

MPF Xtra® Product Investor Reporting

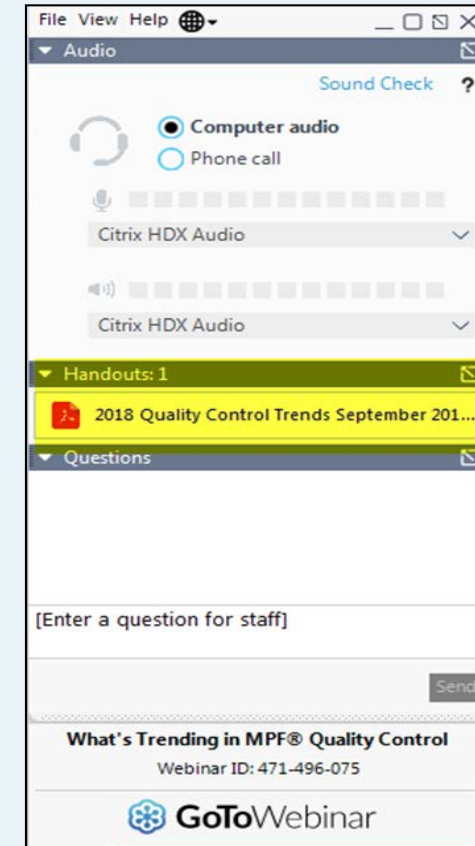
September 2020



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About this Material

This material is based on the current information in the MPF Xtra[®] Product Servicing Guide of the date of training. It should not be used in place of the MPF Xtra Servicing Guide. The MPF Xtra Servicing Guide is the governing documents and control in the event of discrepancies between the information in this presentation and the MPF Xtra Servicing Guide. The official version of the MPF Xtra Guides are available at www.fhlbmpf.com and via AllRegs[®].

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Topics

- General Investor Accounting Information
- Monthly Reporting Requirements
- Reporting Delinquencies and Loans with Bankruptcies
- Turnaround Reports
- Exception Clearing Reports
- Putting the Pieces Together



General Investor Accounting Information

Timing

- **The Activity Cycle**

- ✓ Based on a calendar month

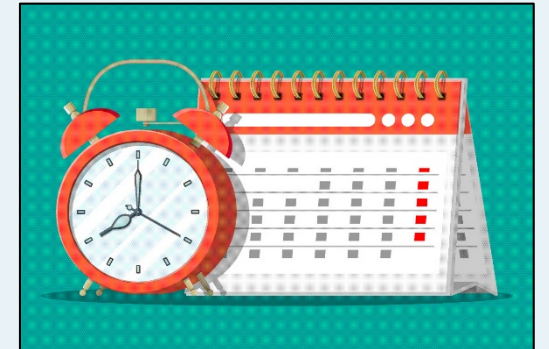
- **Accounting Cut-off**

- ✓ 22nd of each month (or the prior business day if the 22nd falls on a weekend or holiday).

- **Reporting dates may vary due to the different reporting options:**

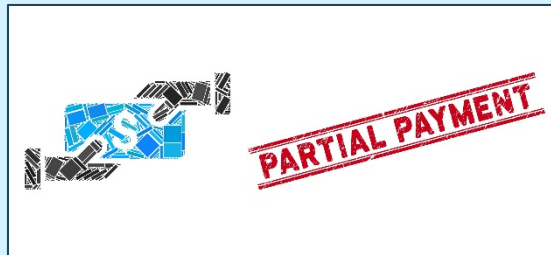
- ✓ Daily reporting
- ✓ Monthly with limited daily reporting
- ✓ Monthly reporting

Under all options, removal transactions (payoffs, liquidations) must be reported on the business day that follows the posting of the activity.



Partial Payments

- Partial payments cannot be applied and therefore are not remitted to the MPF Provider.
- Partial payments should be deposited to a T&I custodial account or an unapplied funds account and remain there until sufficient funds are received to make a full payment or;
- The Servicer may refuse to accept partial payments and return them to the borrower.



Pre-Payments

Scenario

A borrower goes on overseas vacation for three months and sends in three months of payments in advance of their departure.

- Borrower makes three payments in advance of their next due date and all three payments are applied upon receipt.
- Remit all three payments in accordance with the investor reporting requirements.
- Report all three payments in the same investor reporting cycle.



Curtailments

Curtailments are additional funds applied to pay down the principal balance of a loan

- Loans must be current before applying curtailment funds.
 - ✓ If loan is delinquent, funds are first applied to bring the loan current.
- The interest portion of the next installment due is calculated on the unpaid balance (UPB) of the loan, **after** the application of the curtailment.
- For reporting purposes, the curtailment date always reverts back to the monthly payment due date it follows.
- Curtailments do not delay the next payment due date or reduce the next monthly payment.
- Curtailments of more than 10% of the principal balance may be considered for a recast, allowing for a lower monthly P&I payment versus a shorter loan term.
 - ✓ Recast documentation must be forwarded to MPFLoanAccounting@fhlbc.com for **review** and **approval**.
 - ✓ Wells Fargo cannot make payment updates until notified of the approval.

Loan Payoffs/Liquidations

Borrower payments are due on the first day of each month with interest paid in arrears.

- Partial month interest for payoffs are calculated using an actual/365 day calculation.
- Partial month calculations for payoffs use actual number of days from beginning of the month up to **but not including the day of payoff**.

