

**MPF Marketing Bulletin:**  
2024-01

**Date:**  
February 1, 2024

**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

## MPF Program 2023 Communication Summary

### 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



For ease of reference, the MPF Program is providing a comprehensive list of all MPF Marketing Bulletins and Announcements published in 2023.

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.

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

**MPF GUIDE CHANGES AND ANNOUNCEMENTS**  
**1<sup>ST</sup> QUARTER 2023**

<b>MPF Announcement</b>	<b>Date</b>	<b>Summary</b>
<b>MPF Announcement 2023-01</b>	1/4/2023	<p>MPF Program Guide Updates</p> <ul style="list-style-type: none"> <li>• Clarified Fidelity E&amp;O Requirements</li> <li>• Updated Desk Review/Verification of Origination Appraisal Requirements</li> <li>• MPF Directory Updates</li> </ul>
<b>MPF Announcement 2023-02</b>	1/5/2023	<p>MPF Xtra Servicing Guide Updates</p> <ul style="list-style-type: none"> <li>• MPF Xtra Servicing Guide Updates: Pursuant to SVC-2022-08 updates to property, flood, and insurance, clarified compensatory fees for delinquency status reporting, and updated allowable foreclosure attorney fees and costs. Clarified Fidelity E&amp;O Requirements</li> </ul>
<b>MPF Announcement 2023-03</b>	1/6/2023	<p>MPF Xtra Selling Guide Updates</p> <ul style="list-style-type: none"> <li>• MPF Xtra Selling Guide Updates: Pursuant to SEL-2022-10 updates to Valuation options for deed-restricted properties, temporary leave income, use of business assets, and property insurance requirements.</li> </ul>
<b>MPF Announcement 2023-04</b>	1/12/2023	<p>MPF Xtra Servicing Guide Updates</p> <ul style="list-style-type: none"> <li>• Fannie Mae recently published Lender Letter LL-2022-07, providing information related to the Making Home Affordable Supplemental Directive 22-01 issued by the U.S. Department of the Treasury (Treasury), and its impact to Fannie Mae HAMP Modification policies.</li> </ul>
<b>MPF Announcement 2022-67 (Revised)</b>	1/13/2023	The MPF Program’s 2023 Investor Reporting Calendars (Revised)
<b>MPF Announcement 2023-05</b>	1/19/2023	<p>MPF Xtra Fair Lending Data Requirements:</p> <ul style="list-style-type: none"> <li>• MPF Xtra Fair Lending Data Requirements: Published guidance pursuant to LL-2022-03: SCIF Form and SVC-2022-06: Fair Lending Data requirements with policy changes that become effective for all mortgage loans originated on or after March 1, 2023.</li> </ul>
<b>MPF Announcement 2023-06</b>	1/20/2023	COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans: Adjusted COVID-19 Loan Modification Interest Rate.

