

MPF® Traditional Product Investor Reporting



FHLBank
Chicago

About this Content

The content provided in this presentation is based on the current information in the MPF® Traditional Servicing Guide. The information is valid as of the date of this training. This presentation should not be used in place of the MPF Traditional Servicing Guide. The MPF Guides are the governing documents and control in the event of discrepancies between the information in this presentation and the MPF Guides. The official version of the MPF Guides are available at www.fhlbmpf.com and via AllRegs®.

"MPF", "eMAQCS" and "eMPF" are registered trademarks and the "MPF Mortgage Partnership Finance" logo is a trademark of the Federal Home Loan Bank of Chicago.

Servicing Reminder

All Servicers of Mortgage Partnership Finance Program loans should ensure they are servicing the loans in compliance with all federal, state and local laws, ordinances, rules, regulations and orders, and any applicable decree, injunction, judgment, order, formal interpretation, guidance, or ruling issued by a court or governmental entity whether performed as an agent, principal, independent contractor or vendor.

The official versions of all MPF Guides are available at fhlbmpf.com or via AllRegs®.

"MPF", "MPF Xtra", "eMPF", and eMAQCS are registered trademarks and the "MPF Mortgage Partnership Finance" logo is a trademark of the Federal Home Loan Bank of Chicago.

Agenda

- **Remittance Types and the Reporting Cycle**
- **Monthly Reports**
- **Delinquent Loan and Bankruptcy Status Reporting**
- **Payoffs, Partial Payments and Curtailments**
- **The Turnaround Report Process**
- **Exception Clearing Reports**
- **Notifications**
- **Putting the Pieces Together**



Remittance Types and the Reporting Cycles



Remittance Types – At a Glance

	Actual/Actual	Actual/Actual Single Remittance	Scheduled/Scheduled
Remittance Features	<p>Funds are remitted anytime P&I payments, liquidations, and curtailments received (minus the servicing fee) exceeds \$2,500 within the P&I account.</p> <p>On the first business day of each month, funds within the P&I account must be remitted.</p>	<p>All P&I payments, liquidations, and curtailments received (minus the servicing fee) are remitted by the 18th of the following month.</p> <p>If the 18th falls on a weekend or holiday, funds must be remitted by the prior business day.</p>	<p>All P&I payments due, plus liquidations and curtailments received (minus the servicing fee) are remitted by the 18th of the following month.</p> <p>All scheduled P&I payments due are required to be remitted monthly, even if a borrower fails to make their payment.</p> <p>If the 18th falls on a weekend or holiday, funds must be remitted by the prior business day.</p>

The Reporting Cycle

- **The activity cycle**

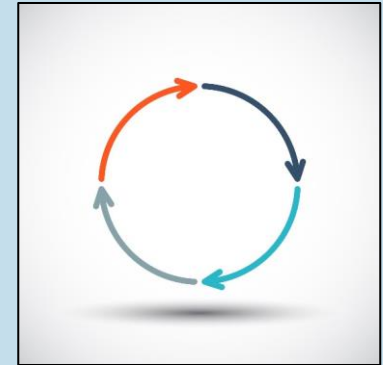
- ✓ Based on a calendar month.

- **Accounting cut-off**

- ✓ Last calendar day of each activity month.

- **Investor reporting calendars are found in the MPF Guides.**

- ✓ The MPF Traditional reporting calendar is found as **Exhibit A** under the **Exhibits** section of the MPF Guides.



Reporting Due Dates

Need help keeping track of reporting due dates?

- *MPF Traditional Product Investor Reporting Calendar* (Exhibit A)

✓ Located under the *Exhibits* section of the MPF Guides:

<https://www.fhlbmpf.com/mpf-guides/guides>

The screenshot shows the MPF Mortgage Partnership Finance website. The top navigation bar includes links for 'Subscribe', 'MPF Guides', 'AllRegs Guides', and 'eMPF Login'. Below this is a secondary navigation bar with tabs for 'Products', 'FHLBanks', 'Guides', 'Resources', 'Education', and 'About Us'. A search bar is located on the right. The 'Resources' tab is highlighted with a red box. Below the navigation bar, the 'Exhibits' section is visible, listing 'Exhibit A: Anti-Predatory Lending Category' and 'Exhibit A: 2022 MPF Traditional Product Investor Reporting Calendar'. The calendar itself is displayed in two parts: February and March. For February, the due dates are: 7 MPF Reports Due 5th Business Day, 9 Initial TAR Due, 11 ECR TAR Due, 16 Final TAR Due, 18 Remittance Day, and 21 Presidents Day. For March, the due dates are: 7 MPF Reports Due 5th Business Day, 9 Initial TAR Due, 11 ECR Due, 16 Final TAR Due, and 18 Remittance Day. The website also features a large orange banner for the 'Investor Reporting Calendar' and a section for downloading reminders. A red box highlights the 'Download Instructions' button.

FEBRUARY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Monthly Reports



Investor Reporting Timelines

Due date for monthly reports

MPF Traditional Product Monthly Reports

Monthly reports are due to Computershare no later than 5:00 p.m. ET on the **5th** business day of each month.

What reports are due?

Monthly Reports

- ***Mortgage Loan Transaction Journal (Exhibits C or D Loan Level Reports)***
 - Reports activity on a loan level basis.
 - Must be submitted monthly.
 - Uploaded to Computershare's **ServicerConnect** portal.
- **Form SG300 - Monthly Summary Report and Certification**
 - Reconciles and summarizes loan count and principal balances with the trial balance of loans.
 - Must be submitted monthly.
 - Uploaded to Computershare's **ServicerConnect** portal.
- **Exhibit B - The Delinquent Mortgage and Bankruptcy Status Report**
 - Submitted for loans that are 30+ days delinquent and for loans impacted by a borrower bankruptcy.
 - Submitted only when there are delinquent loans or bankruptcies to report.
 - Uploaded to the **eMAQCS®plus** delinquency management system.

