

# MPF® Program Default Reporting Overview

October 2024

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# Why is Default Reporting Important?

This presentation will provide a high-level overview of the MPF default reporting process and tips for preventing some of the most common reporting errors

## The financial health of your organization's assets is crucial

Delinquency reporting provides the MPF Program with valuable insight on how loans are being paid and performing



# How to Report Delinquent Loans and Loans with Bankruptcies

Monthly  
delinquency  
reporting is done via  
eMAQCS®plus



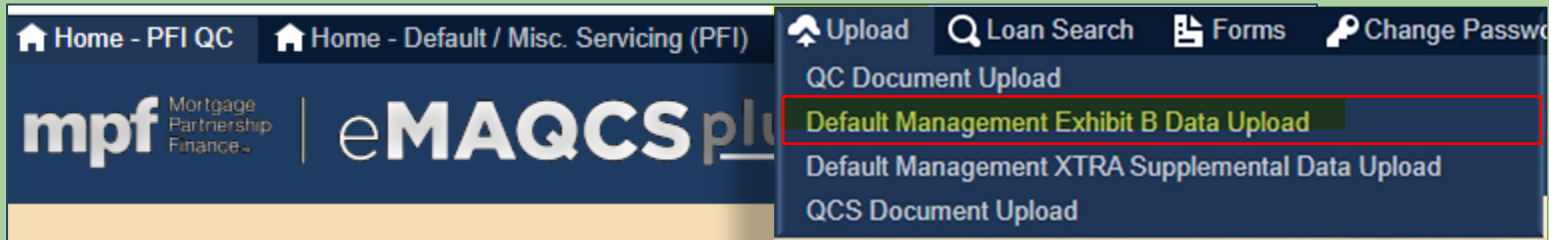
<https://emaqcs.covius.com/>

*Monthly delinquency reports are not sent to Computershare*

All loans that are more than 30 days delinquent and loans with known bankruptcies must be reported monthly

- The *Delinquent Mortgage and Bankruptcy Report* (Exhibit B) must be uploaded via eMAQCSplus
- **Exhibit B** reports the status of each delinquent loan or loan involved in a bankruptcy
- An Exhibit B Excel template is available on the MPF Program website (*Guides* page)
- **Exhibit B** is not required if there are no delinquent loans or loans with bankruptcies to report





- Exhibit B files are uploaded to eMAQCSplus
- Follow the upload process
- Successful file uploads are noted

This screenshot shows the 'Default Management - Data Upload' page. At the top, a system message states: 'Access to eMAQCS Plus will be effective May 1, 2020. All MPF Exhibit B files must be uploaded to eMAQCS Plus in the format layout r'. The page title is 'Default Management - Data Upload'. Below this is a section titled 'Upload Data File' with the instruction 'Select a data file to import. Supported File Types: Microsoft Excel (.xls and .xlsx)'. It says 'You are uploading to Cycle starting on:'. There are two dropdown menus: 'Select File Template' (set to 'DM - Exhibit B Excel Import') and 'Data File' (empty). Below these is an 'Upload' button. At the bottom, there are two progress bars, both at '100 % Completed'. The first bar is labeled 'Validation Progress' and the second is 'Import Progress'. Below the 'Import Progress' bar, it says '4 Rows Imported.' and 'File upload completed.' with an 'OK' button. A large blue arrow points to the progress bars.

## Default Management - Data Upload

### Upload Data File


Select a data file to import. Supported File Types: Microsoft Excel (.xls and .xlsx)

You are uploading to Cycle starting on:

Select File Template : DM - Exhibit B Excel Import ▼ \*

Data File :  Select \*

Upload

Validation Progress   
100 % Completed

File validation failed.