Example: A loan is paid off on 11/10 but the November 1st payment has not been made

- The November payment would have paid October's interest, so collect 30 days of interest owed for October interest based on **30/360**.
- Also collect 9 days of interest for November at actual/365.
- Do not include interest for the day of the payoff.

Report all payoffs in the reporting cycle applicable to when the payoff was made, backdated payoffs are not accepted.

Report due dates on all payoffs so interest may be calculated correctly.

Monthly Reporting Requirements

At a Glance – Three Reporting Options

Daily Reporting	Monthly with Limited Daily Reporting	Monthly Reporting
All activity including removal transactions are reported daily (on the business day following the posting of the activity)	Removal transactions are reported daily (on the business day following the posting of the activity)	Removal transactions are reported daily (on the business day following the posting of the activity)
Initial TARs are provided no later than the day following any activity reporting with corresponding ECRs are due within 24 hours after receipt of the initial TAR	Initial TARs are provided no later than the day following any activity reporting with corresponding ECRs are due within 24 hours after receipt of the initial TAR	Initial TARs are provided no later than the day following any activity reporting with corresponding ECRs are due within 24 hours after receipt of the initial TAR
Activity from the 21 st and loans with no activity are reported on the 22 nd or previous business day	Activity from the 1 st through the 21 st and loans with no activity are reported on the 22 nd or the previous business day	Activity from the 1 st through the 21 st and loans with no activity are reported on the 22 nd or previous business day
Continue reporting all activity on a daily basis from the 23 rd through the 1 st business day of the next month	Initial TAR is provided no later than the business day following the 22 nd	Initial TAR is provided no later than the business day following the 22 nd
	From the 22 nd to month-end report all activity on a daily basis	On the 1 st business day of the following month report all activity that occurred from the 22 nd to month-end
Final TAR issued no later than the 2 nd business day of the following month	Final TAR issued no later than the 2 nd business day of the following month	Final TAR issued no later than the 2 nd business day of the following month
Submit 300 forms on the 1st business day of the month Report any delinquent loans or loans with known bankruptcies on 2 nd day of the month (Exhibit B)	Submit 300 forms on the 1st business day of the month Report any delinquent loans or loans with known bankruptcies on 2 nd day of the month (Exhibit B)	Submit 300 forms on the 1st business day of the month Report any delinquent loans or loans with known bankruptcies on 2 nd day of the month (Exhibit B)

Required Monthly Reports

What reports are required and when are they due?

Type of Report	When to Submit
Loan Level Activity (Exhibit C or D)	<i>As required by one of the three reporting methods selected</i>
SG301-X Monthly Remittance Recap	By NOON EST on the 1 st business day of each month
SG300 Monthly Summary Report and Certification	By NOON EST on the 1 st business day of each month
Exhibit B Delinquent Loan Report (if applicable)	By NOON EST on 2 nd business day of each month
Exception Clearing Report (ECR)	Due within 24 hours after the receipt of an initial TAR that includes exceptions

Reporting Due Dates

Need help keeping track of reporting due dates?

- Access the *MPF Xtra Product Investor Reporting Calendar* (Exhibit A-X)
 - ✓ Located under the *Exhibits* section of the MPF Guides: <https://www.fhlbmpf.com/mpf-guides/guides>

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Exhibits:

» Exhibit A: Anti-Predatory Lending Category

» Exhibit A: 2020 MPF Traditional Product Investor Reporting Calendar

» Exhibit A-X: 2020 MPF Xtra Investor Reporting Calendar

» Exhibit B: Delinquent Mortgage & Bankruptcy Status Report Instructions

» Exhibit B: Delinquent Mortgage & Bankruptcy Report - Excel Template

	OCTOBER						
	S	M	T	W	T	F	S
1 Last day to report previous months activity					1	2	3
2 Final TAR Due previous months reporting and daily reporting starts							
12 Columbus Day (Observed)	4	5	6	7	8	9	10
22 MPF Xtra Reports Due	11	12	13	14	15	16	17
22nd-EOM activity may be reported daily or on the 1st of the following month	18	19	20	21	22	23	24
23 Initial TAR Due	25	26	27	28	29	30	31
26 ECR Due							

	NOVEMBER						
	S	M	T	W	T	F	S
2 Last day to report previous months activity	1	2	3	4	5	6	7
3 Final TAR Due previous months reporting and daily reporting starts							
11 Veterans Day (Observed)	8	9	10	11	12	13	14
20 MPF Xtra Reports Due	15	16	17	18	19	20	21
20th-EOM activity may be reported daily or on the 1st of the following month	22	23	24	25	26	27	28

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Loan Level Activity Reporting

Activity on each serviced loan must be reported according to the selected reporting method.