Loan Level Activity Reporting

Loan level reporting refers to the reporting activity on individual loans

- The **Mortgage Loan Transaction Journal** is available in two different formats:
 - ✓ ASCII File Format (**Exhibit C**)*
 - ✓ Excel File (**Exhibit D**)*
- Critical fields include:
 - ✓ Principal amount
 - ✓ Interest amount
 - ✓ Note rate
 - ✓ Servicing fee amount
 - ✓ Next due date
 - ✓ Ending actual balance
 - ✓ Next payment due date (required even if the loan is liquidated)
 - ✓ Curtailment amount/curtailment date
 - ✓ Liquidation amount/liquidation date
 - ✓ Action Code

***Exhibits C and D** are found in the **Exhibits** section of the MPF Guides

Loan Level Activity File Layouts

This example shows the first page of the **ASCII Text File Layout** (Exhibit C).

Instructions are provided for proper completion.

Electronic Transmission - ASCII Text File Layout (Exhibit C)							mpf Mortgage Partnership Finance
Data Field Elements Required for Submission by File							
Data Field #	Field Name	Position	Field Length	Field Format Example	Field Type	Comments	Mandatory or Optional
1	Unit Code	001-002	2	"spaces"	alpha numeric	Leave blank	
2	MPF Loan Number	003-012	10	0123456789	alpha numeric	Loan number assigned by MPF Program <i>Note: Loan Number should be right justified and filled with preceding zeros.</i>	Mandatory
3	Borrower Name	013-032	20	John Smith	alpha numeric	The primary Borrower's first and last name.	Mandatory
4	P&I Constant	033-043	11	00000062430 <i>Indicates a P & I constant amount of \$624.30</i>	numeric implied (2) decimal	The contractual Principal and Interest Payment amount stated in the Note	Mandatory
5	Note Rate	044-049	6	068750 <i>Indicates a Note Rate of 06.8750</i>	numeric implied (4) decimal	The interest rate on a Mortgage Loan required by the terms of the Note.	Mandatory
6	Service Fee	050-055	6	002500 <i>Indicates a service fee of 00.2500</i>	numeric implied (4) decimal	A fee retained by the Servicer from the interest collected for a Mortgage Loan, as compensation for Servicing such loan.	Mandatory
7	Ending Actual Unpaid Principal Balance	056-066	11	00006602556 <i>Indicates an ending actual unpaid Principal Balance amount of \$66,025.56</i>	numeric implied (2) decimal	Ending actual unpaid Principal Balance on a Mortgage Loan as of the investor cut-off date	Mandatory

"Mortgage Partnership Finance", "MPF", "eMPF", "MPF Xtra" and "eMAQCS" are registered trademarks of the Federal Home Loan Bank of Chicago. The "MPF Mortgage Partnership Finance" logo is a trademark of the Federal Home Loan Bank of Chicago.

Revision Date 10/18/17
Exhibit C
Page 2 of 7

Loan Level Activity File Layouts

As an alternative to the ASCII file, an Excel data file may be used to report loan level activity.

Exhibit D provides this format.

Electronic Transmission – Excel Data File Format (Exhibit D)

Excel Columns

A	B	C	D	E	F	G	H	I	J	K	L	M
MPF Loan #	Servicer Ln No.	Borrower Name (optional)	P&I	Note Rate	SF Rate	Inv Rate	End Bal	Date Due	Prin	Gross Int	Svc Fee	Net Int

N	O	P	Q	R	S	T	U	V	W	X	Y	Z
Curtail 1	Curtail 1 Pmt Dt	Curtail 2	Curtail 2 Pmt Dt	Curtail 3	Curtail 3 Pmt Dt	Action Code	Liqu Date	Liqu Prin	Liqu Int	Liqu SF	Curt Int (SS Only)	End Sched Bal (SS Only)

AA	AB	AC	AD
T&I Bal (Govt MBS Only)	P&I Bal (Govt MBS Only)	Other Bal (Govt MBS Only)	Removal Reason (Govt MBS Only)

Mortgage Partnership Finance, *MPF*, *eMPF*, *MPF Xtra* and *eMAQCS* are registered trademarks of the Federal Home Loan Bank of Chicago. The *MPF Mortgage Partnership Finance* logo is a trademark of the Federal Home Loan Bank of Chicago.

Revision Date 10/27/17

Exhibit D

Page 2 of 2



Form SG300

Monthly Summary and Remittance Report

- Reconciles and summarizes loan count and principal balances with the trial balance of loans.
- Form SG300 form is found in the *Glossary, Exhibits and Forms* section of the MPF Guides.
- **Due on the 5th business day of each month.**

Monthly Summary and Remittance Report (Form SG300) **mpf** Mortgage Partnership Finance

PFS Number: Servicer Name:
 Printed Name of Employee Completing Form: Title:
 Email: Phone Number:
 Date Submitted:

Choose one of each category per form:

<input type="checkbox"/> All Payable <input type="checkbox"/> All Due <input type="checkbox"/> All Accrued Int	<input type="checkbox"/> Prepaid <input type="checkbox"/> Prepaid Cash <input type="checkbox"/> Prepaid Interest	<input type="checkbox"/> Pre <input type="checkbox"/> Post
--	--	---

