

MPF Announcement:

2025-46

Date:

June 4, 2025

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[®]

Effective Date:

Immediately (*unless otherwise noted*)

MPF Traditional Selling – Prorated Real Estate Tax Credits

The MPF Traditional Selling Guide has been updated clarifying that a prorated real estate tax credit may be considered in determining the amount of funds required from the Borrower at closing only when an escrow account has been established and includes the portion of taxes owed by the property seller for the period of time they owned the property. In these cases, the prorated real estate tax credit from the seller may offset all or a portion of the funds needed for the escrow account.

Effective Date: PFIs may take advantage of this policy clarification immediately.

For additional information, see MPF Traditional Selling Guide 2.6.1 Purchase Transactions.

For questions or assistance, please contact the MPF Service Center by using one of the following options:

- [MPF Customer Service Portal](#)
- Email: MPF-Help@fhlbc.com
- Phone: (877) 345-2673

Reference

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

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

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