MPF Announcement	Date	Summary
<b>MPF Marketing Bulletin 2023-01</b>	1/24/2023	MPF Program 2022 Communication Summary
<b>MPF Announcement 2023-07</b>	1/25/2023	<p>MPF Xtra Document Release Request Update:</p> <ul style="list-style-type: none"> <li>To ensure compliance with investor requirements, effective February 1, 2023, all MPF Xtra document release requests for loans that have already been funded by the MPF Program must include Fannie Mae loan numbers on the Request for Release of Documents (Form SG340).</li> </ul>
<b>MPF Announcement 2023-08</b>	2/1/2023	<p>New MPF Government MBS Custodian - Deutsche Bank National Trust Company</p> <ul style="list-style-type: none"> <li>The MPF Government MBS Product is transitioning Custodians from Computershare Limited to Deutsche Bank National Trust Company (DBNTC).</li> </ul>
<b>MPF Marketing Bulletin 2023-02</b>	2/6/2023	<p>MPF Xtra® – New Pricing Options</p> <ul style="list-style-type: none"> <li>Effective February 6, 2023, the MPF Program will offer Participating Financial Institutions (PFIs) new “Fixed 30 Yr Second Home” and “Fixed 30 Yr HomeReady” pricing options under the MPF Xtra® product for both Mandatory and Best Efforts Delivery Commitments (DCs).</li> </ul>
<b>MPF Announcement 2023-09</b>	2/15/2023	<p>MPF Xtra Updates to Loan-level Price Adjustments</p> <p>Fannie Mae published Lender Letter LL-2023-01 and Lender Letter LL-2022-05 Updated, which covers the below referenced topics that are applicable to loans originated and serviced under the MPF Xtra product:</p> <ul style="list-style-type: none"> <li>Future changes to the loan-level price adjustments (LLPAs) and redesign of the LLPA matrix. Effective for all loans funded by the MPF Program on or after May 1, 2023.</li> <li>Removal of the requirement for delivery of Special Feature Code (SFC) 873.</li> </ul>
<b>MPF Announcement 2023-10</b>	2/28/2023	<p>MPF Government MBS Pooling Clarifications</p> <p>The investor for the MPF Government MBS Product, Ginnie Mae recently published APM 23-03: Revised Requirements for Re-performing Loans. At this time, the MPF Program will not participate in pooling re-performing loans.</p>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-11</b>	3/2/2023	<p>MPF Xtra – Impact of COVID-19 on Originations</p> <ul style="list-style-type: none"> <li>Fannie Mae issued an update to Lender Letter LL-2021-03, communicating updates to the COVID-19 origination policies previously announced. The policies in the Lender Letter are effective immediately and are effective until Fannie Mae provides further notice, unless otherwise stated.</li> </ul>
<b>MPF Marketing Bulletin 2023-03</b>	3/2/2023	<p>MPF Program – ServicerConnect® Planned Outage</p> <p>PFI and Servicers originating, delivering or servicing:</p> <ul style="list-style-type: none"> <li>MPF Government loans and MPF Government MBS loans must follow relief policies and guidance issued by Ginnie Mae and the applicable Government Agencies.</li> <li>MPF Xtra loans must follow relief policies and guidance issued by Fannie Mae.</li> </ul>
<b>MPF Announcement 2023-12</b>	3/6/2023	<p>MPF Traditional – Impact of COVID-19 on Originations:</p> <p>Updated requirements for Borrowers using self-employment income to qualify and retired all other origination policies.</p>
<b>MPF Announcement 2023-13</b>	3/13/2023	<p>MPF Xtra® Selling Guide Updates</p> <p>Fannie Mae recently published <a href="#">SEL-2023-01</a>, which covers the below referenced topics that are applicable to loans sold under the MPF Xtra product:</p> <ul style="list-style-type: none"> <li>Updates to the cash-out refinance eligibility requirements</li> <li>Updates to support borrowers with nontraditional credit</li> <li>Updates to the FNMA Selling Guide to reflect changes made in LLPAs announced in LL-2023-01</li> <li>Resolution for underwriting ineligible loans via DU clarification</li> </ul>
<b>MPF Announcement 2023-14</b>	3/17/2023	<p>MPF Program Custody Updates</p> <p>MPF Program Custody Updates: PFI and Servicers of the following updates related to Deutsche Bank National Trust Company as the program custodian for MPF Government MBS loans, and Computershare as the program custodian for MPF Traditional and MPF Xtra.</p>
<b>MPF Announcement 2023-15</b>	3/20/2023	<p>eMAQCS®plus SMDU Integration for MPF Xtra®</p> <p>In an effort to ensure loss mitigation for MPF Xtra® mortgage loans are processed in accordance with the Investor’s required time frames and guidelines, the MPF® Program is pleased to announce that Fannie Mae’s Servicing Management Default Underwriter (SMDU) application has been integrated with eMAQCS®plus to help streamline submissions of loss mitigation requests for MPF Xtra loans.</p>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-16</b>	3/22/2023	<p>MPF Xtra: Impact of COVID-19 on Servicing</p> <p>Fannie Mae issued updates to the COVID-19 Servicing Lender Letters, communicating updates to temporary policies previously announced. The policies in <a href="#">Lender Letters LL-2023-03</a> are effective immediately and are effective until Fannie Mae provides further notice, unless otherwise stated.</p> <p>Removed property inspections and preservation policies as they have been superseded by recent updates in the Servicing Guide and Property Preservation Matrix and Reference Guide.</p>
<b>MPF Announcement 2023-17</b>	3/24/2023	<p>MPF Xtra Selling Guide Updates-Private Transfer Fee Covenants</p> <p>To align with industry standards, effective July 1, 2023, updates to the requirements for Private Transfer Fee Covenants during use of Shared Equity Programs have been made.</p>
<b>MPF Announcement 2023-18</b>	3/28/2023	<p>MPF Xtra Servicing Guide Updates: Pursuant to SVC-2023-01, Updates to property inspections and preservation expense reimbursement limits and guidance.</p> <p>Fannie Mae published a Servicing Guide update which covers the below referenced topics that are applicable to loans serviced under the MPF Xtra product (<a href="#">SVC-2023-01</a>):</p> <ul style="list-style-type: none"> <li>• <b>Pre-foreclosure property preservation:</b> Updates to property inspections and preservation expense reimbursement limits and guidance.</li> <li>• <b>Miscellaneous Updates:</b> <ul style="list-style-type: none"> <li>• Clarified reimbursement requirements for electronic filing and recording expenses.</li> <li>• Correction to the Allowable Foreclosure Attorney Fees Exhibit – Louisiana judicial fee corrected from \$2800 to \$2700.</li> </ul> </li> </ul> <p>Guide maintenance: Removed announcements that were published prior to 2018 from the Related Announcements lists.</p>
<b>MPF Announcement 2023-20</b>	3/30/2023	<p>MPF Xtra Selling Guide Updates:</p> <p>Pursuant to SEL-2023-02, introduced Valuation Modernization, updated sweat equity requirements, and use of CPM.</p>