List any supporting documents and/or any missing documents and provide an explanation for any missing documents:

Portfolio Summary

Time Period Covered:

Field	Value
Beginning Loan Count	
Loans Added	
Loans Removed	
Ending Loan Count	
Adjusted Beginning Principal Balance	
Adjusted Ending Principal Balance	
Scheduled Beginning Principal Balance	
Scheduled Ending Principal Balance	
Monthly Principal	
Commitments	
Liquidations	
Other Principal	
Interest Bkt on Commitments Max 3/25 total	
Total Principal	\$5.00
Monthly Interest	
Servicer Fees	
Other Interest	
Total Interest	\$5.00
Total Principal and Interest	\$5.00
Total Realized Gains (all-in Form SG302)	
Total Realized Losses (all-in Form SG302)	
Total Realized Annual Pct	\$5.00

Naming Monthly Reporting Files

It is critical to use the proper naming convention when uploading monthly reports

- **Naming convention for loan level activity files:**

- ✓ Computershare provides Servicers with a unique file name which begins with the letter 'C' followed by a series of digits. Use that file name provided to your organization (**example: c123456**).

- **Naming convention for Form SG300:**

- ✓ **PFI#_SG300_MMYYYY** (example: 1111_SG300_102023)
- ✓ The date should reflect the month and year of the upload.

- **Exhibit B** does not require a specific file name. Remember, **Exhibit B** is uploaded into eMAQCS®plus, not ServicerConnect.

Delinquent Loan and Bankruptcy Reporting



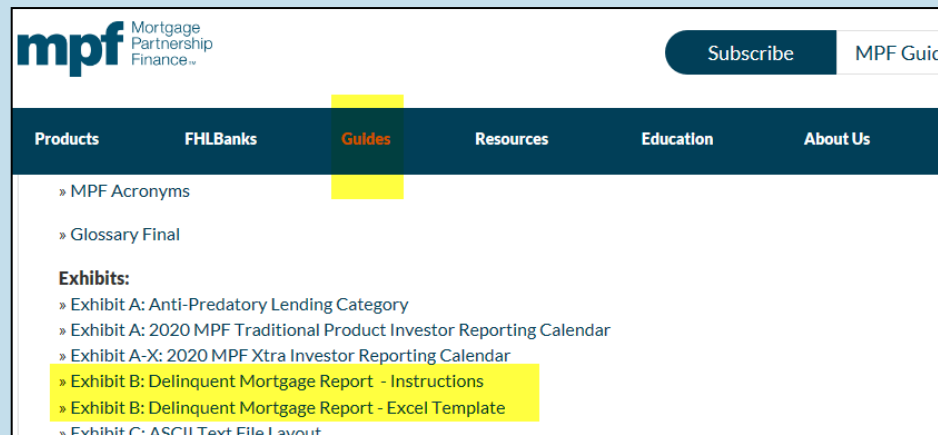
Monthly Reporting: Delinquencies and Bankruptcies

- By the fifth (5th) business day of each month, Servicers must also report any delinquent loans (30+ late) and loans impacted by a known bankruptcy on the Delinquent Mortgage & Bankruptcy Status Report (Exhibit B).
- All **Exhibit B** files must be uploaded into the **eMAQCSplus** default management system.
- Credential requests for eMAQCSplus are submitted via the MPF Website, fhlbmpf.com

e**MAQCS**plus

Exhibit B

- The required Exhibit B template (Excel format) with instructions is located in the *Glossary, Exhibits and Forms* section of the MPF Guide.



↓

	A	B	C	D	E	F	G	H	I	J
1	ACTION_CODE	SERVICER_LOAN_NBR	LOAN_NBR	CLIENT_NBR	SERV_INVESTOR_NBR	BORROWER_FIRST_NAME	BORROWER_LAST_NAME	PROP_ADDRESS	PROP_STATE	PROP
2										

Exhibit B

- **The proper completion of Exhibit B is required to ensure a successful upload.**
 - Use the Exhibit B template that is available in the MPF Guide.
 - Do not omit data from required fields.
 - Do not enter invalid data into a column that requires a date.
 - ✓ All date fields should show an actual date, not N/A or NA, etc. If no date to report and field is not required, leave blank.
 - Make sure the **MPF Loan Number** is correct.
 - **Exhibit B** must continue to be submitted monthly for each delinquent loan even if there has been no change to the delinquency status code.
 - The Servicer must report the one **delinquency reason code** that most accurately describes the circumstance that appears to be the primary contributing cause for the delinquency.

Payoffs, Partial Payments, and Curtailments



Liquidation / Payoff Calculations

- Interest on liquidations is calculated using the 360/365 method.
- Interest for the full month is calculated using 30 days (360-day year).
- Interest owed for a partial month is counted from the first day of the month through the day prior to payoff. The day of payoff is not included in the per diem amount.

Backdated payments are not permitted.



Partial Payments

- Partial payments **are not to be applied** to the borrower's mortgage until enough additional funds are received to make a full monthly payment. (PITI)
- Partial payment funds held by the Servicer should be deposited to the T&I custodial account or an unapplied funds account until the full monthly payment is received.



Curtailments

Curtailments are additional funds applied to pay down the principal balance of a loan

- Loans must be current before applying curtailment funds.
 - ✓ If loan is delinquent, or a payment is due, funds are first applied to the bring the loan current and/or make the payment.
- The interest portion of the next installment due is calculated on the unpaid balance (UPB) of the loan, **after** the application of the curtailment.
- For reporting purposes, the curtailment date always reverts back to the monthly payment due date it follows.
- Curtailments do not delay the next payment due date or reduce the next monthly payment.
- Curtailments of more than 10% of the principal balance may be considered for a recast, allowing for a lower monthly P&I payment versus a shorter loan term.
 - ✓ Recast documentation must be forwarded to MPFLoanAccounting@fhlbc.com for **review** and **approval**.
 - ✓ Computershare cannot make payment updates until notified of the approval.

