

MPF Marketing Bulletin:

2022-03

Date:

January 19, 2022

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:

Immediately

MPF Program 2021 Communication Summary

REFERENCE:

For ease of reference, the MPF Program is providing a comprehensive list of all MPF Marketing Bulletins and Announcements published in 2021.

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](#).

MPF Announcements and MPF Marketing Bulletins can be accessed via the MPF Website or on Allregs.

As a reminder, PFIs can subscribe to receive communications directly from the MPF Website and have the ability to customize the types of MPF Communications they wish to receive. PFIs are able to manage their communication subscription profile by selecting to receive Selling and/or Servicing communications by MPF Product. To subscribe or manage the subscription, visit the [MPF Communication](#) webpage.

The MPF Program continues to utilize AllRegs as a distribution method for E-Alerts, MPF Announcements, and MPF Marketing Bulletins.

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If you have any questions, please contact the MPF Service Center at (877) 345-2673.

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MPF GUIDE CHANGES AND ANNOUNCEMENTS 2021

MPF Announcement	Date	Topic	Summary
MPF Announcement 2021-1	1/8/21	COVID-19	Published an announcement reminding Servicers of the documentation requirements when submitting a MPF Traditional COVID-19 Payment Deferral request for approval.
MPF Marketing Bulletin 2021-1	1/13/21	Systems	Announced upcoming enhancements to the MPF Service Center: <ul style="list-style-type: none"> • Enhanced the MPF Xtra Delivery Commitment (DC) process to provide more control when managing DCs. • A new functionality allowing for bulk uploads of loss mitigation requests in eMAQCSplus. • Scheduled 2021 updates to Customer Service Management (CSM) system: <ul style="list-style-type: none"> ▪ Ability of PFIs to track and submit case(s) when interacting with the MPF Service Center ▪ A chat feature to provide immediate assistance on commonly asked questions ▪ Access to Knowledge Articles for more information on products, technology, and processes ▪ Knowledge communities for peer discussions on MPF Program related topics
MPF Announcement 2021-2	1/14/21	Xtra-Selling	Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Announcement SEL-2020-07: <ul style="list-style-type: none"> • Updated requirements related to the use of retirement, government annuity, and pension income. • Updated the documentation requirements when a Borrower is selling a personal asset. • Simplified the eligibility requirements for community land trusts.

			<ul style="list-style-type: none"> Updated the Earthquake insurance requirements for earthquake insurance in Puerto Rico and Guam. Replaced references to the IRS Form 4506-T with 4506-C. Added references to the redesigned Form 1003. Clarified the treatment of pro-rated tax credits in underwriting. Clarification that Single-width manufactured homes are not eligible for MPF Xtra.
MPF Announcement 2021-3	1/15/21	Xtra-Selling	Announced MPF Xtra appraisal risk management policy reminders and resources pursuant to the Fannie Mae issued Lender Letter LL-2021-01.
MPF Marketing Bulletin 2021-2	1/22/21	Systems	Announced system maintenance to the eMPF® website over upcoming weekend.
MPF Announcement 2021-4	1/26/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-03 and LL-2021-04:</p> <ul style="list-style-type: none"> Extended the application dates from January 31, 2021 to February 28, 2021 for the verbal verifications of employment and power of attorney flexibilities. Content was reorganized such that the policies with explicit expiration dates are shown first, and like content was moved closer together (such as income and employment). Content that no longer applies was removed (such as quality control flexibilities and submission of financial statements), as have reminders of current policies in the Selling Guide. Extended the application dates eligible for the temporary appraisal flexibilities from January 31, 2021 to February 28, 2021, unless otherwise noted.
MPF Announcement 2021-5	1/26/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for MPF Xtra Servicing pursuant to Fannie Mae Lender Letter LL-2021-02:</p> <ul style="list-style-type: none"> Extended the suspension of foreclosure-related activities through February 28, 2021. During the period of the extension, Servicers may not, except with respect to a vacant or abandoned property, initiate any judicial or non-judicial

			<p>foreclosure process, move for a foreclosure judgment or order of sale, or execute a foreclosure sale.</p> <ul style="list-style-type: none"> Reorganized the content, with the policy impacted by an explicit expiration date showing first, and removed the following policies that have been superseded: <ul style="list-style-type: none"> Sending a payment reminder notice. Reference to the post-disaster forbearance mortgage loan modifications when evaluating a borrower for a workout option after a forbearance plan.
MPF Announcement 2021-6	1/27/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> Extended the application dates for some temporary policies in place from January 31, 2021 to February 28, 2021. Each applicable date has been updated within this announcement. Content that no longer applies has been redlined within the announcement and will be removed in the next publication (such as quality control accommodations).
MPF Announcement 2021-7	1/27/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies related to Servicing Guidance for MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> Extended the suspension of foreclosure-related activities from January 31, 2021 to February 28, 2021. Content that no longer applies has been redlined within the announcement and will be removed in the next publication (such as guidance regarding evictions).
MPF Announcement 2021-8	1/28/21	Xtra-Servicing	<p>Announced updates to MPF Xtra Servicing Guide pursuant to Fannie Mae issued Servicing Announcement SVC-2021-1:</p> <ul style="list-style-type: none"> Updated the requirements for reporting a delinquency status code for a disaster payment deferral if the mortgage loan is brought current. Updated remote online notarization policies, as communicated in Selling Guide Announcement SEL-2020-06, to apply to remote online notarizations for the purpose of servicing or modifying a mortgage loan.

