailment(s) Reversed	01/01/2020	\$263,333.17		1
1943960 / 598130	Curtailment Error	12/16/2019	Missed Curtailment(s)	01/01/2020	\$263,333.17		1

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	\$93.86	12/01/2019					12/17/2019
YES	\$46.93	11/01/2019	\$46.93	12/01/2019			12/17/2019



Uploading ECRs

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

- **Naming convention for MPF Traditional ECRs**
 - ECR File Name
Example: ECR_c123456
 - One ECR a month with all loans looking to be corrected.
- **Naming convention for MPF Xtra® ECRs**
 - ECR_File Name_MMDDYYYY
 - The MMDDYYYY must be equal to the month/day/year the file is being uploaded.
Example: ECR_c123456_02152022

An ECR does not have to be submitted if there are no exceptions to correct within the Master Servicer's system.

The Master Servicer 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

Example 1: Turnaround Report

Servicer Turnaround - Initial Report													Run Date 1/6/2020 10:03:13 AM		Computershare	
Servicer Number -													LSVTRNARNDI			
Cycle Date - 01/01/2020																
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 DueDt	Paid in Full Dt	Act Code	
MPF Program																
Investor	4	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		0.00	0.0000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	-0.04	0.00				
Investor	2	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		0.00	0.0000	0.25	3.56	-3.37	0.00	0.00	0.00	0.00	-464.17	0.00				
Investor	2	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		0.00	0.0000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00				
Investor	2	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		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		0.00	0.0000	0.25	-0.13	0.12	0.00	0.00	0.00	0.00	0.13	0.00				
Total Loan Differences		5			3.44	-3.26	0.00	0.00	0.00	0.00	-463.94	0.00				

Let's review an iTAR...

Example 1: Research Support

Servicer Payment History

Investor Payment History

PFI Application							Master Servicer Application							
Interest Rate:		3.8750%		PFI Application			P&I Constant:		1,359.46		Ln #		1943293	
P&I Constant:		\$1,359.46					Remit Type		A/A		PFI #			
S/F		0.00250												
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			859.24	1,859.68	119.98	1,739.70	81.08		
	859.24	1,859.68	119.98	1,739.70	81.08									
Diff:	0.13	(0.13)	(0.01)	(0.12)	0.00									
Prin Adj	0.13													
Int Adj	(0.12)													

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			0.00	0.0000	0.25	-0.13	0.12	0.00	0.00	0.00	0.00	0.13	0.00		

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



Example 1: Exception Clearing Report

Incorrect Application of Curtailments

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

***IF NO MPF EXCEPTIONS: FORM DOES**

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
1943293	Curtailement Error	01/06/2020	Curtailement Interest Difference	02/01/2020	\$287,225.15		1

Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailement Amount 1	Curtailement Date 1	Curtailement Amount 2	Curtailement Date 2	Curtailement Amount 3	Curtailement Date 3	Date Entered
YES	(\$81.08)	01/01/2020	\$40.54	12/01/2019	\$40.54	01/01/2020	01/13/2020



Example 1: Exception Clearing Report

PFI Loan History												
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
1943293	12/1/2019	\$ 288,165.60	0.03875	0.00250	\$ 1,359.46	\$ 930.53	\$ 60.03	\$ 870.50	\$ 428.93	\$ 40.54		\$ 287,696.13
1943293	1/1/2020	\$ 287,696.13	0.03875	0.00250	\$ 1,359.46	\$ 929.02	\$ 59.94	\$ 869.08	\$ 430.44	\$ 40.54		\$ 287,225.15

PFI Application							Master Servicer Application							
Interest Rate:		3.8750%					P&I Constant:		1,359.46		Ln #			1943293
P&I Constant:		\$1,359.46					S/F		0.00250		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			859.24	1,859.68	119.98	1,739.70	81.08		
	859.24	1,859.68	119.98	1,739.70	81.08									
Diff:	0.13	(0.13)	(0.01)	(0.12)	0.00									
Prin Adj	0.13													
Int Adj	(0.12)													

Instructions	Exception Request Form	Amortization Schedule	Examples
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Option 1