Curtailment Scenario

Katie made her monthly payment on September 1st and a \$200 curtailment on September 15th. On September 28th she made her October payment along with another \$200 curtailment. Which of the following are the correct way/ways to report the curtailment dates?

- a. Date the September 15 curtailment September 1
- b. Date the September 15 curtailment September 15
- c. Date the September 28 curtailment October 1
- d. Date the September 28 curtailment September 1



The Turnaround Report Process



Reporting Process

What is Computershare's Role?

- Loan transaction processing, review of monthly reports.
- Initial and Final Turnaround Report (TAR) delivery and preparation.
- Exception Clearing Report (ECR) processing.
 - ✓ ECRs are submitted only to correct errors made by the Investor.



The Turnaround Report Process

Computershare reviews the monthly reports to determine if there are any discrepancies between the Servicer's and the Investor's data.

- Results of this review are provided on an **Initial Turnaround Report (iTAR)**.
- **Exception Clearing Reports (ECRs)** note any corrections that the Servicer feels the Investor must make to their data.
- A Final Turnaround Report (fTAR) is provided by Computershare to summarize final monthly activity.

Type of Report	Due or Received
Initial Turnaround Report (iTAR) provided by Computershare	Computershare will provide within two business days of receiving monthly reports
Exception Clearing Report (ECR) due to Computershare(when applicable)	If required, ECRs are due by Noon ET by the date noted on the MPF Traditional Investor Reporting Calendar (Exhibit A).
Final TAR provided by Computershare	Computershare provides a Final TAR by 5 p.m. ET as of the date noted on the MPF Traditional Investor Reporting Calendar (Exhibit A).

iTAR Layout

Computershare

SERVICER TURNAROUND - INITIAL REPORT

Servicer Number -

Cycle Date - 12/01/2016

Run Date 12/09/2016 6:05PM

	Nbr Of Months	Loan Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal	BorrNext Due Date	Paid In Full Date	Act Code
MPF Program																
Investor	2		599.55	6.0000	0.25	173.11	408.67	0.00	0.00	0.00	0.00	85,459.54	85,114.14	11/01/16		0
Servicer			599.55	6.0000	0.25	173.27	408.51	0.00	0.00	0.00	0.00	85,427.60	85,081.87	11/01/16		
Difference			0.00	0.0000	0.00	-0.16	0.16	0.00	0.00	0.00	0.00	31.94	32.27			
Investor	2		725.04	3.3750	0.25	299.66	393.87	0.00	0.00	0.00	0.00	151,540.57	150,945.59	11/01/16		0
Servicer			725.04	3.3750	0.25	298.84	394.63	0.00	0.00	0.00	0.00	151,837.50	151,240.66	11/01/16		
Difference			0.00	0.0000	0.00	0.82	-0.76	0.00	0.00	0.00	0.00	-296.93	-295.07			
Investor	1		1,523.22	3.2500	0.25	652.48	803.76	-1,000.00	-2.71	0.00	0.00	322,504.48	321,854.71	12/01/16		0
Servicer			1,523.22	3.2500	0.25	652.48	803.76	-1,000.00	0.00	0.00	0.00	322,507.19	321,857.43	12/01/16		
Difference			0.00	0.0000	0.00	0.00	0.00	0.00	-2.71	0.00	0.00	-2.71	-2.72			
Total Loan Differences			3			0.66	-0.60	0.00	-2.71	0.00	0.00	-267.70	-265.52			
Summary Report																
		Loan Cnt				Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal			
MPF Program																
Investor		1,437				1,030,602.92	965,052.91	99,033.47	143.98	0.19	2,013,438.59	288,809,213.98	287,198,652.32			
Servicer		1,437				1,030,602.26	965,053.43	99,033.47	0.00	0.00	2,026,168.68	288,809,481.68	287,198,917.84			
Total Differences						0.66	-0.52	0.00	143.98	0.19	-12,730.09	-267.70	-265.52			

How many months has this item been on the report?

Does the Investor information match the Servicer information?
If not, where's the difference?

Initial Turnaround Reports

Servicer Turnaround Initial Report															
Cycle Date 11/01/2004															
11111	XYZ Credit Union														
	# of	Loan	P&I	Note	ServFee	Prin	Interest		CurtInt	PrinAdj	Liq	ActEnd	SchEnd	BorrNext	Paid in
	Mo.	Ilbr	Amt	Rate	Rate	Amt	Amt	Amt	Amt	Amt	Amt	Bal	Bal	DueDate	FullDate
Investor	2	0000666666	1,069.53	7.5000	0.2500	445.15	603.57	.00	0.00	0.00	.00	99,455.25	0.00	11/01/2004	
Servicer		6666	1,069.53	7.5000	0.0000	445.15	624.38	.00	0.00	0.00	.00	99,455.25	0.00	11/01/2004	
Difference						0.00	-20.81	0.00	0.00	0.00	0.00	0.00	0.00		
Investor	1	0000444444	656.48	5.3750	0.2500	0.00	180.24	.00		0.00	75,507.84	0.00	0.00	10/18/2004	60
Servicer		4444	656.48	5.3750	0.2500	0.00	190.84	0.00		0.00	75,507.84	0.00	0.00	11/01/2004	10/18/2004 60
Difference						0.00	-10.60	0.00		0.00	0.00	0.00	0.00		
Investor	1	0000777777	646.50	6.2500	0.2500	99.62	525.00	.00		0.00	.00	104,900.38	0.00	12/01/2004	
Servicer		7777	646.50	6.2500	0.2500	0.00	0.00	0.00		0.00	.00	105,000.00	0.00	12/01/2004	
Difference						99.62	525.00	0.00		0.00	0.00	-99.62	0.00		

1. The Servicer did not net the servicing fee out from the interest.
2. When the loan was paid off, an extra day of interest appears to have been collected.
3. The 1st payment due date may have been reported incorrectly the Investor was expecting a payment and the Servicer didn't report one.

