

MPF Marketing Bulletin:

2021-16

Date:

July 16, 2021

Alert:

Clarification
New Policy
Policy Update
Reminder
Training Information

Audience:

Compliance/Legal
Program Management
Origination
Quality Control
Servicing
Underwriting

Product:

MPF Direct
MPF Government MBS
MPF Traditional
MPF Xtra®

Effective Date:

August 2, 2021

Delinquent Mortgage & Bankruptcy Status Report (Exhibit B) – New Fatal Error Messages on eMAQCS[®]plus

REFERENCE:

Please note you can access the [MPF Guides](#) and [MPF Announcements](#) on our [MPF Website](#).

Visit the [MPF Website](#) to review and register for upcoming complimentary [MPF Webinars](#).

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Effective August 2nd, eMAQCSplus will begin to display a fatal error message upon an incomplete Delinquent Mortgage & Bankruptcy Status Report (Exhibit B) file submission.

The fatal error message will help identify missing required field(s). Required fields must be provided by the PFI/Servicer when submitting Exhibit B to eMAQCSplus. **If required field(s) are missing from the Delinquent Mortgage & Bankruptcy Status Report (Exhibit B) file submission the file will not be accepted and will return a fatal error message.**

Prior to the reporting deadline, PFIs and Servicers will have the opportunity to re-submit a revised Exhibit B file with correct data fields.

There are no changes to the existing required fields or file format. The fatal message will help ensure a successful Exhibit B submission and will assist with meeting the MPF Reporting Requirements.

As a reminder, loans that are 30 days or more delinquent as of the last day calendar day of the preceding month and any loan in active Bankruptcy regardless of current status must be reported via eMAQCSplus monthly using the format in the [Exhibit B: Delinquent Mortgage & Bankruptcy Status Report – Excel Template](#) posted on the MPF website.

Action Codes and Data provided on Exhibit B help identify what actions have or have not occurred. **The following fields need to be completed by the PFI on Exhibit B and if missing, they will produce a fatal error message to the PFI upon file submission:**

If reporting **Action Code 15 (Bankruptcy)**, the following fields must be populated:

COLUMN HEADER / FIELD NAME	DESCRIPTION AND DATA GUIDANCE
BANKRUPTCY_FILED_DATE	The date the bankruptcy claim was filed. If the ACTION_CODE field is 15, "Bankruptcy," this field must be populated.
BANKRUPTCY_CHAPTER_CODE	The chapter under which the bankruptcy was filed. If the BANKRUPTCY_FILED_DATE field contains a date, this field must be populated with a 7, 11, or 13.
BANKRUPTCY_CASE_NBR	The case number assigned by the court to the bankruptcy filing. Must be populated if the BANKRUPTCY_FILED_DATE field is populated.

If reporting **Action Code 12 or 20 (Informal or Formal Loss Mitigation)**, the following fields must be populated:

COLUMN HEADER / FIELD NAME	DESCRIPTION AND DATA GUIDANCE
LOSS_MIT_APPR_DATE	The date the loss mitigation was approved by the Servicer and MPF Provider. Must be populated if ACTION_CODE 12 or 20 is reported and the LOSS_MIT_TYPE field is populated, unless denied.
LOSS_MIT_TYPE	The type of loss mitigation approved for a loan: <ul style="list-style-type: none"> • Approved Assumption (ASUM) • Deed in Lieu (DIL) • Formal Forbearance Agreement (FFA) • Short Sale (SS) • Temporary Modification (TEMPORARY MODIFICATION) Must match one of the applicable loss mitigation types provided. This field must be populated is ACTION_CODE 12 or 20 is reported and the LOSS_MIT_APPR_DATE field is populated.
LOSS_MIT_EST_COMP_DATE	The date the loss mitigation /plan is scheduled to end or close. Must be populated if ACTION_CODE 12 or 20 is reported and the LOSS_MIT_TYPE field is populated, unless denied.

If reporting **Action Code 30 (Refer to Foreclosure)**, the following fields must be populated:

COLUMN HEADER / FIELD NAME	DESCRIPTION AND DATA GUIDANCE
FRCLSR_APPROVED_DATE	The date approved for Foreclosure proceedings to begin. After 120 days of delinquency, this field should be populated, unless there is an applicable loss mitigation or some other allowed circumstance. If ACTION_CODE field is 30, "Refer to Foreclosure", this field must be populated.
ATTORNEY_REFERRAL_DATE	Date file was referred to attorney to pursue Foreclosure. If ACTION_CODE field is 30, "Refer to Foreclosure", this field must be populated, unless there is an applicable loss mitigation or some other allowed circumstance.

If reporting **Action Code 70 (REO), 71 (Third Party Sale) or 72 (REO with Government Claim)**, the following fields must be populated:

COLUMN HEADER / FIELD NAME	DESCRIPTION AND DATA GUIDANCE
FRCLSR_SALE_RESULTS	The results of the Foreclosure sale. Must be populated if ACTION_CODE 70, 71 or 72 is reported and the FRCLSR_SALE_DATE field is populated with one of the following three selections: <ul style="list-style-type: none"> • REO • 3 Party • HUD/VA
FRCLSR_SALE_DATE	The actual date of the Foreclosure sale. Must be populated if ACTION_CODE 70, 71 or 72 is reported, unless the Foreclosure sale is cancelled.
FRCLSR_SALE_AMT	The amount a property sold for at the Foreclosure sale. Must be populated if ACTION_CODE 70, 71 or 72 is reported and the FRCLSR_SALE_DATE field is populated.

Additional Resources:

For formatting requirements including Field Descriptions and Data Guidance, please reference the [Exhibit B: Delinquent Mortgage & Bankruptcy Status Report – Instructions](#) posted on the MPF Website.

For additional information on submitting the Delinquent Mortgage and Bankruptcy Status Report (Exhibit B) please view this [tutorial video](#) or reference [MPF Announcement 2020-73](#) and [MPF Marketing Bulletin 2021-10](#).

Upcoming webinars on this topic are scheduled for the following dates:

- Tuesday, July 20, 2021 (1:00 p.m. CNT).
- Tuesday, July 27, 2021 (1:00 p.m. CNT)

To register for the upcoming webinars, please click [here](#)

As a reminder, for assistance with questions related to Exhibit B submissions, eMAQCSplus, and Default Management, Servicers should contact the MPF Service Center at 877-FHLB-MPF (877- 345-2673) or MPF-Help@fhlbc.com, and utilize the new call option for Default Management related questions (option 3).

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