Templates for loan level reporting are available in the MPF Guides under Exhibits:

- Exhibit D (Excel format seen here)
- Exhibit C (ASCII Text File is also available)

Electronic Transmission – Excel Data File Format (Exhibit D)



Excel Columns

A	B	C	D	E	F	G	H	I	J	K	L	M
MPF Loan #	Servicer Ln No.	Borrower Name (optional)	P&I	Note Rate	SF Rate	Inv Rate	End Bal	Date Due	Prin	Gross Int	Svc Fee	Net Int

N	O	P	Q	R	S	T	U	V	W	X	Y	Z
Curtail 1	Curtail 1 Pmt Dt	Curtail 2	Curtail 2 Pmt Dt	Curtail 3	Curtail 3 Pmt Dt	Action Code	Liqu Date	Liqu Prin	Liqu Int	Liqu SF	Curt Int (SS Only)	End Sched Bal (SS Only)

AA	AB	AC	AD
T&I Bal (Govt MBS Only)	P&I Bal (Govt MBS Only)	Other Bal (Govt MBS Only)	Removal Reason (Govt MBS Only)

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Exhibit D

Page 2 of 2

Loan Level Reporting

Reminders related to Covid-19 loan level reporting:

- Do not advance the Last Paid Installment (LPI) unless a full payment of P&I has been applied.
- Report the **Action Code 12** for agreements of 90 days or less.
- Report the **Action Code 20** if for agreements exceeding 90 days.

Cumulative Reporting

When loans experience multiple instances of activity during the month, all previous activity for that month must be included on any subsequent reporting.

Reporting for all MPF Xtra loans is *cumulative*, here's an example:

Borrower makes a regular, monthly P&I payment on the 1st of the month and later that month makes a principal reduction payment (curtailment).

When reporting the curtailment, the previous P&I payment must also be included.

Naming Convention for Loan Level Activity Files

It is critical to use the proper naming convention when uploading loan level activity files into the ServicerConnect website

- Naming convention for loan level activity files:

- ✓ File Name_MMDDYYYY
- ✓ MMDDYYYY reflects the **date the file is being uploaded**
- ✓ A loan level file does not have to be submitted if there was no activity on any MPF Xtra loans on the previous business day (applies primarily to daily reporting).

Example: 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.

NOTE: File names must always use the 2-digit month, 2-digit day and 4-digit year (example: March 1, 2018 must be shown as 03012018, **not** 312018).

SG300

Form SG300: *Monthly Summary and Remittance Report*

- Reconciles and summarizes loan count and principal balances with the trial balance of loans.
- The SG300 form is found in the *Exhibits* section of the MPF Guide.
- **Due on the 1st business day of each month (by NOON EST)**

Monthly Summary and Remittance Report (Form SG300)

mpf Mortgage Partnership Finance

PFI/Service Information

PFI Number: Servicer Name:

Product Information

Choose one of each category per form:

MPF Product: ☐ MPF Traditional ☒ MPF Xtra ☐ MPF Government MBS

Remittance Type: ☒ Actual/Actual ☐ Actual/Actual Single ☐ Scheduled/Scheduled

Portfolio and Remittance Summary

Time Period Covered:

	Loan Count	Principal
Beginning Unpaid Principal Balance		
Loans Added	+	+
Loans Removed	-	-
Principal Collections		-
Principal Curtailments		-
Principal Adjustments		+/-
Total Count and Ending Unpaid Principal Balance		
Total Count and Scheduled Principal Balance (for scheduled/scheduled only)		

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SG301-X

Form SG301-X: MPF Xtra® Monthly Remittance Recap

- Used to reconcile the collections remitted for the cutoff period.
- The form can be used as a log throughout the month and then compared to the activity reported as of the cutoff date.
- Due on the first business day of each month by NOON EST.

[illegible]

Reporting Delinquent Loans and Bankruptcies

Monthly Reporting: Delinquencies and Bankruptcies

- By NOON EST on the second (2nd) business day of each month, Servicers must also report any delinquent loans (30+ late) and loans impacted by a known bankruptcy on the Delinquent Mortgage & Bankruptcy Status Report (*Exhibit B*).
- All **Exhibit B** files must be uploaded into the **eMAQCS Plus** default management system.
- Credential requests for eMAQCS plus are submitted via the MPF Website, www.fhlbmpf.com

eMAQCSplus

Exhibit B

The required Exhibit B template (Excel format) with instructions is located in the *Glossary, Exhibits and Forms* section of the MPF Guide.

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Exhibits:

» Exhibit A: Anti-Predatory Lending Category

» Exhibit A: 2020 MPF Traditional Product Investor Reporting Calendar

» Exhibit A-X: 2020 MPF Xtra Investor Reporting Calendar

» Exhibit B: Delinquent Mortgage Report - Instructions

» Exhibit B: Delinquent Mortgage Report - Excel Template

» Exhibit C: ASCII Text File Layout

	A	B	C	D	E	F	G	H	I	J
1	ACTION_CODE	SERVICER_LOAN_NBR	LOAN_NBR	CLIENT_NBR	SERV_INVESTOR_NBR	BORROWER_FIRST_NAME	BORROWER_LAST_NAME	PROP_ADDRESS	PROP_STATE	PROP_
2										

Exhibit B

The proper completion of Exhibit B is required to ensure a successful upload.

- Use the **Exhibit B** template that is available in the MPF Guide.
- Do not omit data from required fields.
- Do not enter invalid data into a column that requires a date.
 - ✓ All date fields should show an actual date, not N/A or NA, etc. If no date to report and field is not required, leave blank.
- Make sure the **MPF Loan Number** is correct.
- **Exhibit B** must continue to be submitted monthly for each delinquent loan even if there has been no change to the delinquency status code.
- The Servicer must report the one **delinquency reason code** that most accurately describes the circumstance that appears to be the primary contributing cause for the delinquency.