Reporting Errors

Common Reporting Errors

- Incorrect investor (MPF) loan number
- Incorrect borrower next due date reported
- Incorrect curtailment date (should be the payment date the curtailment follows, not the transaction date).
- Failure to report an Action Code and date on liquidated loans.
- Failure to report a next payment due date on liquidated loans.
- Reporting interim interest or interest collected from the borrower at closing (these funds are not due MPF).
- If a modification is processed and the MPF Provider is not notified, the Servicer and the Master Servicer's P&I constant will differ and will be noted on the TAR.

Exceptions

Many exceptions are created at the time the loan is initially placed on the system.

- iTARs will show differences between:
 - P&I constant
 - Note rate
 - Ending principal balance
 - Next due date
- How to avoid these exceptions:
 - Have an audit process in place to verify that loan data entered into your servicing system is accurate.
 - At the time a loan is boarded, ensure that the balance and payment due date matches what was reported at the time the loan was sold into the program.

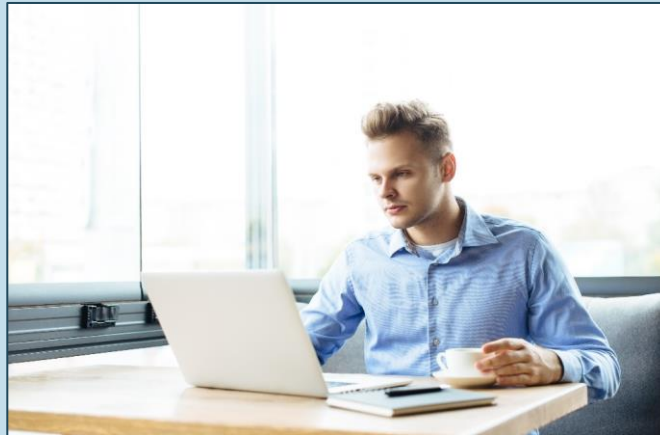
Exception Clearing Reports



Exception Clearing Reports (ECR)

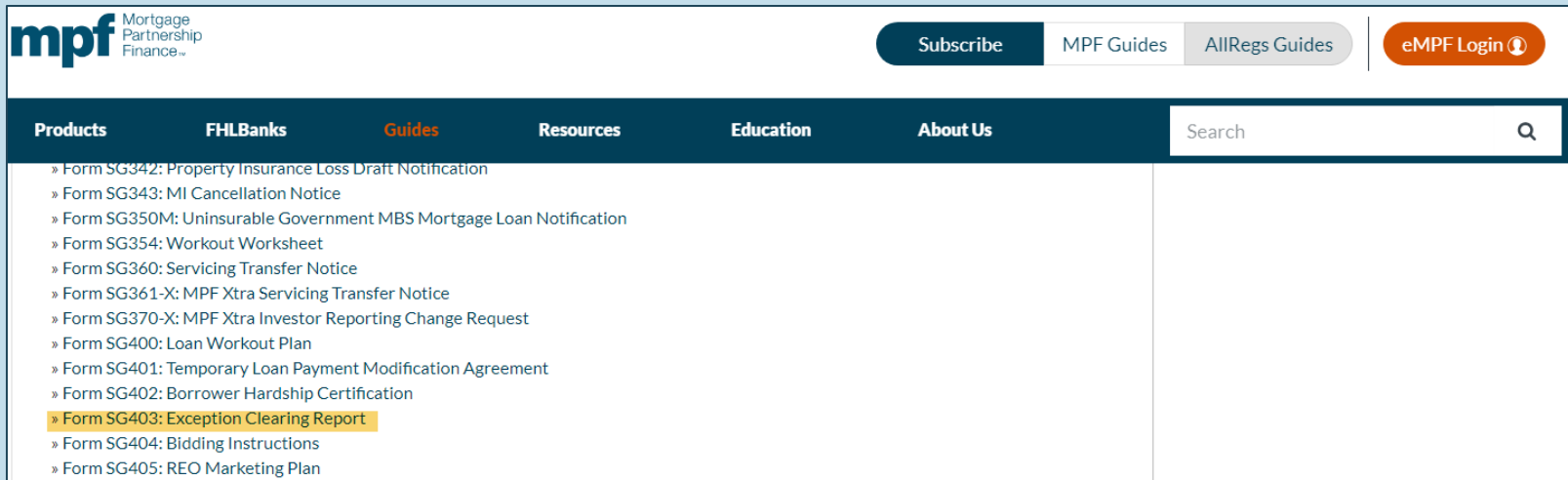
The Servicer is responsible for completing the ECR whenever a correction needs to be made on the Investor's system.

Corrections that Servicers are responsible for making do not require the completion/submission an ECR.