MPF Announcement 2021-9	2/3/21	Selling	Published a reminder of the redesigned Uniform Residential Loan Application (URLA) mandate and answered frequently asked questions to provide guidance while PFIs prepare for the mandate.
MPF Announcement 2021-10	2/3/21	COVID-19	Announced the streamlining of the required information and documentation that must be submitted to the MPF Provider on all MPF Traditional COVID-19 Loss Mitigation requests.
MPF Marketing Bulletin 2021-3	2/18/21	Systems	Announced upcoming system enhancements to eMPF that will make it easier for PFIs to perform MPF Xtra® Delivery Commitment Transactions.
MPF Announcement 2021-11	2/22/21	Selling & Servicing	Announced updates and clarifications to the MPF Traditional Selling and Servicing guide: <ul style="list-style-type: none"> • Updated some of the current eligibility requirements for Cash-out Refinances. • Clarified Location-Specific Condominium Project review requirements • Updated the form Servicers must submit when executing a Re-amortization and Note Modification to FNMA Form 181 or its equivalent. • Updated the required monthly reports by removing the requirement to submit the Monthly Remittance Report (Form SG301). • Specified that when submitting Bidding Instructions, the Brokers Price Opinion (BPO) or the estimated market value from the appraisal report must not be more than 90 days old. • Clarified that the Servicer is responsible for complying with all Applicable Laws when a Mortgage Property is determined to be vacant or abandoned.
MPF Marketing Bulletin 2021-4	2/23/21	Systems	Published a reminder that for all Delivery Commitments that have a scheduled purchase date after March 12, 2021, the PFI should amortized the due date and Unpaid Principal Balance such that the first payment due to CMC Funding is May 1, 2021 or later.
MPF Announcement 2021-12	2/23/21	Xtra-Selling	Announced updates to MPF Xtra Selling Guide pursuant to Fannie Mae issued Selling Announcement SEL-2021-01:

			<ul style="list-style-type: none"> Clarified the requirements for verifying secondary employment and seasonal income.
MPF Announcement 2021-13	2/24/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> Extended the application dates for some temporary policies in place February 28, 2021 to March 31, 2021. Each applicable date has been updated within this announcement.
MPF Announcement 2021-14	2/24/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies related to Servicing Guidance for MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> Extended the suspension of foreclosure-related activities from February 28, 2021 to March 31, 2021. Added a clarification regarding the suspension of evictions.
MPF Announcement 2021-15	2/25/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for MPF Xtra Servicing pursuant to Fannie Mae Lender Letter LL-2021-02 and Lender Letter LL-2021-07:</p> <ul style="list-style-type: none"> Fannie Mae Lender Letter LL-2021-02: <ul style="list-style-type: none"> Updated requirements related to forbearance plans for Borrowers who are reaching a cumulative forbearance plan term of 12 months, if the Borrower’s hardship has not been resolved, the Servicer is authorized to grant an extension of the forbearance plan term of up to 3 months. Extended the suspension of foreclosure-related activities through March 31, 2021. Fannie Mae Lender Letter LL-2021-07: <ul style="list-style-type: none"> Updated the eligibility criteria to: <ul style="list-style-type: none"> permit the mortgage loan to be less than or equal to 15 months delinquent as of the date of evaluation, and eliminate the limit of one COVID-19 payment deferral and instead limit the COVID-19 payment deferral to a cumulative deferral of 15 months of past-due principal and interest (P&I) payments

MPF Announcement 2021-16	2/25/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-03 and LL-2021-04:</p> <ul style="list-style-type: none"> • Fannie Mae Lender Letter LL-2021-03: <ul style="list-style-type: none"> ▪ Extended the application dates from February 28, 2021 to March 31, 2021 for the verbal verifications of employment and power of attorney flexibilities. • Fannie Mae Lender Letter LL-2021-04: <ul style="list-style-type: none"> ▪ Extended the application dates eligible for the temporary appraisal flexibilities from February 28, 2021 to March 31, 2021, unless otherwise noted.
MPF Announcement 2021-17	2/25/21	Xtra-Selling & Servicing	Announced the MPF Programs review of the MPF Xtra Selling and Servicing Guides and correction of outdated Fannie Mae references.
MPF Announcement 2021-18	2/26/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies related to Servicing Guidance for MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> • Extended the suspension of foreclosure-related activities from March 31, 2021 to June 30, 2021.
MPF Announcement 2021-19	2/26/21	Selling	Announced updates to the CMC Funding Whole Loan Servicing Transfer Manuals for MPF Traditional and MPF Xtra, to reflect that effective March 1, 2021, the Tax Service Fee will be \$80.00. (MPF Announcement 2021-19 on February 26, 2021).
MPF Marketing Bulletin 2021-5	3/1/21	Guides	<p>Announced the MPF Program’s enhancements for the MPF Product Selling and Servicing Guides available on AllRegs. With this conversion the MPF Guides now have the following enhancements and feature:</p> <ul style="list-style-type: none"> • HTML Re-Implementation • Enhanced Search Features • Investor Quick View/ Modal Implementation • Archiving and Revision History
MPF Announcement 2021-20	3/1/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for MPF Xtra Servicing pursuant to Fannie Mae Lender Letter LL-2021-02 and Lender Letter LL-2021-07:</p> <ul style="list-style-type: none"> • Fannie Mae Lender Letter LL-2021-02

