

**MPF Announcement:**

2022-36

**Date:**

August 1, 2022

**Alert:**

Clarification

New Policy

Policy Update

Reminder

Training Information

**Audience:**

Compliance/Legal

Program Management

Origination

Quality Control

Servicing

Underwriting

**Product:**

MPF Government MBS

MPF Traditional

**MPF Xtra<sup>®</sup>**

**Effective Date:**

Immediately (unless otherwise noted)

## MPF Xtra Selling and Servicing Guide Clarifications

The MPF Program is announcing the following clarifications to MPF Xtra requirements:

### MPF Xtra Selling and Servicing Guide Introductions

Updated the introductions to the MPF Xtra Servicing & Selling Guides to ensure consistency with all MPF Guides.

### MPF Xtra Selling Guide

#### *Ineligible Transactions, Products, or Mortgage Loan Attributes*

The following items have been added to MPF Xtra Selling Guide 2.3.4 – Ineligible Transactions, Products, or Mortgage Loan Attributes:

- single-width manufactured homes, and
- Freddie Mac Home Possible Mortgage Loans\*

\*As a reminder, Fannie Mae no longer accepts mortgage loans underwritten with LPA.

### *Post-Funding Certification*

Removed all post-funding certification references, since all MPF Xtra mortgage loans are subject to pre-funding certification in accordance to MPF Xtra Selling Guide – 15.3 Initial Certification Review.

### MPF Xtra Servicing Guide

#### *Re-Amortization and Note Modification*

Added specificity regarding the minimum requirements to complete a re-amortization and note modification. See MPF Xtra Servicing Guide 2.10.1 – Re-amortization and Note Modification.

### 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](#).

### Follow Us



***Property Inspections- Vacant or Abandoned Property***

Clarified that the Servicer is responsible for complying with all Applicable Laws when a Mortgage Property is determined to be vacant or abandoned, these actions may include, but are not limited to, registering the property with the municipality or securing the property in a specified manner. See MPF Xtra Servicing Guide section 8.1.1 – Property Inspections.

***IRS Reporting Requirements***

Servicers filing an IRS Form 1099-A/C must comply with the requirements in the Fannie Mae Servicing Guide Chapter F-1-23: Reporting to Third Parties, which includes listing Fannie Mae's name, followed by the Servicer's address, and Fannie Mae's federal tax identification as well as the Servicer's loan number and the MPF loan number for identification purposes. See MPF Xtra Servicing Guide 10.9 – IRS Reporting Requirements.

***Exhibit A-X: 2022 MPF Xtra Investor Reporting Calendar***

Updated the mandatory effective date for the LAR 96. As previously communicated, in [MPF Announcement 2022-11](#), the MPF Program is transitioning to the LAR 96 and will be communicating a mandatory implementation date at a later date. In the meantime, Servicers are encouraged to begin using and/or testing the LAR 96.

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