The Exception Clearing Report

The ECR (Form SG403) is found under the *Forms and Exhibits* section of the MPF Guides: <https://www.fhlbmpf.com/mpf-guides/guides>



The screenshot shows the MPF Mortgage Partnership Finance website. The top navigation bar includes the MPF logo, a 'Subscribe' button, 'MPF Guides', 'AllRegs Guides', and an 'eMPF Login' button. Below this is a dark blue navigation bar with links for 'Products', 'FHLBanks', 'Guides' (highlighted), 'Resources', 'Education', and 'About Us'. A search bar is located on the right side of this bar. The main content area displays a list of forms under the 'Guides' section. The list includes:

- » Form SG342: Property Insurance Loss Draft Notification
- » Form SG343: MI Cancellation Notice
- » Form SG350M: Uninsurable Government MBS Mortgage Loan Notification
- » Form SG354: Workout Worksheet
- » Form SG360: Servicing Transfer Notice
- » Form SG361-X: MPF Xtra Servicing Transfer Notice
- » Form SG370-X: MPF Xtra Investor Reporting Change Request
- » Form SG400: Loan Workout Plan
- » Form SG401: Temporary Loan Payment Modification Agreement
- » Form SG402: Borrower Hardship Certification
- » Form SG403: Exception Clearing Report**
- » Form SG404: Bidding Instructions
- » Form SG405: REO Marketing Plan

The Exception Clearing Report

PFI Number: Servicer Name:

Printed Name of Employee Completing Form:

Title: Email:

Phone Number: Date Submitted:

Choose on of each categories per form:

Remittance Type:

☒ Actual/Actual

☐ Actual/Actual Single

☐ Scheduled/Scheduled

Product

☒ MPF Traditional

☐ MPF Xtra

☐ MPF Government MBS

*IF NO MPF EXCEPTIONS: FC

MPF Loan Number	Exception Type	Exception Date	Explanation of Difference	Next Due Date / Liquidation Date	Actual Ending Balance	Scheduled Ending Balance

Number of Months	Supporting Documentation Required (i.e. Loan Amortization Schedule Tab)	Curtailment Amount 1	Curtailment Date 1	Curtailment Amount 2	Curtailment Date 2	Curtailment Amount 3	Curtailment Date 3	Date Entered

Features of the ECR

Dropdown options for easy selection

MPF/Servicer	Exception Type
	<div> <div></div> <div> Payment Error Curtailment Error Payoff Error Missing Loan Amortization Schedule </div> </div>

An amortization schedule template

EXAMPLES													
Scheduled/Scheduled													
Loan Number	Payment Date	Begin Sched Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Sched Bal	Ending Act Bal
123456	5/1/2018	\$ 84,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00	\$ 0.58	\$ 83,741.22	\$ 83,741.22
123456	6/1/2018	\$ 83,741.22	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60			\$ 83,137.62	\$ 83,137.62
Actual/Actual													
Loan Number	Payment Date	Begin Act Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Act Bal	
123456	5/1/2018	\$ 84,543.07	0.03500	0.00250	\$ 847.85	\$ 246.58	\$17.61	\$ 228.97	\$ 601.27	\$ 200.00		\$ 83,741.80	
123456	6/1/2018	\$ 83,741.80	0.03500	0.00250	\$ 847.85	\$ 244.25	\$17.45	\$ 226.80	\$ 603.60	\$ -		\$ 83,138.20	
123456	7/1/2018	\$ 83,138.20	0.03500	0.00250	\$ 847.85	\$ 242.49	\$17.32	\$ 225.17	\$ 605.36	\$ -		\$ 82,532.84	
PFI Loan History													
Loan Number	Payment Date	Begin Sched Bal	Int Rate	SF Rate	Payment	Gross Int	Service Fee	Net Int	Principal	Curtailment Amt	Curt Int	Ending Sched Bal	Ending Act Bal

<	>	Instructions	Exception Request Form	Amortization Schedule	Examples	+
---	---	--------------	------------------------	-----------------------	----------	---

Uploading ECRs

Like loan level activity files, ECRs require a specific naming convention

- **Naming convention for ECRs**

- ✓ ECR_File Name_MMYYYY

- ✓ **An ECR does not have to be submitted if there are no Computershare exceptions to correct.**

Example: ECR_c123456_MMYYYY

Computershare provides Servicers a file name which begins with the letter 'C' followed by a series of digits.

c123456 shown above is an example only.