Exhibit B

Exhibit B Reporting for Covid-19 Forbearances

- **Action Code 12** should be reported for plans of 90 days or less (same as what is reported on loan level activity).
- **Action Code 20** should be reported for plans of more than 90 days (same as what is reported on loan level activity).
- Delinquency Status Code should be **9**
- Delinquency Reason Code should be **022**
 - ✓ Loans previously being reported with an 022 Reason Code should begin using 007.


NOTE: Loans approved for COVID-19 payment deferral plans (borrower has resumed regular payments) no longer need to be reported on Exhibit B.

Initial Turnaround Reports

Initial Turnaround Reports (iTARS)

- Wells Fargo provides iTARS to servicers within 24 hours of receipt of any loan level reporting.
- If no discrepancies are reported, a response (Exception Clearing Report) is not required.
- The purpose of an iTAR is to identify reporting discrepancies (exceptions) between the Servicer and the Investor.
- Summarizes the number of loans reported and those not yet reported.
- Shows the number of liquidated loans.
- Provides the sum of total activity reported.

Initial Turnaround Report Example



SERVICER TURNAROUND - INITIAL REPORT


Servicer Number 0000

Cycle Date - 08/01/2018

Run Date 08/22/2018 12:23PM

	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
Anytown Bank			MPF Program													
Investor	33		2,020.99	4.1250	0.25	658.65	1,279.77	0.00	0.00	0.00	0.00	395,657.19	0.00	09/01/18		0
Servicer			2,020.99	4.1250	0.25	658.77	1,279.66	0.00	0.00	0.00	0.00	395,623.70	0.00	09/01/18		
Difference			0.00	0.0000	0.00	-0.12	0.11	0.00	0.00	0.00	0.00	33.49	0.00			
Investor	32		304.01	4.5000	0.25	93.00	199.29	32.00	0.00	0.00	0.00	56,144.21	0.00	09/01/18		0
Servicer			304.01	4.5000	0.25	93.07	199.22	32.00	0.00	0.00	0.00	56,125.41	0.00	09/01/18		
Difference			0.00	0.0000	0.00	-0.07	0.07	0.00	0.00	0.00	0.00	18.80	0.00			
Investor	31		2,020.99	4.1250	0.25	662.85	1,275.83	0.00	0.00	0.00	0.00	394,431.75	0.00	10/01/18		0
Servicer			2,020.99	4.1250	0.25	0.00	0.00	0.00	0.00	0.00	0.00	394,772.55	0.00	10/01/18		
Difference			0.00	0.0000	0.00	662.85	1,275.83	0.00	0.00	0.00	0.00	-340.80	0.00			
Investor	17		861.30	3.5000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	50,578.78	0.00	09/01/18		0
Servicer			861.30	3.5000	0.25	0.00	0.00	0.00	0.00	0.00	0.00	50,433.49	0.00	09/01/18		
Difference			0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.29	0.00			
Investor	4		544.56	4.1250	0.25	296.66	232.88	0.00	0.00	0.00	0.00	71,819.45	0.00	09/01/18		0
Servicer			544.56	4.1250	0.25	0.00	0.00	0.00	0.00	0.00	0.00	71,819.47	0.00	09/01/18		
Difference			0.00	0.0000	0.00	296.66	232.88	0.00	0.00	0.00	0.00	-0.02	0.00			
Investor	3		2,495.43	5.5000	0.25	485.47	1,918.60	0.00	0.00	0.00	0.00	438,050.22	0.00	09/01/18		0
Servicer			2,495.43	5.5000	0.25	485.48	1,918.59	0.00	0.00	0.00	0.00	438,050.12	0.00	09/01/18		
Difference			0.00	0.0000	0.00	-0.01	0.01	0.00	0.00	0.00	0.00	0.10	0.00			
Investor	2		1,841.64	5.6250	0.25	343.62	1,431.44	0.00	0.00	0.00	0.00	319,234.37	0.00	09/01/18		0
Servicer			1,841.64	5.6250	0.25	343.62	1,431.44	0.00	0.00	0.00	0.00	319,234.30	0.00	09/01/18		
Difference			0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00			
Investor	2		686.05	5.1250	0.25	154.96	505.18	1,500.00	0.00	0.00	0.00	122,697.12	0.00	09/01/18		0
Servicer			686.05	5.1250	0.25	154.96	505.18	1,500.00	0.00	0.00	0.00	122,697.08	0.00	09/01/18		
Difference			0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00			
Investor	1		761.78	3.8750	0.25	260.36	469.07	0.00	0.00	0.00	0.00	155,018.00	0.00	09/01/18		0
Servicer			761.78	3.8750	0.25	0.00	0.00	0.00	0.00	0.00	0.00	155,018.00	0.00	09/01/18		
Difference			0.00	0.0000	0.00	260.36	469.07	0.00	0.00	0.00	0.00	0.00	0.00			