			<ul style="list-style-type: none"> ▪ Updated requirements related to forbearance plans for Borrowers who are reaching a cumulative forbearance plan term of 12 months, if the Borrower’s hardship has not been resolved, the Servicer is authorized to grant an extension of the forbearance plan term of up to 3 months, and grant one or more forbearance plan term extensions of up to 3 months. ▪ Extended the suspension of foreclosure-related activities through June 30, 2021 • Fannie Mae Lender Letter LL-2021-07 <ul style="list-style-type: none"> ▪ Updated the eligibility criteria to: o permit the mortgage loan to be less than or equal to 18 months delinquent as of the date of evaluation, and ▪ eliminated the limit of one COVID-19 payment deferral and instead limit the COVID-19 payment deferral to a cumulative deferral of 18 months of past-due principal and interest (P&I) payments.
MPF Announcement 2021-21	3/2/21	Selling	Updated the MPF Program Guide in accordance to the expiration of points and fees cure under the Qualified Mortgage rule and clarified that mortgage loans consummated on or after January 10, 2021, with points and fees that exceed the applicable limits cannot be cured and will no longer be eligible for delivery under the MPF Program.
MPF Marketing Bulletin 2021-06	3/4/21	Systems	Announced the launch of the MPF Welcome Center, which serves as a resource for new PFIs to help familiarize them with the MPF Program. Features include process flows, forms/exhibits, and quick reference guides to assist PFIs in the following areas: MPF Custody <ul style="list-style-type: none"> • MPF Program Master Servicer • MPF Investor Accounting • MPF Quality Control • MPF Default Management
MPF Announcement 2021-22	3/11/21	Selling	Issued a reminder to PFI’s that the MPF Program has not changed its QM policies and continues to only accept Mortgage Loans under the prior General QM loan definition that was in effect prior to March 1st.

MPF Announcement 2021-23	3/12/21	QC	<p>Published an MPF Quality Control announcement highlighting Income Analysis best practices and updated the MPF Traditional Selling Guide incorporating the following clarifications to provide additional guidance when calculating Borrowers income:</p> <ul style="list-style-type: none"> • Clarifying that the average number of hours worked should be utilized for hourly paid Borrowers who do not work consistent hours per week. • Incorporated a note that: When calculating income, the calculations must be compared with the documented year-to-date base earnings (and past year earnings, if applicable) to determine if the income amount appears to be consistent. • Included a reminder that for Self-Employed Borrowers, PFIs must include a copy of the Income Analysis Form (Form 1084/Fannie Mae, Form 91/Freddie Mac) or equivalent in the Mortgage Loan File.
MPF Marketing Bulletin 2021-7	3/12/21	Selling	<p>Announced that Colonial Savings, a purchasing Servicer for servicing released mortgage loans delivered under the MPF Traditional Conventional product, has published a new Servicing Released Premium (SRP) schedule.</p>
MPF Announcement 2021-24	3/15/21	Xtra-Selling	<p>Announced MPF Xtra Mortgage Insurance Updates pursuant to Fannie Mae Lender Letter LL-2021-06, which announced updates to the following mortgage insurance requirements and lists:</p> <ul style="list-style-type: none"> • Updated the MassHousing Mortgage Insurance Fund’s Loan Loss Reserve Agreement, Commitment/Certificate, and Mortgage Payment Protection Endorsement Forms. • Updated the List of Approved Mortgage Insurance Forms
MPF Announcement 2021-25	3/15/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Selling Announcement SEL-2021-02:</p> <ul style="list-style-type: none"> • Updated power of attorney eligibility and documentation requirements. • Changes to risk factors evaluated by DU® as noted in DU Version 11.0 Release Notes. • Updated the definition of planned unit development (PUD) in the glossary to achieve alignment throughout the Guide.

MPF Announcement 2021-26	3/17/21	Servicing	Issued a reminder to Servicers that effective with the reports required to be submitted in April 2021, each occurrence of a late or incomplete Monthly Accounting Report or Delinquent Mortgage & Bankruptcy Status Report will be subject to a late reporting fee in accordance to Section 2.14.3 – Late Reporting Fee of the applicable MPF Product Servicing Guide.
MPF Marketing Bulletin 2021-8	3/22/21	Selling	Published a reminder that for all CMC Funding servicing released Delivery Commitments that have a scheduled purchase date after April 12, 2021, the PFI should amortized the due date and Unpaid Principal Balance such that the first payment due to CMC Funding is June 1, 2021 or later.
MPF Announcement 2021-27	3/23/21	Xtra-Selling	Announced MPF Xtra Selling Guide updates pursuant to Fannie Mae Lender Letter LL-2021-08, communicating the following updates to the eligibility requirements for mortgage loans secured by second home or investment property: <ul style="list-style-type: none"> • A 7% limit is being imposed on acquisition of single-family mortgage loans secured by second home and investment properties. The MPF Program will be imposing this 7% limit on a PFI basis, based on total UPBs of MPF Xtra loans delivered by the PFI in the preceding 52 week period. • Updated policies to require that any loan secured by a second home or investment property be delivered as a Desktop Underwriter® loan with an Approve/Eligible recommendation
MPF Announcement 2021-28	3/24/21	COVID-19	Announced updates to the COVID-19 temporary policies related to Servicing Guidance for MPF Traditional (Conventional) Loans. The announcement includes the following updates: <ul style="list-style-type: none"> • Updated requirements related to forbearance plans for mortgage loans actively performing on a COVID-19 related forbearance plan as of March 24, 2021 and that are nearing the accumulative forbearance plan term of 12 months, if the Borrower’s hardship has not been resolved, the Servicer may grant extensions of the forbearance plan term in increments of up to 3 months, not to exceed a accumulative total forbearance period of 18 months (calculated from the initial granting of the forbearance plan). Borrowers are