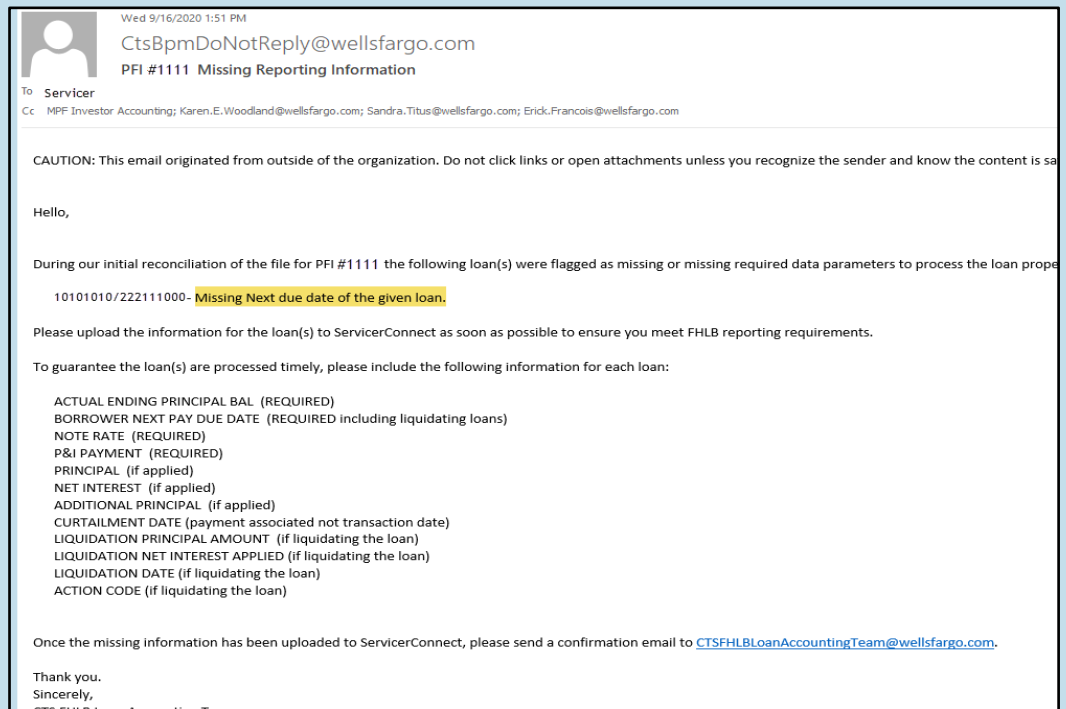
Notifications



Notifications - Missing Information

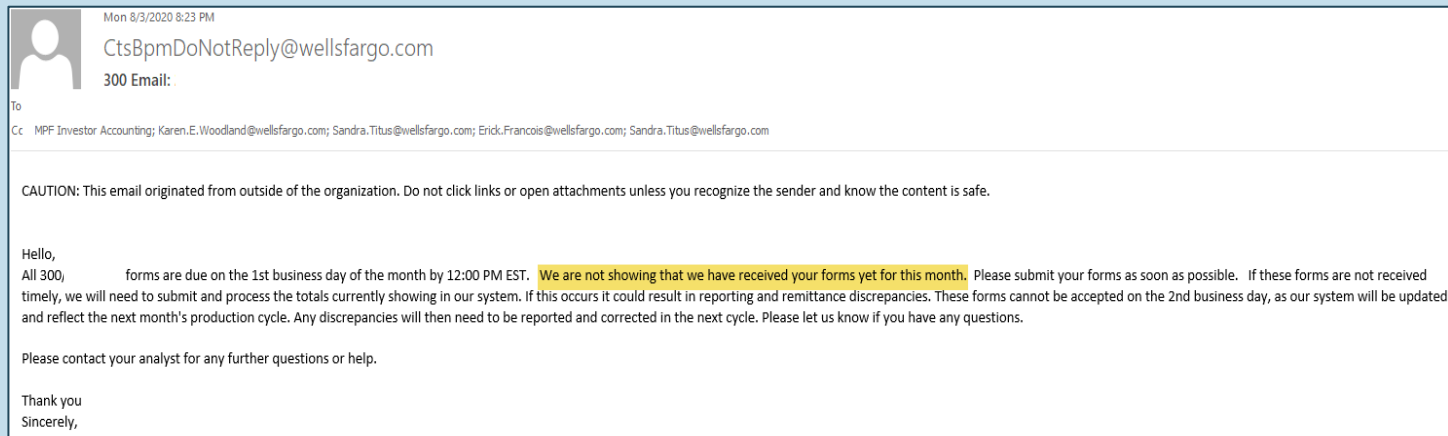
Notifications are sent to Servicers when a loan that was expected to be reported is missing or, when a reported loan is missing crucial data.

This example points out a loan that is missing a next payment due date.



Notifications – Reports Not Received

- **Loan Level Activity files and Form SG300 are due by the fifth business day of each month (by 5:00 PM ET).**
- **When not received on time, this notification will be sent.***




Putting the Pieces Together



Final TAR vs. Form SG300

The Final TAR should be reconciled with Form SG300

 SERVICER TURNAROUND - FINAL REPORT Servicer Number - 0000 Cycle Date - 09/01/2018														Run Date 09/13/2018 4:52PM	
Nbr Of Months	Loan Nbr	P&I	Note Rate	Serv Fee Rate	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal	BorrNext Due Date	Paid In Full Date	Act Code
Fake Bank															
MPF Program															
Difference 0.00 0.0000 0.00															
Total Loan Differences															
Summary Report															
Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal							
0000 Fake Bank MPF Program															
Investor	3	742.92	764.80	0.00	0.00	0.00	0.00	137,979.20	0.00						
Servicer	3	742.92	764.81	0.00	0.00	0.00	0.00	137,979.20	0.00						
Total Differences		0.00	-0.01	0.00	0.00	0.00	0.00	0.00	0.00						
Remittance Summary: Ending Loan Count: 3 Total Principal: 742.92 Total Net Interest: 764.80 Cash Adjustment: 0.00 Net Realized Loss/- Gain: 0.00 Non Supp Comp Int: 0.00 Prepayment Penalty Amount: 0.00 Int Adj- Non Adv Amount: 0.00 Remittance 1,507.72															

Confidential Page 1 of 1

Form SG300 Example

Monthly Summary and Remittance Report (Form SG300)		
FFI/Service Information		
FFI Number: 0000	Servicer Name: Fake Bank	
Product Information		
Choose one of each category per form:		
MPF Product:	<input checked="" type="checkbox"/> MPF Traditional	<input type="checkbox"/> MPF Xtra <input type="checkbox"/> MPF Government MBS
Remittance Type:	<input checked="" type="checkbox"/> Actual/Actual	<input type="checkbox"/> Actual/Actual Single <input type="checkbox"/> Scheduled/Scheduled
Portfolio and Remittance Summary		
Time Period Covered: August 2018		
	Loan Count	Principal
Beginning Unpaid Principal Balance	3	138,722.12
Loans Added	+	+
Loans Removed	-	-
Principal Collections		- 742.92
Principal Curtailments		-
Principal Adjustments		+/-
Total Count and Ending Unpaid Principal Balance	3	137,979.20
Total Count and Scheduled Principal Balance (for scheduled/scheduled only)		

"Mortgage Partnership Finance", "MPF", "MPF Xtra" and "MAQCS" are registered trademarks of the Federal Home Loan Bank of Chicago. The "MPF Mortgage Partnership Finance" logo is a trademark of the Federal Home Loan Bank of Chicago.