Initial Turnaround Reports



SERVICER TURNAROUND - INITIAL REPORT

Servicer Number - 0000

Cycle Date - 08/01/2018

Run Date 08/22/2018 12:23PM

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
Anytown Bank					MPF Program										
Investor	1	740.89	4.8750	0.25	172.14	539.58	0.00	0.00	0.00	0.00	139,827.86	0.00	09/01/18		0
Servicer		740.89	4.8750	0.25	0.00	0.00	0.00	0.00	0.00	0.00	139,827.86	0.00	09/01/18		
Difference		0.00	0.0000	0.00	172.14	539.58	0.00	0.00	0.00	0.00	0.00	0.00			
Total Loan Differences		10			1391.81	2517.55	0.00	0.00	0.00	0.00	-143.03	0.00			
Summary Report															
Loan Cnt		Prin Amt		Interest Amt		Curt Amt		Curt Int		Prin Adj Amt		Liq Amt		Act End Bal	
Anytown Bank					MPF Program										
Investor		43	19,908.74	21,388.71	7,610.31	0.00	0.00	0.00	0.00	7,540,770.90	0.00				
Servicer		43	18,516.93	18,871.18	7,610.31	0.00	0.00	0.00	0.00	7,540,913.93	0.00				
Total Differences			1,391.81	2,517.53	0.00	0.00	0.00	0.00	0.00	-143.03	0.00				
Month To Date Summary															
Count of loans reported:				42											
Count of loans not yet reported:				1											
Count of liquidated loans:				0											
Sum of total cash reported:				\$48,907.76											

Exceptions

Common reporting errors that may cause exceptions:

- Incorrect data is input at the time the loan is boarded onto the servicing system.
- Incorrect investor (MPF) loan number.
- Incorrect borrower next due date reported **or** no due date reported for paid off or liquidated loans.
- Incorrect curtailment date (should be the payment date the curtailment follows, not the date the curtailment was posted).
- Failure to report the appropriate Action code.
- Reporting interim interest or interest collected from the borrower at closing (these funds are not due MPF).

Initial Turnaround Report

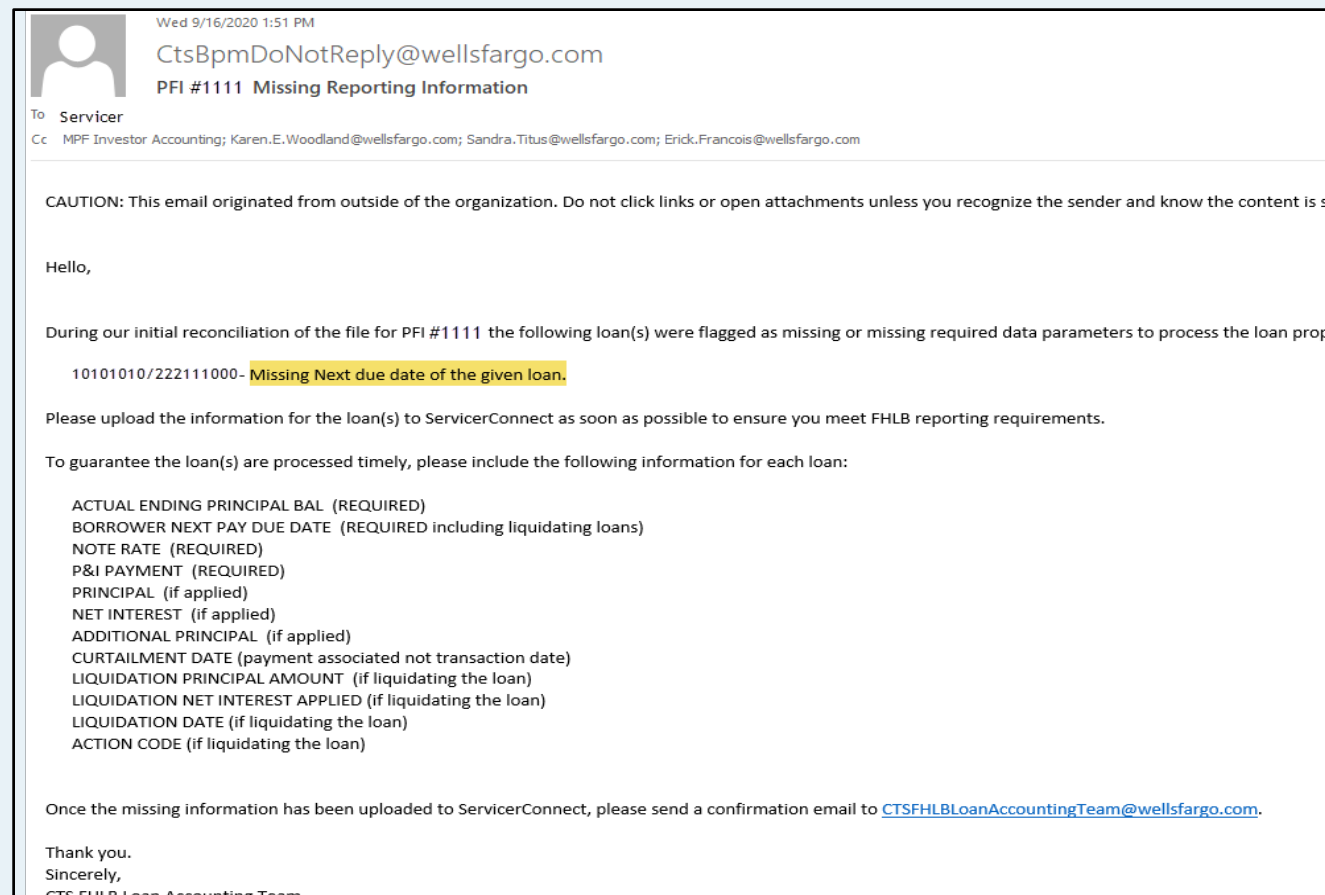
Servicer Turnaround Initial Report																
Cycle Date 11/01/2004																
11111	XYZ Credit Union															
	# of	Loan	P&I	IIote	ServFee	Prin	Interest	Curt	CurtInt	PrinAdj	Liq	ActEnd	SchEnd	BorrIlex	Paid in	Ac
	Mo.	Idbr	Amt	Rate	Rate	Amt	Amt	Amt	Amt	Amt	Amt	Bal	Bal	DueDate	FullDate	Co
Investor	2	0000666666	1,069.53	7.5000	0.2500	445.15	603.57	.00	0.00	0.00	.00	99,455.25	0.00	11/01/2004		
Servicer		6666	1,069.53	7.5000	0.0000	445.15	624.38	.00	0.00	0.00	.00	99,455.25	0.00	11/01/2004		
Difference						0.00	-20.81	0.00	0.00	0.00	0.00	0.00	0.00			
Investor	1	0000444444	656.48	5.3750	0.2500	0.00	180.24	.00		0.00	75,507.84	0.00	0.00		10/18/2004	60
Servicer		4444	656.48	5.3750	0.2500	0.00	190.84	0.00		0.00	75,507.84	0.00	0.00	11/01/2004	10/18/2004	60
Difference						0.00	-10.60	0.00		0.00	0.00	0.00	0.00			
Investor	1	0000777777	646.50	6.2500	0.2500	99.62	525.00	.00		0.00	.00	104,900.38	0.00	12/01/2004		
Servicer		7777	646.50	6.2500	0.2500	0.00	0.00	0.00		0.00	.00	105,000.00	0.00	12/01/2004		
Difference						99.62	525.00	0.00		0.00	0.00	-99.62	0.00			