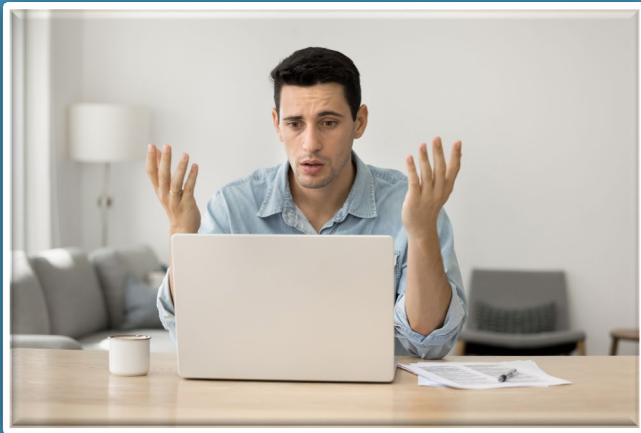
OK

### VALIDATION ERRORS

Error Type	Excel Column/Cell	Column/Field Name	Value	Acceptable Values
Data list validation failed	AO79	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	W80	LOSS_MIT_TYPE	MOD	Approved Assumption, Deed
Data list validation failed	AO80	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	AO81	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	AO82	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	AO83	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	AO85	OCCUPANT_CODE	Occupied	Primary Residence, Second H
Data list validation failed	AO86	OCCUPANT_CODE	Occupied	Primary Residence, Second H

- Watch for failed uploads

# What are some of the most common issues that will cause an Exhibit B file upload to fail?



- The incorrect MPF loan number was reported in the **LOAN\_NBR** field
  - This is the number assigned by the MPF Program, not the servicer loan number
- Required fields are left blank
- Invalid information entered in a field requiring a date
  - All date fields should show an actual date, not N/A or NA, etc. If there is no date to report and the field is not required, leave blank
- Dates must be entered as **MM/DD/YYYY**
  - Omit leading zeros for the MM/DD (Excel doesn't like zeros!)
- If you receive the message **Data List Validation Failed**, this means you entered an invalid response
  - Refer to the Exhibit B Instructions for a list of valid responses



# Need more information about eMAQCSplus?

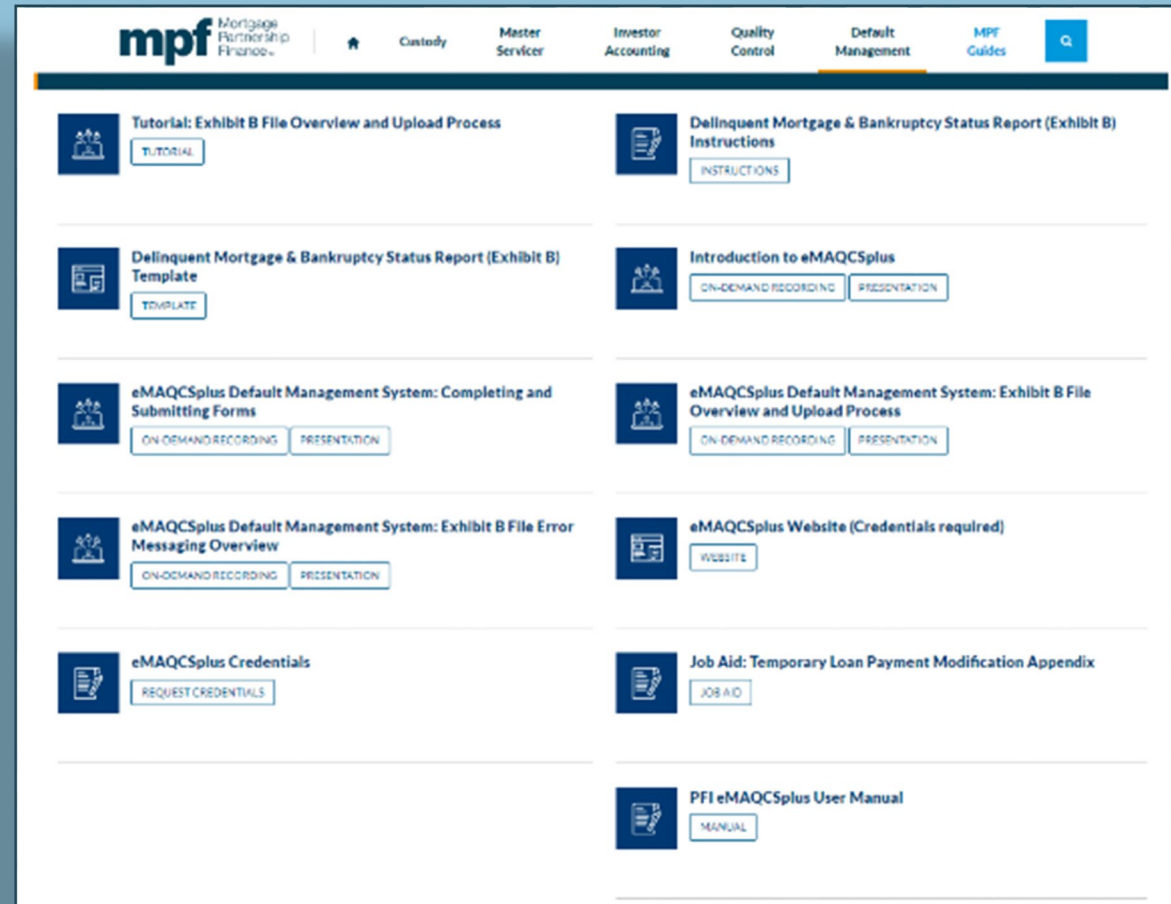
Select **Welcome Center +** located under **Resources** tab on the MPF Program website homepage