			<p>required to request each extension and Servicers are required to assess each request.</p> <ul style="list-style-type: none"> • Revised the eligibility criteria for COVID-19 Payment Deferrals to: <ul style="list-style-type: none"> ▪ permit the mortgage loan to be less than or equal to 18 months delinquent as of the date of evaluation, and ▪ limit the COVID-19 payment deferral to a cumulative deferral of 18 months of past-due principal and interest (P&I) payments. • Updated the requirements for the minimum level of information that Servicers must communicate to the MPF Program for COVID-19 Payment Deferral Agreements as reflected in Appendix A, Servicers are now required to also include the Subject Property Address, MPF Loan Number, and PFI Loan number.
MPF Announcement 2021-29	3/26/21	Servicing	Announced addition of specificity as to servicing of loans where the PFI/Servicer identifies a Borrower, key principal, or principal as a “specifically designated national and blocked person” on Office of Foreign Assets Control’s (OFAC) Specially Designated Nationals (SDN) list.
MPF Announcement 2021-30	3/30/21	Xtra-Selling	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-03 and LL-2021-04:</p> <ul style="list-style-type: none"> • Fannie Mae Lender Letter LL-2021-03: <ul style="list-style-type: none"> • Extended the application dates from March 31, 2021 to April 30, 2021 for the verbal verifications of employment and power of attorney flexibilities. This will be the final extension for these policies. Applications dated May 1, 2021 and later will be subject to standard Selling Guide policies • Fannie Mae Lender Letter LL-2021-04: <ul style="list-style-type: none"> • Extended the application dates eligible for certain temporary appraisal flexibilities from March 31, 2021 to April 30, 2021. Note the temporary policies related to condominium project reviews will not be extended beyond April 30, 2021.

MPF Announcement 2021-31	4/5/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Traditional (Conventional) Loans, including the following:</p> <ul style="list-style-type: none"> Extended application dates for some temporary policies in place from March 31, 2021 to April 30, 2021.
MPF Marketing Bulletin 2021-9	4/8/21	Selling	<p>Issued a reminder to PFIs, highlighting the importance of delivering collateral files to the MPF Program and that all required documentation must be sent to the MPF Program Custodian for review, certification, and safekeeping within seven (7) calendar days of the funding date by the MPF Bank.</p>
MPF Announcement 2021-32	4/13/21	Xtra-Selling	<p>Announced the following updates to the MPF Xtra Selling Guide :</p> <ul style="list-style-type: none"> Incorporated guidance regarding the 7% target threshold is being imposed on the acquisition of single-family mortgage loans secured by second home and investment properties.
MPF Announcement 2021-33	4/15/21	Xtra-Servicing	<p>Announced updates to MPF Xtra Servicing Guide pursuant to Fannie Mae announcement SVC-2021-02, which covers the below referenced topics that are applicable to loans serviced under the MPF Xtra product:</p> <ul style="list-style-type: none"> Clarified the approval process related to the payment to third parties from insurance loss proceeds. Updated the Allowable Foreclosure Attorney Fees Exhibit to reflect a change to judicial foreclosure fees for Texas Section 50(a) (6) mortgage loans.
MPF Announcement 2021-34	4/16/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae announcement SEL-2021-03, providing updates and additional clarifications to the following MPF Xtra origination and underwriting requirements:</p> <ul style="list-style-type: none"> Revised the Master Terms and Conditions to the Software Subscription Agreement that is on Fannie’s website. Clarified responsibilities related to gift funds identified in the Desktop Underwriter® validation service. Incorporated new eligibility requirements announced in Lender Letter LL-2021-08, for loans secured by second home and investment properties.

<p>MPF Announcement 2021-35</p>	<p>4/19/21</p>	<p>Xtra-Selling</p>	<p>Announced MPF Xtra updates to the Qualified Mortgage Rule and Loan eligibility pursuant to Fannie Mae announcement Lender Letter LL-2021-09 providing notice that loans purchased by Fannie Mae with application dates on and after July 1, 2021 must meet the Consumer Financial Protection Bureau’s Revised Qualified Mortgage Rule under the Ability to repay regulation. To be eligible for purchase, such loans must requirements:</p> <ul style="list-style-type: none"> • have application dates on or before June 30, 2021, and • be purchased as whole loans on or before August 31, 2021.
<p>MPF Announcement 2021-36</p>	<p>4/28/21</p>	<p>Selling</p>	<p>Published an update regarding the redesigned Uniform Residential Loan Application (URLA), reminding the PFIs that effective May 1, 2021, the Automated Underwriting Systems will no longer accept new loans submitted in the legacy format, they will only accept new loans submitted using the redesigned Uniform Residential Loan Application (URLA)/Form 1003 and the updated DU MISMO 3.4 file format.</p>
<p>MPF Announcement 2021-37</p>	<p>4/28/21</p>	<p>COVID-19</p>	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Traditional (Conventional) Loans, including the following:</p> <ul style="list-style-type: none"> • Extended the application dates from April 30, 2021 to May 31, 2021, for the following temporary policies in place. This will be the final extension for these temporary policies, applications dated June 1, 2021 will be subject to standard MPF Traditional Selling Guide policies: <ul style="list-style-type: none"> ▪ verbal verifications of employment ▪ appraisal accommodations • The Continuity of Income guidance is now in place until further notice. • The Power of Attorney temporary policies are now in place until further notice.
<p>MPF Announcement 2021-38</p>	<p>4/29/21</p>	<p>COVID-19</p>	<p>Announced updates to the COVID-19 temporary policies on appraisals for MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-04:</p> <ul style="list-style-type: none"> • Extended the application dates eligible for the temporary appraisal flexibilities from April 30, 2021 through May 31, 2021. After May 31, 2021, Fannie Mae Lender Letter LL-2021-04 will no longer apply and PFIs should follow all standard MPF Xtra Selling Guide policies.