Option 2



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



Example 2: Turnaround Report

Payoff Error – Action Code 60

Investor	1	4567	409.41	4.3750	0.25	487.47	911.71	0.00	0.00	0.00	67,400.62	0.00	0.00	12/29/23	60	
Servicer		031590	409.41	4.3750	0.25	487.47	709.59	63,871.82	0.00	0.00	3,528.80	0.00	0.00	01/01/24	12/29/23	60
Difference			0.00	0.0000	0.00	0.00	202.12	-63,871.82	0.00	0.00	63,871.82	0.00	0.00			

Example 2: Research Support

PFI Application								FNMA payoff										
		Interest Rate:	4.3750%											Ln #				
		P&I Constant:	\$409.41							P&I Constant:	409.41			PFI #				
		S/F	0.00250											Remit Type	A/A			
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Payoff	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Payoff	Prin Bal			
							\$67,888.09								67,888.09			
10/01/23	161.90	247.51	14.14	233.37			67,726.19	10/01/23	161.90	247.51	14.14	233.37			67,726.19			
11/01/23	162.48	246.92	14.11	232.81			67,563.71	11/01/23	162.48	246.92	14.11	232.81			67,563.71			
12/01/23	163.08	246.33	14.08	232.25	63,871.82		3,528.80	12/01/23	163.08	246.33	14.08	232.25			67,400.62			
12/29/23		11.84	0.68	11.17		3,528.80	0.00	12/29/23		226.21	12.93	213.28		67,400.62	0.00			
	487.47	752.60	43.01	709.59	63,871.82	3,528.80			487.47	966.96	55.25	911.71	0.00	67,400.62				
	487.47	966.96	55.25	911.71	0.00	67,400.62												
Diff:	0.00	(214.36)	(12.25)	(202.11)	63,871.82	(63,871.82)												
Prin Adj	0.00																	
Int Adj	(202.11)																	

There are two different responses to this exception based on the MPF loan product.

Example 2: MPF Xtra Resolution

Calculating Interest on a Payoff

In accordance with [C-1.1-01, Servicer Responsibilities for Processing Mortgage Loan Payments](#), the servicer must calculate the amount of interest charged to the borrower

- based on the UPB of the mortgage loan,
- as of the LPI date, and
- using the current interest accrual rate.

A full month's interest should be calculated on the basis of a 360-day year, while a partial month's interest should be based on a 365-day year.

Due to this requirement by FNMA, the curtailment is not acknowledged, and the payoff is calculated at the higher UPB of \$67,400.62. The borrower saved \$214.36 in interest from the \$63,871.82 curtailment applied, but the servicer must pass through an additional \$202.12 to MPF/FNMA (cost of doing business).

$\$63,871.82 * .04375 / 365 * 28 = \214.36 borrower savings (UPB * GI / 365 * # Days)

$\$63,871.82 * .04125 / 365 * 28 = \202.11 servicer must pass through (UPB * NI / 365 * # Days)

Example 2: MPF Traditional Resolution

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

***IF NO MPF EXCEPTIONS: FORM DOES**

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
456 / 031590	Curtailment Error	01/03/2024	Missed Curtailment(s)	12/29/2023	\$0.00		1
Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount	Curtailment Date	Curtailment Amount	Curtailment Date	Curtailment Amount	Curtailment Date	Date Entered
YES	\$63,871.82	12/01/2023					01/04/2024



Example 2: MPF Traditional Resolution

PFI Loan History												
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
4567	10/1/2023	\$ 67,888.09	0.04375	0.00250	\$ 409.41	\$ 247.51	\$ 14.14	\$ 233.37	\$ 161.90			\$ 67,726.19
4567	11/1/2023	\$ 67,726.19	0.04375	0.00250	\$ 409.41	\$ 246.92	\$ 14.11	\$ 232.81	\$ 162.48			\$ 67,563.71
4567	12/1/2023	\$ 67,563.71	0.04375	0.00250	\$ 409.41	\$ 246.33	\$ 14.08	\$ 232.25	\$ 163.08	\$ 63,871.82		\$ 3,528.80
4567	12/29/2023	\$ 3,528.80	0.04375	0.00250	\$ 409.41	\$ 11.84	\$ 0.68	\$ 11.17		\$ 3,528.80		\$ 0.00 payoff