Drop down to **Default Management**



# Need more information about eMAQCSplus?

At the bottom of the page, you will find resources including tutorials



## **MPF Traditional Loans**

**Due by the 5<sup>th</sup> business  
day of each month**

**No later than  
5:00 PM ET**

## **MPF Xtra<sup>®</sup> Loans**

**Due by the 2<sup>nd</sup> business  
day of each month**

**No later than  
Noon ET**

## **MPF Government MBS Loans**

**Due on the 1<sup>st</sup> business  
day of each month**

**No later than  
5:00 PM ET**

## **When is the monthly Exhibit B file due?**

Loans from multiple products  
can be reported on one Exhibit B  
file, but the earliest product  
reporting due date/time applies

# The Default Management MPF Xtra Supplemental Data File

- Fannie Mae has additional data requirements for loans with certain delinquency statuses
- The additional data helps to determine if default servicing guidelines and timelines are being met

Specific *Action Codes* reported on Exhibit B will result in an additional data request

- 0 (No Action)
- 12 (Relief Provision)
- 20 (Loss Mitigation)

The automated email notifications are sent out around the 19<sup>th</sup> of each month

The *Default Management MPF Supplemental Data File* template and instructions will be emailed to all eMAQCSplus users set up to receive notifications

The Supplemental Data file must be uploaded to eMAQCSplus within **5 business days** of receiving the email request

1. None of the delinquency status information has changed

Yes. Resubmit the same delinquency status information as the prior cycle

2. The delinquency status has changed

Yes. Report the loan with new delinquency status information

3. The loan has been reinstated and you have reported a current last paid installment date to Computershare

No

4. The loan has been liquidated

No

**A loan was reported delinquent in the prior reporting cycle**

*Yes, or No? Do you need to report this loan in the next cycle?*



## Did you Know?



### The Exhibit B file template has a Comments field

- Use this field if you need to provide more details for loans that need additional attention or have special circumstances
- This keeps the MPF Default Team informed of things/events that don't quite fit into the pre-set fields