## MPF GUIDE CHANGES AND ANNOUNCEMENTS 2<sup>ND</sup> QUARTER 2023

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-19</b>	4/06/2023	MPF Government MBS Guide Updates: Clarified PFI and Servicer obligations, updated guidance regarding repurchases, processing FHA partial claims, MPF Government MBS Custodian references, and revised property loss event requirements.
<b>MPF Announcement 2023-21</b>	4/07/2023	MPF Program Guide Updates Reporting on Security Incidents or Breaches updating timing requirements.
<b>MPF Announcement 2023-22</b>	4/07/2023	MPF Xtra Selling Guide Updates-Exhibit K-X allonge requirements: Updates to the requirements made to the Initial Certification Checklist (Exhibit K-X) and Xtra Selling Guide regarding allonges.
<b>MPF Announcement 2023-24</b>	4/12/2023	MPF Xtra Selling Guide Updates-LLPAs: MPF Xtra Selling Guide Updates-LLPAs updated and postpones the effective date for the DTI ratio-based LLPAs. <ul style="list-style-type: none"> <li>• <b>Effective Date:</b> The updated LLPAs will be effective for all loans funded by the MPF Program on or after May 2, 2023, with the exception of the DTI ratio LLPA, which will be effective for all loans funded on or after August 2, 2023.</li> </ul>
<b>MPF Announcement 2023-23</b>	4/13/2023	MPF Traditional Selling Guide Updates: MPF Traditional Selling Guide Updates-Cash-out refinance seasoning requirement updates.
<b>MPF Marketing Bulletin 2023-04</b>	4/28/2023	New MPF Program Announcement Format <ul style="list-style-type: none"> <li>• In an effort to minimize the number of MPF Program related communications PFIs and Servicers receive, the MPF Program is implementing a new announcement format.</li> </ul>
<b>MPF Announcement 2023-25</b>	5/02/2023	MPF Traditional Government Loan Modification Update Updated the permissible modified term eligible for re-delivery for FHA mortgage loans. Servicers must meet the requirements of the MPF Traditional Servicing Guide to ensure a repurchased FHA mortgage loans is eligible for re-delivery to the MPF Bank.

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-27</b>	5/02/2023	<p>MPF Xtra – Payment Deferral and Other Updates</p> <ul style="list-style-type: none"> <li>Fannie Mae published Lender Letter LL-2023-04 which covers the below referenced topics that are applicable to mortgage loans serviced under the MPF Xtra product: <ul style="list-style-type: none"> <li>Expanded eligibility criteria for the payment deferral policy.</li> <li>Updated eligibility criteria for the disaster payment deferral to align with the expanded payment deferral policy.</li> <li>Updated eligibility criteria exclusions for payment deferral, disaster payment deferral, COVID-19 payment deferral, and Fannie Mae Flex Modification.</li> <li>Incorporated outreach requirements for mortgage loans near maturity or projected payoff with an outstanding non-interest bearing balance.</li> </ul> </li> </ul>
<b>MPF Announcement 2023-28</b>	5/02/2023	<p>MPF Traditional Quality Right Party Contact (QRPC) Requirements Updates</p> <ul style="list-style-type: none"> <li>Updates and clarifications are being made to MPF Traditional requirements for contacting borrowers, including guidance on QRPC purpose and timing. Changes are effective June 1, 2023, but may be implemented earlier.</li> </ul>
<b>MPF Announcement 2023-29</b>	5/02/2023	<p>MPF Traditional – Release of Documents Reporting Reminder</p> <p>Clarified Servicers reporting requirements when a Collateral File has been released to the Servicer for non-liquidation purposes for more than ninety (90) days.</p>
<b>MPF Announcement 2023-30</b>	5/02/2023	<p>MPF Xtra Servicing Updates</p> <ul style="list-style-type: none"> <li>To Fannie Mae SVC-2023-02, updates to compliance with requirements and laws, website references for Disaster Response Network and Know Your Options, and Borrower-facing documents due to recently announced payment deferral updates.</li> </ul>
<b>MPF Announcement 2023-26</b>	5/03/2023	MPF Traditional: New Requirements for Manually Underwriting Borrowers

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-31</b>	5/04/2023	COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans: Retired initial forbearance requests effective on May 11, 2023 and adjusted loan modification interest rate
<b>MPF Announcement 2023-32</b>	5/14/2023	MPF Xtra <sup>®</sup> Selling Updates Pursuant to Fannie Mae <a href="#">SEL-2023-03</a> <ul style="list-style-type: none"> <li>Underwriting and Reporting Requirements have been updated and made regarding medical collections, OFAC compliance, earned real estate commission, HERA and the Minority and Women Inclusion Rule policy, and clarification to minimum reserve requirements.</li> </ul>
<b>MPF Marketing Bulletin 2023-05</b>	5/22/2023	MPF Program Update: Contact the MPF Service Center for Master Servicer and Custodian Support <ul style="list-style-type: none"> <li>Effective immediately, all PFIs/Servicers must contact the MPF Service Center for servicing and custody support rather than contacting Computershare directly.</li> </ul>
<b>MPF Announcement 2023-33</b>	5/26/2023	MPF Xtra Servicing Released – Removal of Additional Info File <ul style="list-style-type: none"> <li>Effective May 30, 2023, PFIs delivering MPF Xtra Servicing Released mortgage loans uploading data files through the “batch” submission functionality in eMPF<sup>®</sup> will no longer be required to submit the Additional Info file for deliveries.</li> </ul>
<b>MPF Announcement 2023-34</b>	5/31/2023	MPF Xtra Selling Guide Updates-LLPAs <ul style="list-style-type: none"> <li>Pursuant to Fannie Mae, <a href="#">Lender Letter 2023-06</a>, which communicated the future changes to loan- level pricing adjustments (LLPAs). This update rescinds the DTI ratio-based LLPAs that were originally scheduled to be effective for loans funded on or after August 2, 2023.</li> </ul>
<b>MPF Marketing Bulletin 2023-06</b>	6/01/2023	MPF Program renames “Credit Enhancement Fee” to “Credit Enhancement Income” <ul style="list-style-type: none"> <li>Effective immediately, the MPF Program is changing the name of the "Credit Enhancement Fee" to "Credit Enhancement Income", to more accurately reflect the nature of the fee, which is earned income for PFIs.</li> </ul>
<b>MPF Announcement 2023-35</b>	6/13/2023	MPF Government MBS Custodian – Document Shipping Update <ul style="list-style-type: none"> <li>Effective immediately, PFIs delivering documents to the MPF Government MBS Custodian, Deutsche Bank National Trust Company (DBNTC), must include the department name on the shipping label.</li> </ul>