Option
1

PFI Application								FNMA payoff							
Interest Rate:		4.3750%		P&I Constant:		\$409.41		P&I Constant:		409.41		Ln #			
S/F:		0.00250		Net Interest		Curtailment		Payoff		Prin Bal		Remit Type		A/A	
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Payoff	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Payoff	Prin Bal
							\$67,888.09								67,888.09
10/01/23	161.90	247.51	14.14	233.37			67,726.19	10/01/23	161.90	247.51	14.14	233.37			67,726.19
11/01/23	162.48	246.92	14.11	232.81			67,563.71	11/01/23	162.48	246.92	14.11	232.81			67,563.71
12/01/23	163.08	246.33	14.08	232.25	63,871.82		3,528.80	12/01/23	163.08	246.33	14.08	232.25			67,400.62
12/29/23		11.84	0.68	11.17		3,528.80	0.00	12/29/23		226.21	12.93	213.28		67,400.62	0.00
	487.47	752.60	43.01	709.59	63,871.82	3,528.80			487.47	966.96	55.25	911.71	0.00	67,400.62	
	487.47	966.96	55.25	911.71	0.00	67,400.62									
Diff.	0.00	(214.36)	(12.25)	(202.11)	63,871.82	(63,871.82)									

Option
2

Prin Adj	0.00
Int Adj	(202.11)

Instructions | Exception Request Form | Amortization Schedule | Examples



Example 3: Turnaround Report

Servicer Turnaround - Final Report

Servicer Number -

Cycle Date - 10/01/2019

Run Date 11/4/2019 1:01:43 PM

LSVTRNARNDF



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 DueDt	Paid in Full Dt	Act Code
MPF Program															
Investor	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
Servicer		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		
Difference		0.00	0.0000	0.00	5.17	-4.88	0.00	0.00	0.00	0.00	-1,382.77	0.00			

Page 1 of 4

Example 3: Research Support

PFI Application							Master Servicer Application							
		Interest Rate:	4.5000%								Ln #			
		P&I Constant:	\$894.83								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	
						\$176,605.00							176,605.00	
07/01/19	232.56	662.27	36.79	625.48	1,367.32	175,005.12	07/01/19	232.56	662.27	36.79	625.48	1,367.32	175,005.12	
					(1,367.32)	176,372.44	08/01/19	238.56	656.27	36.46	619.81		174,766.56	
08/01/19	233.43	661.40	36.74	624.65		176,139.01	09/01/19	239.46	655.37	36.41	618.96	1.28	174,525.82	
09/01/19	234.31	660.52	36.70	623.83	1.28	175,903.42	10/01/19	240.36	654.47	36.36	618.11	83.64	174,201.82	
10/01/19	235.19	659.64	36.65	622.99	83.64	175,584.58								
rounding	(0.01)	0.01	0.00	0.01		175,584.59								
	935.49	2,643.83	146.88	2,496.95	84.92			950.94	2,628.38	146.02	2,482.36	1,452.24		
	950.94	2,628.38	146.02	2,482.36	1,452.24									
Diff:	(15.45)	15.45	0.86	14.59	(1,367.32)									
Prin Adj	(1,382.77)													
Int Adj	14.59													

Servicer Payment History

Investor Payment History



Example 3: Research Support

cycle_date	payment_date	seq_nbr	actl_loan_rate	actl_pay_amt	actl_beg_prin_bal	actl_prin_amt	before_curtail_amt	after_curtail_amt	actl_liq_amt	actl_prin_adj_amt	actl_gross_int_amt	actl_end_prin_bal
7/1/2019 0:00	7/1/2019 0:00	1	4.5	894.83	176605	232.56	0	1367.32	0	0	662.27	175005.12
8/1/2019 0:00	8/1/2019 0:00	1	4.5	894.83	175005.12	238.56	0	0	0	0	656.27	174766.56
9/1/2019 0:00	9/1/2019 0:00	1	4.5	894.83	174766.56	239.46	0	1.28	0	0	655.37	174525.82
10/1/2019 0:00	10/1/2019 0:00	1	4.5	894.83	174525.82	240.36	0	83.64	0	0	654.47	174201.82

internal loan id	cf_actual_fha_prem	actual_gross_int_amt	actual_servicer_fee_amt	loan_fee_rate	servicer_nbr	pool_nbr	dflt_flag	loan_nbr	borr last name	prem_code	actl_beg_prin_bal_tdo	actl_end_prin_bal_tdo
		662.27	36.79	0.25							176605	175005.12
		656.27	36.46	0.25							175005.12	174766.56
		655.37	36.41	0.25							174766.56	174525.82
		654.47	36.36	0.25							174525.82	174201.82