1. The Servicer did not net the servicing fee out from the interest.
2. When the loan was paid off, an extra day of interest appears to have been collected.
3. The 1st payment due date may have been reported incorrectly
the Investor was expecting a payment and the Servicer didn't report one.

Notifications - Missing Information

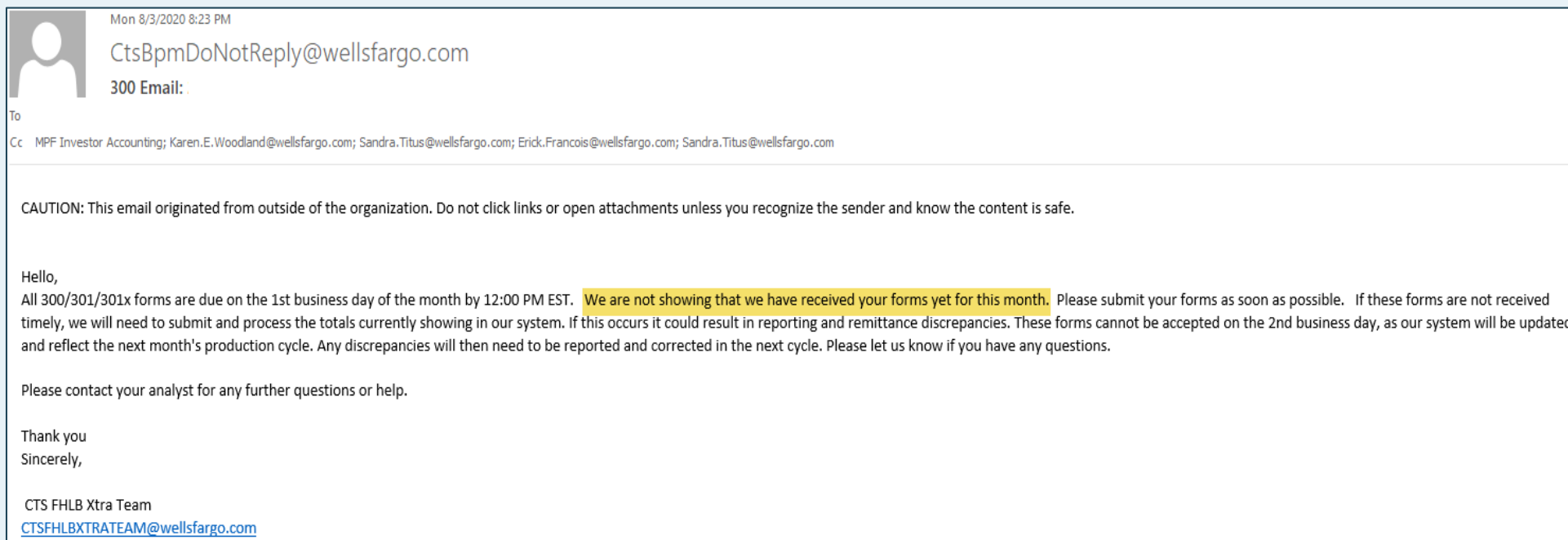
Notifications are sent to Servicers when a loan that was expected to be reported is missing or, when a reported loan is missing crucial data.

This example points out a loan that is missing a next payment due date.




Notifications – 300 Reports Not Received

- SG300 and SG301X are due on the first business day of each month by Noon
- When not received on time, this notification will be sent.
Please note that SG301 is no longer required.