<b>MPF Announcement</b>	<b>Date</b>	<b>Summary</b>
<b>MPF Announcement 2023-36</b>	6/13/2023	<p>MPF Traditional Updates to Accept Alternative Documentation for Tax Return Extensions</p> <ul style="list-style-type: none"> <li>• Updates to the MPF Traditional Selling Guide to permit alternative documentation for IRS Form 4868 as evidence the Borrower has filed an extension for the prior year's tax returns.</li> </ul>
<b>MPF Announcement 2023-37</b>	6/13/2023	<p>MPF Traditional Selling Guide Updates-Clarifications on subordinations and second homes</p> <ul style="list-style-type: none"> <li>• Updates have been made to the Traditional Selling Guide to provide clarity around the requirements for existing subordinate finances and for condos or PUDs as second homes.</li> </ul>
<b>MPF Announcement 2023-38</b>	6/13/2023	<p>MPF Traditional Selling Guide Updates</p> <ul style="list-style-type: none"> <li>• Updates made to the MPF Traditional Guide pertaining to right of first refusal and resale restrictions during possible default.</li> </ul>
<b>MPF Announcement 2023-39</b>	6/13/2023	<p>MPF Traditional Mortgage Insurance Updates</p> <ul style="list-style-type: none"> <li>• Updates have been made to the MPF Traditional Selling Guide to clarify the mortgage insurance requirements for mortgage loans underwritten with automated underwriting system.</li> </ul>
<b>MPF Announcement 2023-40</b>	6/13/2023	<p>MPF Traditional Updates to List of Ineligible Transactions, Products or Attributes</p> <ul style="list-style-type: none"> <li>• Updates have been made to the MPF Traditional Selling Guide regarding the ineligibility of agricultural properties and shared equity transactions.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-41</b>	6/13/2023	<p>MPF Traditional Final Certification Clarification</p> <ul style="list-style-type: none"> <li>• Updates have been made to the MPF Traditional Selling Guide to clarify PFIs responsibilities while a government mortgage loan is pending receipt of the loan guaranty or mortgage insurance certificate from the applicable Government Agency.</li> </ul>
<b>MPF Announcement 2023-42</b>	6/13/2023	<p>MPF Xtra Selling Updates</p> <ul style="list-style-type: none"> <li>• Pursuant to Fannie Mae <a href="#">SEL-2023-04</a>, updates applicable to mortgage sold under the MPF Xtra product, including shared appreciation requirements, eligibility requirements for subordinate liens, and alternative tax filing documentation.</li> </ul>
<b>MPF Announcement 2023-43</b>	6/13/2023	<p>MPF Government MBS Selling Guide Updates</p> <ul style="list-style-type: none"> <li>• Updates to MPF Government MBS Selling Guide including guidance regarding mortgage loans that are modified prior to delivery and requirements for mortgage loans that are re-amortized due principal curtailments</li> </ul>
<b>MPF Announcement 2023-44</b>	6/21/2023	<p>COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans: Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</p>
<b>MPF Announcement 2023-45</b>	6/28/2023	<p>MPF Program Guide Updates-Compliance Requirements: The MPF Program made updates to reporting requirements, repurchase process and Reporting escalations.</p> <ul style="list-style-type: none"> <li>• Updates have been made to the MPF Program Guide regarding the following: <ul style="list-style-type: none"> <li>○ PFIs and Servicers reporting requirements regarding penalties, enforcement actions, or any 6/28/202 other instances of non-compliance related to legal requirements.</li> <li>○ PFIs and Servicers responsibility during the repurchase process for MPF Traditional loans.</li> <li>○ PFIs and Servicers requirements to report escalations of borrowers or regulator complaints regarding fair lending or fair servicing disputes or other such instances of potential fair housing violations or possible discrimination.</li> </ul> </li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-46</b>	6/28/2023	MPF Program Guide Update - Credit Enhancement Income: Updated the MPF Program Guide and MPF Glossary by replacing the references to "Credit Enhancement Fee" with "Credit Enhancement Income".
<b>MPF Announcement 2023-47</b>	6/28/2023	MPF Program Clarification of QM Requirement: The MPF Program Guide is being updated to ensure clarity as to eligibility for certain loans secured by investment properties exempt from the Qualified Mortgage/Ability to Repay requirements that meet the specific MPF product eligibility requirements.
<b>MPF Announcement 2023-48</b>	7/6/2023	Clarified Servicers reporting requirements when a Collateral File has been released to the Servicer for non-liquidation purposes for more than ninety (90) days.
<b>MPF Announcement 2023-49</b>	7/6/2023	<p>Updates and clarifications are being made to MPF Traditional inspection requirements to align more closely to industry standards.</p> <ul style="list-style-type: none"> <li>• Updates and clarifications are being made to MPF Traditional inspection requirements. Some of the changes include: <ul style="list-style-type: none"> <li>○ Instead of being required to inspect properties on or before the sixtieth (60th) day of Delinquency, Servicer will be required to inspect properties on or after the 90th day of delinquency and complete the property inspection no later than the 120th day of delinquency.</li> <li>○ Guidance added as to the type of inspection required based on occupancy</li> <li>○ Servicers may now use Property Inspection Report (Form SG331) or an equivalent form that provides at minimum the same information as Form SG331 to document property inspections.</li> <li>○ Guidance added for inspections of vacant or abandoned properties</li> <li>○ Guidance added related to oversight of property inspection vendors</li> <li>○ Guidance added related to oversight of property inspection vGuidance added related to properties found to be in disrepair</li> </ul> </li> </ul>