Computershare's Payment History



Example 3: Exception Clearing Report

Curtailment Reversal

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

***IF NO MPF EXCEPTIONS: FORM DOES**

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
	Curtilment Error	11/04/2019	Curtilment(s) Reversed	11/01/2019	\$175,584.59		3

Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtilment Amount	Curtilment Date	Curtilment Amount	Curtilment Date	Curtilment Amount	Curtilment Date	Date Entered
	1	1	2	2	3	3	
YES	\$1,367.32	07/01/2019					11/05/2019



Example 3: Exception Clearing Report

Amortization Schedule – Supporting Documentation

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
	7/1/2019	\$ 176,605.00	0.04500	0.00250	\$ 894.83	\$ 662.27	\$ 36.79	\$ 625.48	\$ 232.56	\$ 1,367.32		\$ 175,005.12	
	7/1/2019	\$ 175,005.12	0.04500	0.00250	\$ 894.83					\$ (1,367.32)		\$ 176,372.44	
	8/1/2019	\$ 176,372.44	0.04500	0.00250	\$ 894.83	\$ 661.40	\$ 36.74	\$ 624.66	\$ 233.43			\$ 176,139.01	
	9/1/2019	\$ 176,139.01	0.04500	0.00250	\$ 894.83	\$ 660.52	\$ 36.70	\$ 623.82	\$ 234.31	\$ 1.28		\$ 175,903.42	
	10/1/2019	\$ 175,903.42	0.04500	0.00250	\$ 894.83	\$ 659.64	\$ 36.65	\$ 622.99	\$ 235.19	\$ 83.64		\$ 175,584.59	

		Interest Rate: 4.5000%		PFI Application		Master Servicer Application		Ln #					
		P&I Constant: \$894.83				P&I Constant: 894.83		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
07/01/19	232.56	662.27		36.79	625.48	\$176,605.00	07/01/19	232.56	662.27	36.79	625.48	1,367.32	176,605.00
						175,005.12							175,005.12
						176,372.44	08/01/19	238.56	656.27	36.46	619.81		174,766.56
08/01/19	233.43	661.40		36.74	624.65	176,139.01	09/01/19	239.46	655.37	36.41	618.96	1.28	174,525.82
09/01/19	234.31	660.52		36.70	623.83	175,903.42	10/01/19	240.36	654.47	36.36	618.11	83.64	174,201.82
10/01/19	235.19	659.64		36.65	622.99	175,584.58							
rounding						(0.01)							
	935.50	2,643.82		146.88	2,496.95	84.91		950.94	2,628.38	146.02	2,482.36	1,452.24	
	950.94	2,628.38		146.02	2,482.36	1,452.24							
Diff:	(15.44)	15.44		0.86	14.58	(1,367.33)							
Prin Adj	(1,382.77)												
Int Adj	14.58												

Instructions	Exception Request Form	Missing Loans	Amortization Schedule	Examples
--------------	------------------------	---------------	------------------------------	----------

Option 1

Option 2



Example 4: Turnaround Report

SERVICER TURNAROUND - FINAL REPORT
 Servicer Number -
 Cycle Date - 02/01/2018

Run Date 03/02/2018 9:42AM
 LSVTRNARNDP

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
MPF Program															
Investor	11	0001678939	947.22	3.2500	0.25	515.92	398.12	52.78	0.00	0.00	0.00	158,681.16	0.00	05/01/18	0
Servicer			947.22	3.2500	0.25	514.53	399.40	52.78	0.00	0.00	0.00	159,195.61	0.00	05/01/18	
Difference			0.00	0.0000	0.00	1.39	-1.28	0.00	0.00	0.00	0.00	-514.45	0.00		