MPF Marketing Bulletin 2021-10	5/6/21	Systems	Announced new warning message on eMAQCSplus. Effective immediately, eMAQCSplus will begin to display a warning message upon an incomplete Delinquent Mortgage & Bankruptcy Status Report (Exhibit B) file submission. The warning message will help identify missing required field(s).
MPF Marketing Bulletin 2021-11	5/6/21	Selling	Announced CMC Funding’s new Servicing Released Premium (SRP) schedule for the MPF Traditional Government, effective as of May 1, 2021.
MPF Announcement 2021-39	5/7/21	Xtra-Selling	Announced updates to MPF Xtra Selling Guide, that, effective June 1, 2021, all whole loans secured by investment properties must be purchased against the Investment Property commitments in Pricing & Execution-Whole Loan® (PE-Whole Loan).
MPF Marketing Bulletin 2021-12	5/19/21	Systems	Announced the MPF Program will no longer support Microsoft Internet Explorer as a preferred browser of the eMPF website after June 21st.
MPF Announcement 2021-40	5/19/21	Xtra-Selling	Announced updates to MPF Xtra Selling Guide pursuant to Lender Letter LL-2021-10, which provides information about a new refinance option – RefiNow.
MPF Announcement 2021-41	5/24/21	Selling	Announced MPF Program updates for revised Qualified Mortgage Rule and reminded PFIs that the only loans eligible for sale to the MPF Program are Qualified Mortgage (QM) loans that meet all of the General QM “safe harbor” requirements under TILA and Reg Z, or government loans that meet the applicable government agency’s QM requirements.
MPF Announcement 2021-42	6/9/21	Selling	Announced MPF Program updates regarding implementation and compliance with revised QM rule for MPF Traditional.
MPF Marketing Bulletin 2021-13	6/14/21	Selling	Announced CMC Funding updates to first payment due date for MPF Traditional and MPF Xtra.
MPF Announcement 2021-43	6/14/21	Xtra-Selling	Announced MPF Xtra updates to Qualified Mortgage Rule and loan eligibility.

MPF Announcement 2021-44	6/15/21	Xtra-Selling	Announced updates to MPF Xtra Selling Guide pursuant to FNMA Selling Guide Announcement SEL-2021-04, which covers various topics that are applicable to the MPF Xtra Selling Guide including enhanced post-closing quality control collateral risk assessment requirements, casefile archive policy for DU and update to address tax filing extensions published by the IRS.
MPF Announcement 2021-45	6/21/21	Xtra-Selling	Announced MPF Xtra investment properties (Non-Owner Occupied) and second homes will become temporarily ineligible under the MPF Xtra product.
MPF Announcement 2021-46	6/22/21	Xtra-Selling	Issued a reminder to PFIs of UCD Critical Edits Phase I Implementation for loans delivered under the MPF Xtra will be ineligible, as they will not have a successful UCD submission to accompany the funding request.
MPF Marketing Bulletin 2021-14	6/25/21	Systems	Announced that effective June 28, 2021 the Customer Service Management System (CSM) will also be supported by the Default Management Team. (MPF Marketing Bulletin 2021-14 on June 25, 2021)
MPF Marketing Bulletin 2021-15	6/29/21	Training	Announced MPF University's complimentary MBA certifications: <ul style="list-style-type: none"> • Certified Residential Underwriter (CRU) • Residential Certified Mortgage Servicer (RCMS) • Certified Mortgage Compliance Professional (CMCP)
MPF Announcement 2021-47	6/29/21	Xtra-Selling	Announced Fannie Mae will be retiring the variance that enabled PFIs to utilize Freddie Mac's LPA to underwrite loans for MPF Xtra and will no longer accept MPF Xtra loans underwritten with LPA effective July 31, 2021.
MPF Announcement 2021-48	6/29/21	COVID-19	Announced extension of the suspension of foreclosure related activities from June 30, 2021 to July 21, 2021 for MPF Traditional (conventional) loans.
MPF Announcement 2021-49	6/30/21	Selling	Announced MPF Program updates for Revised Qualified Mortgage Rule.
MPF Announcement 2021-50	7/1/21	Selling	Announced MPF Program updates regarding IRS Form 4506-C and Tax Return Transcripts and clarification to collateral file package