<p>MPF Announcement 2023-49</p> <p>7/6/2023</p>	<p>Updates and clarifications are being made to MPF Traditional inspection requirements to align more closely to industry standards.</p> <ul style="list-style-type: none"> <li>• Updates and clarifications are being made to MPF Traditional inspection requirements. Some of the changes include:             <ul style="list-style-type: none"> <li>○ Instead of being required to inspect properties on or before the sixtieth (60th) day of Delinquency, Servicer will be required to inspect properties on or after the 90th day of delinquency and complete the property inspection no later than the 120th day of delinquency.</li> <li>○ Guidance added as to the type of inspection required based on occupancy</li> <li>○ Servicers may now use Property Inspection Report (Form SG331) or an equivalent form that provides at minimum the same information as Form SG331 to document property inspections.</li> <li>○ Guidance added for inspections of vacant or abandoned properties</li> <li>○ Guidance added related to oversight of property inspection vendors</li> <li>○ Guidance added related to properties found to be in disrepair</li> </ul> </li> </ul>
<p>MPF Announcement 2023-50</p> <p>7/6/2023</p>	<p>MPF Xtra Servicing Updates: Pursuant to Fannie Mae SVC-2023-03, updates announced that are applicable to mortgages serviced under the MPF Xtra product, including introducing requirements for servicing mortgage loans subject to resale restrictions.</p>