Notifications- Large Remittance Discrepancy


Servicers are notified when a large remittance discrepancy is identified



Wed 9/2/2020 9:53 AM
CtsBpmDoNotReply@wellsfargo.com
- Large Remit Discrepancy

To

Cc MPF Investor Accounting; Karen.E.Woodland@wellsfargo.com; Sandra.Titus@wellsfargo.com; Ashley.Popegreen@wellsfargo.com

 If there are problems with how this message is displayed, click here to view it in a web browser.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

During the final reconciliation of your monthly remittance, there appears to be a large discrepancy in the amount of \$(73995.91). Please review your summary forms immediately and advise if there should be an updated summary form submitted.

Please note the remittance should represent all funds for payments received from the 1st to the end of month, which should also mirror your MPF SG301X form uploaded on the 1st of the month.

If there are any questions or concerns, please contact your assigned analyst per the TAR email or the Wells Fargo team email on CTSFHLBLoanAccountingTeam@wellsfargo.com.

Thank you.

Wells Fargo FHLB Loan Accounting Team

Exception Clearing Reports (ECRs)

The Exception Clearing Report

- The Exception Clearing Report (ECR) is used to request corrections/adjustments to the MPF Provider's system records.
- Corrections/adjustments that Servicers must make to cure exceptions do not have to be submitted on the ECR.
- The ECR (Form SG403) is found under the *Forms and Exhibits* section of the MPF Guides:
<https://www.fhlbmpf.com/mpf-guides/guides>

The screenshot shows the MPF Mortgage Partnership Finance website. The top navigation bar includes the MPF logo, a 'Subscribe' button, 'MPF Guides' and 'AllRegs Guides' tabs, and an 'eMPF Login' button. Below this is a dark blue navigation bar with links for 'Products', 'FHLBanks', 'Guides' (highlighted), 'Resources', 'Education', and 'About Us'. A search bar is located on the right of this bar. The main content area displays a list of forms under the 'Guides' section, with 'Form SG403: Exception Clearing Report' highlighted in yellow. The list of forms includes:

- » Form SG342: Property Insurance Loss Draft Notification
- » Form SG343: MI Cancellation Notice
- » Form SG350M: Uninsurable Government MBS Mortgage Loan Notification
- » Form SG354: Workout Worksheet
- » 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

Exception Clearing Report (Form SG403)

PFI Number

Printed Name of Employee Completing Form:

Title:

Phone Number:

Service Name

Email:

Date Submitted:

Revision Date:1/8/2020

Choose one of each category per form:

Remittance Type:

☐ Actual/Actual

☐ Actual/Actual Single

☐ Scheduled/Scheduled

Product

☐ MPF Traditional

☒ MPF Xtra

☐ MPF Government MBS

*IF NO EXCEPTIONS, FORM DOES NOT NEED TO BE FILLED OUT

MPF Loan Number	MPF/Service	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

Features of the ECR

Dropdown options for easy selection

MPF/Service	Exception Type	
	Payment Error	
	Curtailment Error	
	Payoff Error	
	Missing Loan	
	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	Missing Loans	Amortization Schedule	Examples
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Uploading ECRs

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

Final Turnaround Reports

		SERVICER TURNAROUND - FINAL REPORT										Run Date 09/05/2018 11:05AM			
		Servicer Number 0000													
		Cycle Date - 08/01/2018													
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
Anytown Bank					MPF Program										
Investor	33	2,020.99	4.1250	0.25	658.65	1,279.77	0.00	0.00	0.00	0.00	395,657.19	0.00	09/01/18		0
Servicer		2,020.99	4.1250	0.25	658.77	1,279.66	0.00	0.00	0.00	0.00	395,623.70	0.00	09/01/18		
Difference		0.00	0.0000	0.00	-0.12	0.11	0.00	0.00	0.00	0.00	33.49	0.00			
Investor	32	304.01	4.5000	0.25	93.00	199.29	32.00	0.00	0.00	0.00	56,144.21	0.00	09/01/18		0
Servicer		304.01	4.5000	0.25	93.07	199.22	32.00	0.00	0.00	0.00	56,125.41	0.00	09/01/18		
Difference		0.00	0.0000	0.00	-0.07	0.07	0.00	0.00	0.00	0.00	18.80	0.00			
Investor	31	2,020.99	4.1250	0.25	662.85	1,275.83	0.00	0.00	0.00	0.00	394,431.75	0.00	10/01/18		0
Servicer		2,020.99	4.1250	0.25	663.96	1,274.79	0.00	0.00	0.00	0.00	394,108.59	0.00	10/01/18		
Difference		0.00	0.0000	0.00	-1.11	1.04	0.00	0.00	0.00	0.00	323.16	0.00			
Investor	17	861.30	3.5000	0.25	713.78	136.98	138.70	0.00	0.00	0.00	49,726.30	0.00	10/01/18		0
Servicer		861.30	3.5000	0.25	714.20	136.59	138.70	0.00	0.00	0.00	49,580.59	0.00	10/01/18		
Difference		0.00	0.0000	0.00	-0.42	0.39	0.00	0.00	0.00	0.00	145.71	0.00			
Investor	4	544.56	4.1250	0.25	594.34	464.80	0.00	0.00	0.00	0.00	71,521.77	0.00	10/01/18		0
Servicer		544.56	4.1250	0.25	594.34	464.80	0.00	0.00	0.00	0.00	71,521.79	0.00	10/01/18		
Difference		0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.02	0.00			
Investor	3	2,495.43	5.5000	0.25	485.47	1,918.60	0.00	0.00	0.00	0.00	438,050.22	0.00	09/01/18		0
Servicer		2,495.43	5.5000	0.25	485.48	1,918.59	0.00	0.00	0.00	0.00	438,050.12	0.00	09/01/18		
Difference		0.00	0.0000	0.00	-0.01	0.01	0.00	0.00	0.00	0.00	0.10	0.00			
Investor	2	1,841.64	5.6250	0.25	343.62	1,431.44	0.00	0.00	0.00	0.00	319,234.37	0.00	09/01/18		0
Servicer		1,841.64	5.6250	0.25	343.62	1,431.44	0.00	0.00	0.00	0.00	319,234.30	0.00	09/01/18		
Difference		0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00			
Investor	2	686.05	5.1250	0.25	154.96	505.18	1,500.00	0.00	0.00	0.00	122,697.12	0.00	09/01/18		0
Servicer		686.05	5.1250	0.25	154.96	505.18	1,500.00	0.00	0.00	0.00	122,697.08	0.00	09/01/18		
Difference		0.00	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00			
Total Loan Differences		8			-1.73	1.62	0.00	0.00	0.00	0.00	521.35	0.00			