MPF Announcement 2021-51	7/8/21	Xtra-Selling	Announced updates to MPF Xtra Selling Guide pursuant to Fannie Mae Selling Guide Announcement SEL-2021-05 and Lender Letter LL-2021-10, which provides details about RefiNow; a new refinance option being offered by Fannie Mae.
MPF Announcement 2021-52	7/15/21	COVID-19	Announced updates to COVID-19 servicing guidance for MPF Traditional (conventional) loans. Updates include: <ul style="list-style-type: none"> • Reducing documentation needed for deferral plans • Permitting acceptance of deferral plan by making payment • Added Appendix C - Payment Deferral Post COVID-19 Forbearance Solicitation Cover Letter • Updated suspension of foreclosure requirements in light of the CFPB's new rule • Ending temporary suspension of bankruptcy requirements
MPF Marketing Bulletin 2021-16	7/16/21	Systems	Announced new fatal error messages, effective August 2nd, on eMAQCSplus upon an incomplete delinquent mortgage and bankruptcy status report (Exhibit B) file submission.
MPF Announcement 2021-53	7/19/21	Xtra-Servicing	Announced updates to MPF Xtra Servicing Guide pursuant to Fannie Mae Servicing Guide Announcement SVC-2021-03, providing updates and clarifications applicable to the following MPF Xtra servicing requirements: <ul style="list-style-type: none"> • Provides an alternative means of verifying borrower income and asset information through the use of third-party vendors • Clarifies when the borrower must make their full monthly contractual payment during the month of solicitation for the disaster payment deferral • Streamlines method of obtain loss mitigation valuation information into a single platform. • Updates requirements for filing IRS forms • Clarifies verbiage related to hazard loss disbursements
MPF Announcement 2021-54	7/22/21	COVID-19	Announced impact of COVID-19 on MPF Xtra Servicing pursuant to Fannie Mae Servicing Lender Letters, communicating updates to temporary policies previously announced. The policies in the Lender Letters were effective immediately and are effective until Fannie Mae provides further notice, unless otherwise stated.

MPF Announcement 2021-55	7/23/21	Xtra-Selling	<p>Announced updates to MPF Xtra Selling Guide pursuant to Fannie Mae Selling Guide Announcement SEL-2021-06, providing updates and clarifications applicable to the following MPF Xtra selling requirements:</p> <ul style="list-style-type: none"> • Reduces the documentation requirements for certain refinances • Clarifies when an appraisal update or new appraisal is needed • Alignment with previously announced policy changes • Updates all uniform legal instruments to enhance clarity and usability
MPF Announcement 2021-56	7/26/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Lender Letter LL-2021-13, providing updates and clarifications regarding the elimination of adverse market refinance fees.</p>
MPF Announcement 2021-57	8/3/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies related to Servicing Guidance for MPF Traditional (Conventional) Loans, including:</p> <ul style="list-style-type: none"> • Reminder that Servicers should continue to suspend evictions on real estate owned (REO) properties that have been acquired by foreclosure or deed-in-lieu of foreclosure transactions until September 30, 2021.
MPF Announcement 2021-58	8/4/21	Xtra-Servicing	<p>Announced updates to the MPF Xtra Servicing Guide pursuant to Fannie Mae Servicing Guide Announcement SVC-2021-04, providing updates and clarifications to the following:</p> <ul style="list-style-type: none"> • Updated requirements for the mortgage assistance fund program to apply more broadly to handling funds provided on behalf of a borrower from a state or local government. • Introduced a new process for filing conventional MI claims with participating mortgage insurers. • Simplified the use of a manual data entry application, Asset Management Network (AMN), into a real-time automated application, Property 360, for REOgram notifications. <p>Included a reference to recently added Selling Guide policies for notarization standards and remote ink-signed notarization.</p>

MPF Marketing Bulletin 2021-17	8/9/21	Systems	<p>Announced a new eMPF® enhancement that allows designated eMPF Users to manage Delegation of Authority (DOA) updates directly through the eMPF Website. The new process will allow PFIs to designate eMPF Security Administrators that will have additional eMPF functionality for the purposes of:</p> <ul style="list-style-type: none"> • Managing user creation and activation/deactivation • User information updates (name, email address, etc.) • User authorization updates such as eMPF access and transaction authorities (Delivery Commitment creation, loan funding, etc.)
MPF Marketing Bulletin 2021-18	8/11/21	Selling	Announced CMC Funding updates to the first payment due date for MPF Traditional and MPF Xtra.
MPF Announcement 2021-59	8/20/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Selling Guide Announcement SEL-2021-07:</p> <ul style="list-style-type: none"> • Clarified the policy on prohibited refinance transactions to add an additional scenario under the prearranged refinancing. • Specified how credit card reward points can be used as eligible assets. • Updated the Selling Guide, to reflect the recent condo risk factors that were implemented in DU Version 11.0.
MPF Announcement 2021-60	8/26/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-03:</p> <ul style="list-style-type: none"> • Retired the age of documentation and market based asset policies that have been in place. • Removed the verbal verification of employment policy that previously expired and the power of attorney policy that was moved to the Selling Guide.
MPF Announcement 2021-61	8/27/21	COVID-19	<p>Announced updates to the COVID-19 temporary policies for origination of MPF Traditional (Conventional) Loans:</p> <ul style="list-style-type: none"> • Removed the temporary verbal verifications of employment policies and appraisal accommodations that previously expired. • Retired the age of documentation and market based asset policies.