## MPF GUIDE CHANGES AND ANNOUNCEMENTS 3<sup>RD</sup> QUARTER 2023

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-49 Revised</b>	7/11/2023	MPF Traditional Inspection Requirements Updates –REVISED: The MPF Program has published a revised announcement with a corrected mandatory effective date for the property inspection updates of August 1, 2023.
<b>MPF Announcement 2023-51</b>	7/18/2023	MPF Program Update: Contact the MPF Service Center for Master Servicer and Custodian Support <ul style="list-style-type: none"> <li>Pursuant to MPF Marketing Bulletin 2023-05, the applicable MPF Forms and MPF Exhibits have been updated to reflect the MPF Service Center as the point of contact for assistance.</li> </ul>
<b>MPF Announcement 2023-52</b>	7/21/2023	MPF Xtra Account Remittance Update <ul style="list-style-type: none"> <li>Effective with the closing of the July reporting cycle, there will be an exception to the current process, any MPF Xtra account activity reported on the second business day of the month that includes activity for the prior month’s accounting cycle will be debited from the MPF Xtra P&amp;I Custodial Account on the same day.</li> </ul>
<b>MPF Announcement 2023-53</b>	7/27/2023	MPF Xtra Selling Updates- FNMA SEL-2023-05 <ul style="list-style-type: none"> <li>Updates to manufactured home eligibility, acceptable uses for limited cash-out, refinances and credit report requirements, all applicable to mortgages sold under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-54</b>	7/27/2023	MPF Traditional Selling Update of Limited Review LTV/TLTV <ul style="list-style-type: none"> <li>MPF Traditional Selling Guide updated to reflect an increase in the maximum LTV/TLTV ratios for limited reviews for units attached in established projects located outside of Florida, from 80% to 90%.</li> </ul>
<b>MPF Announcement 2023-55</b>	7/27/2023	MPF Traditional Selling Guide Updates - HO-6 Insurance Requirements <ul style="list-style-type: none"> <li>Updates made to the Traditional Selling and Servicing Guides to align with industry standards regarding requirements during borrower enrollment in any Address Confidentiality Program.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-56</b>	7/27/2023	<p>MPF Traditional Guides Updates - Address Confidentiality Programs</p> <ul style="list-style-type: none"> <li>To align with recent industry updates, The MPF Program is announcing the following updates to the MPF Traditional Selling Guide and Servicing Guide to reflect compliance with applicable statutes in states that offer any Address Confidentiality Program.</li> </ul>
<b>MPF Announcement 2023-57</b>	8/1/2023	<p>COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans</p> <ul style="list-style-type: none"> <li>Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</li> </ul>
<b>MPF Announcement 2023-58</b>	8/14/2023	<p>MPF Program Custodian Required</p> <ul style="list-style-type: none"> <li>PFI and Servicers must use the MPF Program Custodians and will no longer be able to obtain approval from their MPF Bank/MPF Provider to use a third party custodian or act as their own custodian.</li> </ul>
<b>MPF Announcement 2023-59</b>	8/14/2023	<p>MPF Program Guide Updates - Loss of Confidential Information/Security Incident</p> <ul style="list-style-type: none"> <li>Updates made to the Program Guide to provide more clarity around reporting to both the MPF Bank and MPF Provider.</li> </ul>
<b>MPF Announcement 2023-60</b>	8/14/2023	<p>MPF Guide Updates – Credit Enhancement Income</p> <ul style="list-style-type: none"> <li>As previously announced in MPF Marketing Bulletin 2023-06, updated the MPF Guides by replacing references "Credit Enhancement Fee" with "Credit Enhancement Income".</li> </ul>
<b>MPF Announcement 2023-61</b>	8/21/2023	<p>MPF Xtra Selling Updates – FNMA SEL-2023-06</p> <p>Fannie Mae updated eligibility requirements for condo projects, limited cash-out refinance transactions, and incorporated age of loan eligibility requirements, all of which are applicable to mortgages sold under the MPF Xtra product.</p>
<b>MPF Announcement 2023-62</b>	8/21/2023	<p>MPF Traditional Selling – Refinance Eligibility Updates</p> <ul style="list-style-type: none"> <li>Clarified acceptable uses of limited cash-out refinance proceeds, revised borrower eligibility requirements for limited cash-outs, and clarified exceptions to the cash-out refinance seasoning requirements.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-63</b>	8/21/2023	<p>MPF Xtra Selling Updates – FNMA SEL-2023-07</p> <ul style="list-style-type: none"> <li>Introduced Property Data Collector Independence Requirements, and clarified credit report requirements for Borrowers with military addresses, these updates are applicable to mortgages sold under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-64</b>	8/21/2023	<p>MPF Traditional Selling – Land Contract Updates</p> <ul style="list-style-type: none"> <li>Clarified land contract requirements by specifying when the transaction must be considered a purchase transaction and when it must be considered a limited cash-out refinance transaction.</li> </ul>
<b>MPF Announcement 2023-65</b>	8/21/2023	<p>MPF Traditional Selling – Condominium Eligibility Updates</p> <ul style="list-style-type: none"> <li>Clarified project standard requirements concerning delinquent special assessment dues, condominium hotel/motel ineligibility, prelitigation activities, projects in need of critical repairs, and updated the list of ineligible projects</li> </ul>
<b>MPF Marketing Bulletin 2023-07</b>	8/25/2023	<p>MPF Program Updates</p> <p>As the MPF Program continues to explore product enhancements, you may start seeing references to eNotes/eMortgages on eMPF® reports and on forms.</p>
<b>MPF Announcement 2023-66</b>	8/29/2023	<p>MPF Program Update – Supplemental Consumer Information Form</p> <ul style="list-style-type: none"> <li>Clarified required use of Fannie Mae/Freddie Mac Form 1103, Supplement Consumer Information Form (SCIF), incorporated requirements for retaining the form in the mortgage loan file and maintaining any data elements collected.</li> </ul>
<b>MPF Announcement 2023-67</b>	9/6/2023	<p>MPF Government MBS Servicing – Short Sale Clarification</p> <ul style="list-style-type: none"> <li>Clarified short sale approval requirements.</li> </ul>
<b>MPF Announcement 2023-68</b>	9/6/2023	<p>MPF Xtra Servicing – Lender Letter LL-2023-04 Update</p> <ul style="list-style-type: none"> <li>Fannie Mae updated the timing for which the payment deferral, disaster payment deferral, and other related changes will be reflected in the Servicing Guide, from September 2023 to the October 2023 publication.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-69</b>	9/6/2023	<p>MPF Xtra Post Servicing Transfer Obligations</p> <ul style="list-style-type: none"> <li>• Post transfer obligations of Servicers involved in transfers of servicing of MPF Xtra loans are being updated.</li> </ul>
<b>MPF Announcement 2023-70</b>	9/6/2023	<p>COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans</p> <ul style="list-style-type: none"> <li>• Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</li> </ul>
<b>MPF Announcement 2023-71</b>	9/6/2023	<p>MPF Xtra Servicing Updates – FNMA SVC-2023-04</p> <ul style="list-style-type: none"> <li>• Fannie Mae updated requirements related to evaluating release, or partial release requests and reorganized requirements for insured loss events, which are applicable to mortgages serviced under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-72</b>	9/6/2023	<p>MPF Xtra Servicing – Lender Letter LL-2023-07</p> <ul style="list-style-type: none"> <li>• Fannie Mae issued an update to the COVID-19 Payment Deferral and COVID-19 Fannie Mae Flex Modification temporary policies that were previously announced.</li> </ul>
<b>MPF Announcement 2023-73</b>	9/6/2023	<p>MPF Xtra Servicing – Lender Letter LL-2023-03</p> <ul style="list-style-type: none"> <li>• Fannie Mae announced the upcoming retirement of certain COVID-19 related servicing policy flexibilities.</li> </ul>
<b>MPF Marketing Bulletin 2023-08</b>	9/19/2023	<p>MPF Program Fraud Alert: Identity Theft Ring</p> <ul style="list-style-type: none"> <li>• PFIs are alerted of potential and active mortgage fraud scenarios, involving misrepresented borrower profiles in multiple loans in order to abscond with significant sums of money during closing.</li> </ul>