Revision Date 10/27/17
Form SG300
Page 4 of 3

Monthly Summary and Remittance Report (Form SG300)	
For actual/actual and actual/actual single remittance types, enter the actual amount collected (file/tape). For the scheduled/scheduled remittance type, enter the scheduled amount due.	
1. Monthly Principal	+742.92
2. Curtailments	+
3. Liquidations	+
4. Principal Adjustments (attach explanation)	+/-
5. Total Principal (lines 1+2+3+4)	= 742.92
6. Monthly Interest	+ 793.70
7. Interest Adjustments on Curtailments (for scheduled/scheduled only)	+
8. Servicing Fees	-28.89
9. Other Interest (attach explanation)	+
10. Total Interest (line 6+7+8+9)	= 764.81
11. Total Principal and Interest (lines 5+10)	+
12. Total Realized Gains (attach Form SG332)	+ 1,507.73
13. Total Realized Losses (attach Form SG332)	-
14. Total Monthly Remittance Amount (lines 11+12-13)	= 1,507.73
Attachments/Supporting Documentation	
Are supporting documents attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	
List any supporting documents and/or any missing documents and provide an explanation for any missing documents:	
Employee Information	
By submitting this form, I certify that the information contained herein is true and accurate.	
Printed Name of Employee Completing Form: Jennifer Doe	
Title: Servicing Manager	Email:
Phone Number:	Date Submitted:

"Mortgage Partnership Finance", "MPF", "MPF Xtra" and "MAQCS" are registered trademarks of the Federal Home Loan Bank of Chicago. The "MPF Mortgage Partnership Finance" logo is a trademark of the Federal Home Loan Bank of Chicago.

Revision Date 10/27/17
Form SG300
Page 5 of 3

Let's see how Form SG300 can be compared with the Final TAR...

Final TAR vs SG300

Summary Report									
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal
0000	Fake Bank		MPF Program						
Investor	3	742.92	764.80	0.00	0.00	0.00	0.00	137,979.20	0.00
Servicer	3	742.92	764.81	0.00	0.00	0.00	0.00	137,979.20	0.00
Total Differences		0.00	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
Remittance Summary:									
Ending Loan Count:	3								
Total Principal:	742.92								
Total Net Interest:	764.80								
Cash Adjustment:	0.00								
Net Realized Loss/- Gain:	0.00								
Non Supp Comp Int:	0.00								
Prepayment Penalty Amount:	0.00								
Int Adj- Non Adv Amount:	0.00								
Remittance	1,507.72								

Portfolio and Remittance Summary		
Time Period Covered: August 2018		
	Loan Count	Principal
Beginning Unpaid Principal Balance	3	138,722.12
Loans Added	+	+
Loans Removed	-	-
Principal Collections		742.82
Principal Curtailments		-
Principal Adjustments		+/-
Total Count and Ending Unpaid Principal Balance	3	137,979.20
Total Count and Scheduled Principal Balance (for scheduled/scheduled only)		

1.	Monthly Principal	+742.92
2.	Curtailments	+
3.	Liquidations	+
4.	Principal Adjustments (attach explanation)	+/-
5.	Total Principal (lines 1+2+3+4)	= 742.92
6.	Monthly Interest	+793.70
7.	Interest Adjustments on Curtailments (for scheduled/scheduled only)	+
8.	Servicing Fees	-28.89
9.	Other Interest (attach explanation)	+
10.	Total Interest (line 6+7+8+9)	= 764.81
11.	Total Principal and Interest (lines 5+10)	+
12.	Total Realized Gains (attach Form SG332)	+1,507.73
13.	Total Realized Losses (attach Form SG332)	-
14.	Total Monthly Remittance Amount (lines 11+12-13)	= 1,507.73

Late Monthly Reports

- Each occurrence of a late or incomplete monthly accounting and investor reporting report(s) or electronic transmission will be subject to a late reporting fee.
 - ✓ A report is considered late if it is incomplete or not filed by the investor reporting calendar due date.
- A written notice of noncompliance will be sent for all instances of late reporting.
- Late fees will be assessed using an escalating scale that is based on the number of late and/or incomplete reports or transmissions in the most recent consecutive 12-month period.
- Late default reporting is assessed using an escalating scale that is based on the number of late and/or incomplete reports or transmissions in the most recent consecutive 12-month period.

MPF Program Information

MPF Investor Reporting

MPFInvestorAccounting@fhlbc.com

MPF Service Center

MPF Customer Service Portal

Phone - 877-345-2673

Email - MPF-Help@fhlbc.com

Hours - 8:30 AM to 4:30 PM CT

MPF Program Information

Servicing Training Team email: MPFServicingTraining@fhlbc.com

De Roberts

droberts@fhlbc.com

312-565-5289

ServicerConnect Contacts

Technical Support

- Email: ctslink.customerservice@computershare.com

ServicerConnect Support

- Email: servicerconnect@computershare.com
- For loan level issues contact your Computershare Analyst

Thank you!

Questions?



FHLBank
Chicago