Final Turnaround Reports



SERVICER TURNAROUND - FINAL REPORT

Servicer Number - 0000

Cycle Date - 08/01/2018

Run Date 09/05/2018 11:05AM

Summary Report									
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal
	Anytown Bank		MPF Program						
Investor	43	23,069.55	23,868.22	8,852.00	0.00	0.00	0.00	7,536,368.40	0.00
Servicer	43	23,071.28	23,866.62	8,852.00	0.00	0.00	0.00	7,535,847.05	0.00
Total Differences		-1.73	1.60	0.00	0.00	0.00	0.00	521.35	0.00
Remittance Summary:	Ending Loan Count:		43						
	Total Principal:		31,921.55						
	Total Net Interest:		23,868.22						
	Cash Adjustment:		0.00						
	Net Realized Loss/- Gain:		0.00						
	Non Supp Comp Int:		0.00						
	Prepayment Penalty Amount:		0.00						
	Int Adj- Non Adv Amount:		0.00						
	Remittance		55,789.77						

Putting the Pieces Together

Exhibits: iTAR Flow Process- Daily Reporting

iTAR dated 8/3

Summary Report									
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal
MPF Program									
Investor	1	290.26	510.66	0.00	0.00	0.00	0.00	143,895.47	0.00
Servicer	1	290.26	510.66	0.00	0.00	0.00	0.00	143,895.47	0.00
Total Differences		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Month To Date Summary									
Count of loans reported:		1							
Count of loans not yet reported:		23							
Count of liquidated loans:		0							
Sum of total cash reported:		\$800.92							

iTAR dated 8/6

Summary Report									
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal
MPF Program									
Investor	16	5,488.40	4,591.25	0.00	0.00	0.00	0.00	1,528,779.62	0.00
Servicer	16	5,488.40	4,591.25	0.00	0.00	0.00	0.00	1,528,779.62	0.00
Total Differences		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Month To Date Summary									
Count of loans reported:		16							
Count of loans not yet reported:		8							
Count of liquidated loans:		0							
Sum of total cash reported:		\$10,079.65							

These are the first two iTARs for the reporting month

Final TAR

Summary Report									
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal
MPF Program									
Investor	24	8,034.81	6,719.43	2,173.16	0.00	0.00	0.00	2,347,237.81	0.00
Servicer	24	8,034.81	6,719.43	2,173.16	0.00	0.00	0.00	2,347,237.81	0.00
Total Differences		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remittance Summary:	Ending Loan Count: 24								
	Total Principal: 10,207.97								
	Total Net Interest: 6,719.43								
	Cash Adjustment: 0.00								
	Net Realized Loss/- Gain: 0.00								
	Non Supp Comp Int: 0.00								
	Prepayment Penalty Amount: 0.00								
	Int Adj- Non Adv Amount: 0.00								
	Remittance 16,927.40								

This is the Final TAR summary for the month

Connecting the Pieces with SG301-X

[illegible]

<u>Month To Date Summary</u>	
Count of loans reported:	1
Count of loans not yet reported:	23
Count of liquidated loans:	0
Sum of total cash reported:	\$800.92

<u>Month To Date Summary</u>	
Count of loans reported:	16
Count of loans not yet reported:	8
Count of liquidated loans:	0
Sum of total cash reported:	\$10,079.65

fTAR

Remittance Summary:	Ending Loan Count:	24
	Total Principal:	10,207.97
	Total Net Interest:	6,719.43
	Cash Adjustment:	0.00
	Net Realized Loss/- Gain:	0.00
	Non Supp Comp Int:	0.00
	Prepayment Penalty Amount:	0.00
	Int Adj- Non Adv Amount:	0.00
	Remittance	16,927.40

Master Servicer Investor Reporting Contacts

Group E-mail: CTSFHLBXTRATEAM@wellsfargo.com

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SAS Analyst IV

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ServicerConnect Contacts

Technical Support

- Email: ctslink.customerservice@wellsfargo.com

ServicerConnect Support

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



MPF Program Information

MPF Investor Reporting

MPFInvestorAccounting@fhlbc.com

MPF Service Center

Phone - 877-463-6673

Email - MPF-Help@FHLBC.com

Hours - 8:30 am to 4:30 pm CST

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mpftraining@fhlbc.com

Questions