MPF Announcement 2021-62	8/30/21	Systems	Published a reminder in light of recent natural disasters, reminding PFIs of the MPF Program Major Disaster Policy.
MPF Marketing Bulletin 2021-19	8/31/21	Xtra	<p>Announced the following product modifications coming to MPF Xtra starting in Q4 2021:</p> <ul style="list-style-type: none"> • Effective December 1, 2021: All loan purchases under the MPF Xtra product, regardless of when the Delivery Commitment was entered, will need to have the Note certified with our document custodian, Wells Fargo, prior to the completion of the loan funding transaction. • Updates to GSE investor reporting requirements, requiring daily reporting by the end of Q1 2022.
MPF Announcement 2021-63	9/7/21	COVID-19	Published a reminder for Servicers with operational guidance on how to address escrow advances and shortages when processing an MPF Xtra COVID-19 payment deferral.
MPF Announcement 2021-64	9/8/21	Servicing	Published an updated to the Delinquent Mortgage and Bankruptcy Status Report (Exhibit B) Instructions by incorporating a detailed reference guide.
MPF Marketing Bulletin 2021-20	9/9/21	Systems	Announced the enhancement for targeted emails, PFIs are now able to manage their communication subscription profile by selecting to receive Selling and/or Servicing communications by MPF Product.
MPF Marketing Bulletin 2021-21	9/14/21	Selling	Announced an update to CMC Funding regarding first payment due date that have a scheduled purchase date of October 12, 2021 or later.
MPF Announcement 2021-65	9/23/21	Xtra-Selling	Announced investment properties and second homes are eligible for delivery under the MPF Xtra product and the previously announced target of 7% no longer applies.
MPF Marketing Bulletin 2021-22	10/5/21	Selling	Announced an update to the Colonial Savings servicing file delivery website.

MPF Announcement 2021-66	10/5/21	Xtra-Servicing	<p>Announced updates to the MPF Xtra Servicing Guide pursuant to Fannie Mae Servicing Guide Announcement SVC-2021-03, providing updates and clarifications applicable to the following MPF Xtra servicing requirements:</p> <ul style="list-style-type: none"> • Extended the mandatory effective date of the IRS reporting changes that were previously announced, the new mandatory date is January 1, 2022. • Removed the requirement that Servicers must conduct the final interior property inspecting following the receipt of the executed deed and all documents related to a Mortgage Release.
MPF Announcement 2021-67	10/6/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Selling Guide Announcement SEL-2021-08, providing updates and clarifications applicable to the following MPF Xtra Selling requirements:</p> <ul style="list-style-type: none"> • Updated the use of rental payment history in DU. • Updated the credit score used by DU in the eligibility assessment when there is more than one Borrower. • Incorporated the Qualified Mortgage policies outlined in Lender Letter LL-2021-11.
MPF Announcement 2021-68	10/6/21	Selling	<p>Announced clarifications to the impacts of Desktop Underwriter (DU) Version 11.0, updates include the following:</p> <ul style="list-style-type: none"> • Mortgage loans must continue to meet the 620 FICO Score requirement. • Mortgage loans utilizing the rental payment history enhancement are eligible for delivery.
MPF Announcement 2021-69	10/7/21	Selling	<p>Announced a new effective date of February 1, 2022 for the Note pre-funding certification process for MPF Xtra mortgage loans and provided operational requirements to help PFIs prepare for the new process.</p>
MPF Announcement 2021-70	10/8/21	COVID-19	<p>Announced the following updates for COVID-19 related servicing guidance for MPF Traditional (Conventional) loans:</p> <ul style="list-style-type: none"> • Clarified that Servicers must provide the MPF Provider with confirmation of the Borrowers acceptance of a COVID-19 Payment Deferral.

MPF Announcement 2021-71	10/12/21	Selling	<p>Announced updates regarding IRS Form 4506-C & Tax Transcripts:</p> <ul style="list-style-type: none"> Added a clarification that PFIs are not required to obtain tax transcripts for a Borrower when all of that Borrower's income was validated by the DU validation service. Replaced all references of 4506-T with 4506-C in the MPF Product Guides and Forms.
MPF Marketing Bulletin 2021-23	10/13/21	Selling	Announced effective November 1st, 2021, the transition from Servicing Release Partners from CMC Funding to Specialized Loan Servicing (SLS), a new servicing released partner.
MPF Announcement 2021-72	10/15/21	Xtra-Selling	<p>Announced the following updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Selling Announcement SEL-2021-09:</p> <p>Updated homeownership education and counseling providers to allow qualified third-party providers to administer homeownership education and counseling and no longer require the sole use of Framework®.</p>
MPF Announcement 2021-73	10/22/21	Selling	Published updates to the MPF Program Guide adding specificity on the MPF Program Quality Control review process
MPF Announcement 2021-74	10/28/21	Selling	Announced the first deployment of system enhancements in preparation of the MPF Xtra Pre-Funding Certification process. Effective Monday, November 1, 2021, the Current/Archived Pricing screens and Delivery Commitment screens on eMPF® (including the Pricing Download and Pricing/Delivery Commitment reports) will be updated.
MPF Marketing Bulletin 2021-24	10/29/21	Xtra-Selling	<p>Announced the following updates to the investor reporting processes and systems for MPF Xtra pursuant to Fannie Mae Lender Letter LL-2021-12.</p> <ul style="list-style-type: none"> Reporting method due date for Summary Reporting Mortgage Loans. Loan Level Data File Format Updates. Updates to the P&I remittance cash reconciliation for A/A mortgage loans.
MPF Announcement 2021-75	11/1/21	Servicing	Announced all of the existing servicing activity including MSR purchases have transitioned from CMC Funding to Specialized Loan Servicing (SLS), the MPF Program's new servicing released partner.