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

Example 4: Turnaround Report

SERVICER TURNAROUND - FINAL REPORT												Run Date 05/02/2017 10:14AM			
Servicer Number -												LSVTRNARNDP			
Cycle Date - 04/01/2017															
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
MPF Program															
Investor	1	0001678939	947.22	3.2500	0.00	1,000.13	825.52	52.78	0.00	0.00	0.00	164,299.51	0.00	07/01/17	0
Servicer			947.22	3.2500	0.00	499.39	828.14	52.78	0.00	0.00	0.00	164,800.25	0.00	07/01/17	
Difference			0.00	0.0000	0.00	500.74	-2.62	0.00	0.00	0.00	0.00	-500.74	0.00		
Investor	1		1,154.34	4.2500	0.00	0.00	0.00	1.00	0.00	0.00	0.00	234,649.00	0.00	06/01/17	0
Servicer			0.00	0.0000	0.00	0.00	0.00	1.00	0.00	0.00	0.00	234,650.00	0.00	06/01/17	
Difference			1,154.34	4.2500	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1.00	0.00		
Total Loan Differences			281			-1103.85	-138.31	0.00	0.00	0.00	1000.00	-6266.62	0.00		

Let's look at the iTAR where the loan first fell out of balance 11 months ago.

Example 4: Research Support

Servicer Payment History

		Interest Rate:	3.2500%	PFI Application		
		P&I Constant:	\$947.22			
		S/F	0.00250			
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						\$165,352.42
06/01/17	499.39	447.83	34.45	413.38	52.78	164,800.25
07/01/17	500.89	446.33	34.33	412.00	52.78	164,246.58
08/01/17	502.39	444.83	34.22	410.62	52.78	163,691.42
09/01/17	503.89	443.33	34.10	409.23	52.78	163,134.75
10/01/17	505.40	441.82	33.99	407.84	52.78	162,576.57
11/01/17	506.91	440.31	33.87	406.44	52.78	162,016.88
12/01/17	508.42	438.80	33.75	405.04	52.78	161,455.68
01/01/18	509.94	437.28	33.64	403.64	52.78	160,892.96
02/01/18	511.47	435.75	33.52	402.23	52.78	160,328.71
03/01/18	513.00	434.22	33.40	400.82	52.78	159,762.93
04/01/18	514.53	432.69	33.28	399.41	52.78	159,195.62
rounding	0.01					159,195.61
	5,576.23	4,843.20	372.55	4,470.65	580.58	
	6,090.68	5,275.95	405.84	4,870.11	580.58	
Diff.	(514.45)	(432.75)	(33.29)	(399.46)	0.00	
Prin Adj	(514.45)					
Int Adj	(399.46)					

Investor Payment History

		Master Servicer Application		Ln #		
		P&I Constant:		PFI #		
				Remit Type	A/A	
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						165,352.42
05/01/17	499.39	447.83	34.45	413.38		164,853.03
06/01/17	500.74	446.48	34.34	412.13	52.78	164,299.51
07/01/17	502.24	444.98	34.23	410.75	52.78	163,744.48
08/01/17	503.75	443.47	34.11	409.36	52.78	163,187.96
09/01/17	505.25	441.97	34.00	407.97	52.78	162,629.93
10/01/17	506.76	440.46	33.88	406.57	52.78	162,070.38
11/01/17	508.28	438.94	33.76	405.18	52.78	161,509.32
12/01/17	509.80	437.42	33.65	403.77	52.78	160,946.74
01/01/18	511.32	435.90	33.53	402.37	52.78	160,382.64
02/01/18	512.85	434.37	33.41	400.96	52.78	159,817.01
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
rounding	-0.01					158,681.16
	6,090.68	5,275.95	405.84	4,870.11	580.58	

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

Funded the loan with incorrect 1st payment due date.

Example 4: Research Support

Mortgage Partnership Finance
Transaction Confirmation and Loan Funding Activity Report for 4/20/2018 8:53:29 AM

TO:

ATTN: Federal Home Loan Bank of Chicago FAX:
FROM: 433 West Van Buren Suite 5010
Chicago, IL 60607

Master Commitment Number:
Delivery Commitment Number:

FFI Customer Number:	Delivery Commitment Product Name:	Fixed 20 Year	
FFI Internal Loan Number:	Delivery Commitment Subproduct Name:	Fixed 20 Yr 176k Max Ln Amt	
Principal Amount: \$166,362.42	First Payment Date:	03/01/2017	
Interest Rate: 3.250%	Investor Due Date:	05/01/2017	Outstanding Loan Balance: \$166,362.42
	Next Payment Date:	05/01/2017	Premium Discount: (\$367.33)
Funding Date: 4/20/2017	Maturity Date:	02/01/2037	Interim Interest: \$162.03
MERS MDV Number:	Number Of Months:	240	Past Due Interest: \$0.00
Borrower Name:	Prin. and Int. Amount:	\$947.22	
Property Address:	Investor Fees:	\$0.00	

Net Funding Amount: \$164,843.08

Provisions of the above Master Commitment and Delivery Commitment govern this Confirmation except as expressly modified. The Federal Home Loan Bank of Chicago has agreed to fund the loan(s) listed above. We will presume that the foregoing correctly sets forth the terms of our agreement unless you notify us in writing no later than the next business day following receipt of this Confirmation.

Information quoted includes the Investor's Interim Interest, Price Adjustments and, if applicable, any Loan Level Price Adjustments.

MPP Loan Number: Funding Transaction Number: 1884297

Mortgage Partnership Finance
Transaction Confirmation and Loan Funding Activity Report for 4/20/2018 8:53:29 AM

TO:

ATTN: Federal Home Loan Bank of Chicago FAX:
FROM: 433 West Van Buren Suite 5010
Chicago, IL 60607

Master Commitment Number:
Delivery Commitment Number:

FFI Customer Number:	Delivery Commitment Product Name:	Fixed 20 Year	
FFI Internal Loan Number:	Delivery Commitment Subproduct Name:	Fixed 20 Yr 176k Max Ln Amt	
Principal Amount: \$166,362.42	First Payment Date:	03/01/2017	
Interest Rate: 3.250%	Investor Due Date:	05/01/2017	Outstanding Loan Balance: \$166,362.42
	Next Payment Date:	05/01/2017	Premium Discount: (\$367.33)
Funding Date: 4/20/2017	Maturity Date:	02/01/2037	Interim Interest: \$162.03
MERS MDV Number:	Number Of Months:	240	Past Due Interest: \$0.00
Borrower Name:	Prin. and Int. Amount:	\$947.22	
Property Address:	Investor Fees:	\$0.00	

Net Funding Amount: \$164,843.08

Provisions of the above Master Commitment and Delivery Commitment govern this Confirmation except as expressly modified. The Federal Home Loan Bank of Chicago has agreed to fund the loan(s) listed above. We will presume that the foregoing correctly sets forth the terms of our agreement unless you notify us in writing no later than the next business day following receipt of this Confirmation.

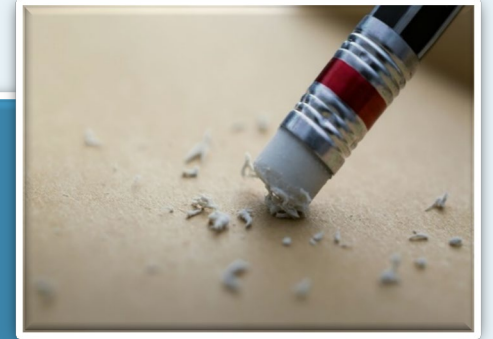
Information quoted includes the Investor's Interim Interest, Price Adjustments and, if applicable, any Loan Level Price Adjustments.

MPP Loan Number: Funding Transaction Number: 1884297



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.
- The Master Servicer will adjust their system with correct first payment due MPF and cash adjustments.

Example 5: Turnaround Report

Servicer Turnaround - Initial Report
 Servicer Number -
 Cycle Date - 09/01/2020

Run Date 9/22/2020 11:15:34
 LSVTRNARNDI


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 DueDt	Paid in Full Dt	Act Code
-----MPF Program-----															
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	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	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	85.32	0.00			

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

Example 5: Research Support

PFI Application							Master Servicer Application						
Interest Rate:			3.3750%	PFI Application			P&I Constant:			610.09	Ln #		
P&I Constant:			\$610.09				Remit Type			A/A			
S/F			0.00250										
Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal	Due Date	Principal	Gross Interest	SF	Net Interest	Curtailment	Prin Bal
						\$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	84.36	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
10/01/20	224.56	385.53	28.56	356.98	84.36	136,769.52	10/01/20	224.32	385.77	28.58	357.20	84.36	136,854.59
11/01/20	225.43	384.66	28.49	356.17	84.36	136,459.74	11/01/20	225.19	384.90	28.51	356.39	84.36	136,545.05
rounding	0.01					136,459.73							
	1,118.47	1,931.99	143.11	1,788.88	421.80			1,117.51	1,932.94	143.18	1,789.76	337.44	
	1,117.51	1,932.94	143.18	1,789.76	337.44								
Diff.	0.96	(0.95)	(0.07)	(0.88)	84.36								
Prin Adj	85.32												
Int Adj	(0.88)												

Missed curtailment on investor payment history.