<b>MPF Announcement</b>	<b>Date</b>	<b>Summary</b>
<b>MPF Announcement 2023-74</b>	9/20/2023	<p>MPF Traditional Occupancy Restriction Clarifications</p> <ul style="list-style-type: none"> <li>• MPF Traditional Selling Guide update clarifying occupancy restriction requirements.</li> </ul>
<b>MPF Announcement 2023-75</b>	9/20/2023	<p>MPF Traditional Selling – Principal Curtailments</p> <ul style="list-style-type: none"> <li>• Incorporated guidance regarding permissible principal curtailments prior to mortgage loan delivery.</li> </ul>
<b>MPF Announcement 2023-76</b>	9/20/2023	<p>MPF Xtra Selling – Delivery Commitment Clarifications</p> <ul style="list-style-type: none"> <li>• Clarified delivery commitment guidance to reflect the current process for extending or reducing commitments, pricing adjustments, and acceptable loan term eligible for best efforts and mandatory delivery commitments.</li> </ul>
<b>MPF Announcement 2023-77</b>	9/20/2023	<p>MPF Xtra Selling Updates – FNMA SEL-2023-08</p> <ul style="list-style-type: none"> <li>• Fannie Mae updated personal gifts and gifts of equity requirements, clarified 3D printed homes eligibility and updated trust income policy, and these updates are applicable to mortgages sold under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-78</b>	9/22/2023	<p>MPF Xtra Servicing – Payment Deferral Requests</p> <ul style="list-style-type: none"> <li>• The MPF Program has updated MPF Exhibit AA-X: MPF Xtra Payment Deferral (PD2023) Request – Instructions to reflect the updated eligibility payment deferral criteria published in Fannie Mae Lender Letter LL-2023-04.</li> </ul>

## MPF GUIDE CHANGES AND ANNOUNCEMENTS 4<sup>TH</sup> QUARTER 2023

MPF Announcement	Date	Summary
<b>Marketing Bulletin 2023-09</b>	10/02/2023	MPF New Low Loan Balance Pricing Option for MPF Xtra
<b>MPF Announcement 2023-79</b>	10/05/2023	MPF Program- Electronic Signatures and Notarization Standards MPF Program Guide has been updated to clarify requirements for electronic signatures and notarization standards
<b>MPF Announcement 2023-80</b>	10/05/2023	MPF Program Legal Compliance Update <ul style="list-style-type: none"> <li>MPF Program Guide update clarifying obligation to comply with fair lending and fair servicing related guidance issued by state and federal regulators, in addition to fair lending and equal opportunity laws.</li> </ul>
<b>MPF Announcement 2023-81</b>	10/11/2023	MPF Xtra Servicing Reminders <ul style="list-style-type: none"> <li>MPF Xtra – Servicers are reminded of accounting and reporting responsibilities with regard to curtailment payments, liquidation proceeds, reporting removal transactions, and late reporting fees.</li> </ul>
<b>MPF Announcement 2023-82</b>	10/11/2023	COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans. <ul style="list-style-type: none"> <li>Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-83</b>	10/25/2023	<p>MPF Program – Kansas Court System Breach</p> <ul style="list-style-type: none"> <li>The MPF Program recently learned of a security breach impacting the Kansas Court System and title policies. PFIs are reminded of their obligations of ensuring that all loans delivered meet MPF Program title policy requirements.</li> </ul>
<b>MPF Announcement 2023-84</b>	11/3/2023	<p>MPF Xtra Servicing Updates – FNMA SVC-2023-05</p> <ul style="list-style-type: none"> <li>Fannie Mae updated the Loan Modification Agreement, requirements for law firms retained for default-related services, incorporated updates from LL-2023-04, and added guidance for reapplying principal payments, all of which fall under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-85</b>	11/3/2023	<p>MPF Traditional &amp; MPF Xtra – Request for Release of Documents Reminder</p> <ul style="list-style-type: none"> <li>The MPF Program will be distributing a monthly report notifying PFIs of mortgage loans that have been liquidated but have collateral files that have not been requested for release from the MPF Program Custodian.</li> </ul>
<b>MPF Announcement 2023-86</b>	11/10/2023	<p>COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans</p> <p>Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</p>
<b>MPF Marketing Bulletin 2023-10</b>	11/13/2023	<ul style="list-style-type: none"> <li>New Enhancements Coming to the MPF® Customer Service Portal</li> </ul>
<b>MPF Announcement 2023-87</b>	11/14/2023	<p>The MPF Program’s 2024 Holiday Schedule</p> <p>The MPF Program will observe the 2024 holiday schedule, based in part on the Securities Industry and Financial Markets Association® (SIFMA®) recommended operating calendar for 2024.</p>
<b>MPF Announcement 2023-88</b>	11/17/2023	<p>MPF Traditional - Workout Options Updates</p> <ul style="list-style-type: none"> <li>The MPF Traditional (conventional) workout options are being updated to reflect updated guidance and clarity for certain existing options and adding new options.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-89</b>	11/30/2023	<p>MPF® Traditional – ALTA Forms Update</p> <ul style="list-style-type: none"> <li>The American Land Title Association (ALTA) released 2021 revisions to their loan policy forms. The MPF Traditional Selling Guide was updated to reflect the use of these updated forms.</li> </ul>
<b>MPF Announcement 2023-90</b>	11/30/2023	<p>MPF Traditional – Personal Gifts Policy Update</p> <ul style="list-style-type: none"> <li>Updated personal gifts policy to include requirements when the gift donor is the seller of the property and when the source of the gift is an estate or trust.</li> </ul>
<b>MPF Announcement 2023-91</b>	11/30/2023	<p>MPF Traditional – Trust Income Eligibility</p> <ul style="list-style-type: none"> <li>Updated the policy for using income earned from a trust towards qualifying.</li> </ul>
<b>MPF Announcement 2023-92</b>	11/30/2023	<p>MPF Traditional Updates to List of Ineligible Transactions, Product or Attributes</p> <ul style="list-style-type: none"> <li>Updated list of Ineligible Transactions, Products, or Attributes and clarified MPF Program Requirements that supersede Fannie Mae/DU and Freddie Mac/Loan Product Advisor requirements.</li> </ul>
<b>MPF Announcement 2023-93</b>	11/30/2023	<p>MPF Xtra® Lender Letter LL-2023-08</p> <ul style="list-style-type: none"> <li>Fannie Mae announced temporary representation and warranty enforcement relief for mortgage loans impacted by a COVID-19 forbearance. MPF Xtra mortgage loans previously or currently in a COVID-19 forbearance may be eligible for relief.</li> </ul>
<b>MPF Announcement 2023-94</b>	11/30/2023	<p>MPF Xtra Selling Updates – FNMA SEL-2023-09</p> <ul style="list-style-type: none"> <li>Fannie Mae updated their selling guide with impacts to the following topics rental income, self-employed borrowers, manufactured housing appraisals, and property data collection requirements, sold under the MPF Xtra product.</li> </ul>