MPF Announcement 2021-76	11/3/21	Xtra-Selling	<p>Published a reminder that PFIs Originating, Selling, and/or Servicing mortgage loans must meet the guidelines set forth in the MPF Program Guides, applicable MPF Product Guides, and any Applicable Agreements including the following obligations:</p> <ul style="list-style-type: none"> • Security Incident/Data Breach • Regulatory Compliance and Vendor Management • Verification of Data • Requirements when Underwriting with an Automated Underwriting System (AUS)
MPF Announcement 2021-77	11/4/21	Xtra-Selling	Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Lender Letter LL-2021-14, providing updates and clarifications regarding temporary condo requirements.
MPF Announcement 2021-78	11/4/21	Selling	In response to concerns about projects with significant deferred maintenance, published temporary condo project requirements that impact the eligibility of condo projects with five or more attached units.
MPF Announcement 2021-79	11/10/21	Systems	Announced MPF Program Custodian and Master Servicer, Wells Fargo Corporate Trust Services was acquired by Computershare Limited.
MPF Announcement 2021-80	11/10/21	Xtra-Selling	<p>Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Lender Letter LL-2021-10, providing updates for expanding the eligibility for the RefiNow option which also includes the following updates:</p> <ul style="list-style-type: none"> • Increased the Borrower income limit to allow up to 100% of the applicable AMI limit. • Eliminated the maximum loan seasoning requirement of 10 years. • Removed the \$5,000 cap on the financing of closing costs, prepaid items, and points. • Allowed any reduction to the monthly mortgage payment instead of requiring a minimum reduction of \$50.
MPF Announcement 2021-81	11/29/21	Systems	Announced the MPF Program’s 2022 holiday schedule.

MPF Announcement 2021-82	11/30/21	COVID-19	Announced updates to the COVID-19 temporary policies for servicing of MPF Xtra Loans pursuant to Fannie Mae Lender Letter LL-2021-07: Updated the requirements related to performing an escrow analysis.
MPF Announcement 2021-83	12/1/21	Xtra-Servicing	Announced updates to the MPF Xtra Servicing Guides pursuant to Fannie Mae Servicing Guide Announcement SVC 2021-08, providing updates and additional clarifications to the following requirements: <ul style="list-style-type: none"> • Updated Servicer requirements regarding the initial delinquency Inspection order date. • Clarified Servicer responsibilities for instructing mortgage insurers to release data pertaining to a certain population of mortgage loans.
MPF Announcement 2021-84	12/6/21	Systems	Announced the following MPF Program Origination and Underwriting Policy Updates for 2022: <ul style="list-style-type: none"> • Conventional Loan Limits • High-Balance Mortgage Loan Limits • Allowable Points and Fees
MPF Announcement 2021-85	12/7/21	Xtra-Selling	Announced updates to the MPF Xtra Selling Guide pursuant to Fannie Mae Selling Guide Announcement SEL-2021-10, providing updates and additional clarifications to the following requirements: <ul style="list-style-type: none"> • Updated the verification of employment requirements for military personnel. • Clarified the documentation requirements for military income. • Updated the principal curtailment policy to permit the delivery of mortgage loans that were previously modified due to the application of a principal curtailment.
MPF Marketing Bulletin 2021-25	12/8/21	Systems	Announced the MPF Program is hosting a webinar on the MPF Xtra Pre-Funding Certification Process on December 14, 2021.
MPF Announcement 2021-86	12/9/21	Xtra	Published additional details on the previously announced MPF Xtra product modifications regarding changes to the investor reporting processes and systems for MPF Xtra Mortgage Loans.

<p>MPF Announcement 2021-87</p>	<p>12/10/21</p>	<p>COVID-19</p>	<p>Announced the following updates for COVID-19 related servicing guidance for MPF Traditional (Conventional) loans.</p> <ul style="list-style-type: none"> • Updated the requirements related to performing an escrow analysis. Servicers are now required to: <ul style="list-style-type: none"> ▪ perform an escrow analysis when evaluating a Borrower for a COVID-19 payment deferral; ▪ inform the Borrower of the full monthly contractual payment based on repayment of any escrow shortage amount over a term of 60 months before the Borrower can accept the COVID-19 payment deferral offer; and ▪ spread any escrow shortage repayment amount in equal monthly payments over a period of 60 months, unless the Borrower decides to pay the escrow shortage amount in a lump sum up-front or over a shorter period (not less than 12 months).
<p>MPF Announcement 2021-88</p>	<p>12/13/21</p>	<p>Selling</p>	<p>Updated the following MPF Traditional Selling Guide policies regarding the use of a Power of Attorney:</p> <ul style="list-style-type: none"> • Clarified the eligibility and documentation requirements to align with industry standard, • Incorporated a reminder pertaining to the use of a POA with an inter vivos revocable trust, and • Incorporated some of the temporary COVID-19 POA accommodations as permanent.
<p>MPF Announcement 2021-89</p>	<p>12/21/21</p>	<p>Systems</p>	<p>Announced the kick-off of the Annual Eligibility Certification (AEC) process.</p>
<p>MPF Announcement 2021-90</p>	<p>12/22/21</p>	<p>Selling/ Servicing</p>	<p>Announced the following updates and clarifications to the MPF Government MBS Selling and Servicing Guides:</p> <ul style="list-style-type: none"> • Clarified the Collateral File Package requirements to reflect that documents are not required to be in a pocket folder and may be submitted to the Custodian in the order specified in a legal-sized manila folder.

				<ul style="list-style-type: none"> • Incorporated guidance regarding repurchase requests for reasons unrelated to delinquency. • Clarified that the Servicer is responsible for complying with all Applicable Laws when a Mortgage Property is determined to be vacant or abandoned. • Updated the introductions to the MPF Government MBS Servicing & Selling Guides to ensure consistency with all MPF Guides.
MPF Announcement 2021-91	12/23/21	Systems	Announced the 2022 Investor Reporting Calendars for the MPF Portfolio Product, MPF Xtra Product, and the MPF Government MBS Product.	