Example 5: Exception Clearing Report

Missed Curtailment

Exception Clearing Report (Form SG403)

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

***IF NO MPF EXCEPTIONS: FORM DOES**

Choose on of each categories per form:

Remittance Type:

Actual/Actual

Actual/Actual Single

Scheduled/Scheduled

Product

MPF Traditional

MPF Xtra

MPF Government MBS

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance	Number of Months
1111111	Curtailment Error	09/22/2020	Missed Curtailment(s)	11/01/2020	\$136,459.73		4

Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment 1		Curtailment 2		Curtailment 3		Date Entered
	Amount	Date	Amount	Date	Amount	Date	
YES	\$84.36	07/01/2020					09/23/2020

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		

Example 5: Exception Clearing Report

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 Act Bal
	7/1/2020	\$ 138,000.00	0.03375	0.00250	\$ 610.09	\$ 388.13	\$ 28.75	\$ 359.38	\$ 221.96	\$ 84.36		\$ 137,693.68
	8/1/2020	\$ 137,693.68	0.03375	0.00250	\$ 610.09	\$ 387.26	\$ 28.69	\$ 358.57	\$ 222.83	\$ 84.36		\$ 137,386.49
	9/1/2020	\$ 137,386.49	0.03375	0.00250	\$ 610.09	\$ 386.40	\$ 28.62	\$ 357.78	\$ 223.69	\$ 84.36		\$ 137,078.44
	10/1/2020	\$ 137,078.44	0.03375	0.00250	\$ 610.09	\$ 385.53	\$ 28.56	\$ 356.97	\$ 224.56	\$ 84.36		\$ 136,769.52
	11/1/2020	\$ 136,769.52	0.03375	0.00250	\$ 610.09	\$ 384.66	\$ 28.49	\$ 356.17	\$ 225.43	\$ 84.36		\$ 136,459.73

PFI Application							Master Servicer Application						
Interest Rate:		3.3750%					P&I Constant:		610.09		Ln #		
P&I Constant:		\$610.09					S/F		0.00250		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
						\$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		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
10/01/20	224.56	385.53	28.56	356.98	84.36	136,769.52	10/01/20	224.32	385.77	28.58	357.20	84.36	136,854.59
11/01/20	225.43	384.66	28.49	356.17	84.36	136,459.74	11/01/20	225.19	384.90	28.51	356.39	84.36	136,545.05
rounding	0.01					136,459.73							
	1,118.47	1,931.99	143.11	1,788.88	421.80			1,117.51	1,932.94	143.18	1,789.76	337.44	
	1,117.51	1,932.94	143.18	1,789.76	337.44								
Diff:	0.96	(0.95)	(0.07)	(0.88)	84.36								
Prin Adj	85.32												
Int Adj	(0.88)												

Option 1

Option 2

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



MPF Program Resources

MPF Service Center

MPF Customer Service Portal

Phone 877.345.2673

Email: MPF-Help@fhlbc.com

Hours - 8:30 a.m. to 4:30 p.m. CT

MPF Investor Reporting

MPFInvestorAccounting@fhlbc.com

MPF Training National Education

MPFTraining@fhlbc.com

Computershare Reporting Contacts

Group email MPF Xtra:

CTSFHLBXtraTeam@Computershare.com

Group email MPF Traditional:

CTSFHLBTeam@Computershare.com

Group email MPF Government MBS:

CTSFHLBGNMATeam@Computershare.com

Karen Woodland

Account Manager, Supervisor, AMS, AVP
443.367.3939

Karen.Woodland@Computershare.com

ServicerConnect Contacts

Technical Support

- Email: ctslink.customerservice@computershare.com

ServicerConnect Support

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



Questions