MPF Announcement	Date	Summary
<b>MPF Announcement 2023-95</b>	11/30/2023	<p>MPF Xtra Updates to Eligible Transactions, Products or Attributes</p> <ul style="list-style-type: none"> <li>Updated the Selling Guide to permit Single-Width Manufactured Homes, MH Advantage mortgage loans, and mortgage loans secured by properties in Guam, Puerto Rico, and the U.S. Virgin Islands.</li> </ul>
<b>MPF Announcement 2023-96</b>	11/30/2023	<p>MPF Xtra Selling Updates – FNMA SEL – 2023-10</p> <ul style="list-style-type: none"> <li>Fannie Mae updated their selling guide with impacts to employment offers or contracts policy and shared appreciation requirements, these updates are applicable to mortgages sold under the MPF Xtra product.</li> </ul>
<b>MPF Announcement 2023-97</b>	12/15/2023	<p>MPF Origination and Underwriting Policy Updates</p> <ul style="list-style-type: none"> <li>The MPF Program announces the following Origination and Underwriting Policy Updates: • 2024 Conventional Loan Limits • 2024 High-Balance Mortgage Loan Limits</li> </ul>
<b>MPF Marketing Bulletin 2023-11</b>	12/18/2023	<p>Domain Whitelisting Needed – Enhancing Your Email Experience</p> <ul style="list-style-type: none"> <li>The MPF Program will be upgrading our corporate communications email system.</li> </ul>
<b>MPF Announcement 2023-98</b>	12/18/2023	<p>The MPF Program’s 2024 Investor Reporting Calendars</p> <ul style="list-style-type: none"> <li>The MPF Program’s 2024 Investor Reporting Calendars</li> </ul>
<b>MPF Announcement 2023-99</b>	12/19/2023	<p>MPF Program Announces Kick-Off of Annual Eligibility Certification and Forms OG1 and OG2</p> <ul style="list-style-type: none"> <li>MPF Program Announces Kick-Off of Annual Eligibility Certification and Forms OG1 and OG2</li> </ul>
<b>MPF Announcement 2023-100</b>	12/21/2023	<p>COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans</p> <ul style="list-style-type: none"> <li>Updated COVID-19 Related Servicing Guidance for MPF Traditional (Conventional) Loans by adjusting the loan modification interest rate.</li> </ul>
<b>MPF Announcement 2023-101</b>	12/21/2023	<p>MPF Xtra Servicing – Lender Letter LL-2023-07 (UPDATE)</p> <ul style="list-style-type: none"> <li>Fannie Mae issued an update to the COVID-19 Payment Deferral and COVID-19 Fannie Mae Flex Modification clarifying reporting requirements that were previously announced.</li> </ul>

<b>MPF Announcement</b>	<b>Date</b>	<b>Summary</b>
<b>MPF Announcement 2023-102</b>	12/21/2023	<p>MPF Xtra Servicing Updates – FNMA SVC-2023-05 (Revised)</p> <ul style="list-style-type: none"> <li>Fannie Mae published updates to the Loan Modification Agreement (Form 3179) that was previously published on October 11, 2023.</li> </ul>
<b>MPF Announcement 2023-103</b>	12/21/2023	<p>MPF Xtra – Request for Reimbursement Reminder</p> <ul style="list-style-type: none"> <li>Servicers are reminded of the process and requirements for requesting reimbursements for expenses advanced related to a payment deferral and Flex Modification.</li> </ul>