# Exhibit B Codes

# Know Your Exhibit B Codes

## Action Codes

Action codes help determine what actions have (or haven't) happened

Action Code	When to Use It
<b>0 = No Action</b>	<ul style="list-style-type: none"><li>• Delinquent loan but no action taken</li></ul>
<b>12 = Relief Provision</b>	<ul style="list-style-type: none"><li>• Temporary loan modifications</li><li>• Permanent loan modifications</li></ul>
<b>15 = Bankruptcy</b>	<ul style="list-style-type: none"><li>• Active bankruptcy</li></ul>
<b>20 = Loss Mitigation</b>	<ul style="list-style-type: none"><li>• Formal forbearance plans</li><li>• Repayment plans</li><li>• Short sales</li><li>• Deed-in lieu of foreclosures</li></ul>
<b>30 = Refer to Foreclosure</b>	<ul style="list-style-type: none"><li>• Referred to foreclosure</li></ul>
<b>70 = REO</b>	<ul style="list-style-type: none"><li>• Conventional claims</li></ul>
<b>71 = Third Party Sale</b>	<ul style="list-style-type: none"><li>• Sold to a third party at the foreclosure sale</li></ul>
<b>72 = REO with Government Claim</b>	<ul style="list-style-type: none"><li>• REO with government claim</li></ul>

## Know Your Exhibit B Codes

### Delinquency Status Codes

What does a Status  
Code tell us?



Delinquency Status Codes provide us with  
more detail about the status of any  
loss mitigation efforts

Delinquency Status Codes are categorized into  
six different Priority Levels

- Only report one status code per month
- Codes may change from month to month
- When multiple status codes apply, use the most appropriate code from the **highest priority level**

## Match the Descriptor to its Priority Level

Priority  
Level 1

Approved Workout  
Option Codes

Priority  
Level 2

Complete Borrower  
Response Package

Priority  
Level 3

Bankruptcy Codes

Priority  
Level 4

Foreclosure Related  
Codes

Priority  
Level 5

Collection Related Codes

Priority  
Level 6

“Other” Codes



## Code Q & A



**In September, Marla reported a Status Code of H5 (Workout Package Completed- Level 2). Can she report that same Status Code in October?**

*No. This code may only be reported in the month the complete BRP or Workout Worksheet is received*

**What if an approved workout option was established in the same month the BRP or Workout Worksheet was received?**

**What should Marla report?**

*She should report the appropriate approved workout option code (Level 1)*

# Know Your Exhibit B Codes

## Reason Codes



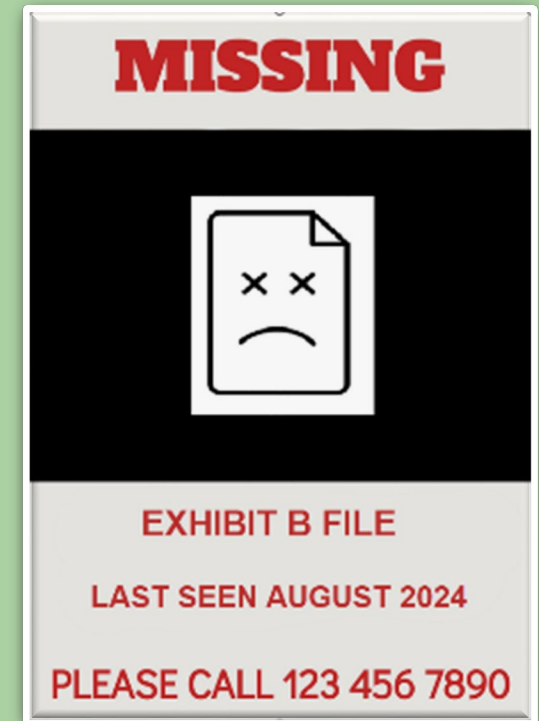
**Delinquency Reason Codes help to describe the primary contributing factor for the delinquency**

- While multiple reasons can exist, select the one code that is the leading cause for the delinquency

# Common Reporting Issues

- Not reporting at all
- Not capturing all delinquent MPF loans
- Missing loans that were paid outside of the reporting window (for example, loans paid on the 1<sup>st</sup> day of the following month)

## Missing Items



## Exhibit B Codes

Many Exhibit B files are submitted with codes that in combination don't make sense



**Action Code** + **Status Code** + **Reason Code**  
should relate to one another when applicable

A **Delinquency Status Code** of **AW** (Borrower Contact/Quality Right Party Contact) provided with a **Reason Code** of **031** (Unable to contact borrower)



## The codes provided don't match the true status of the loan

### Delinquency Status Code of 42 (Delinquent, No Action)

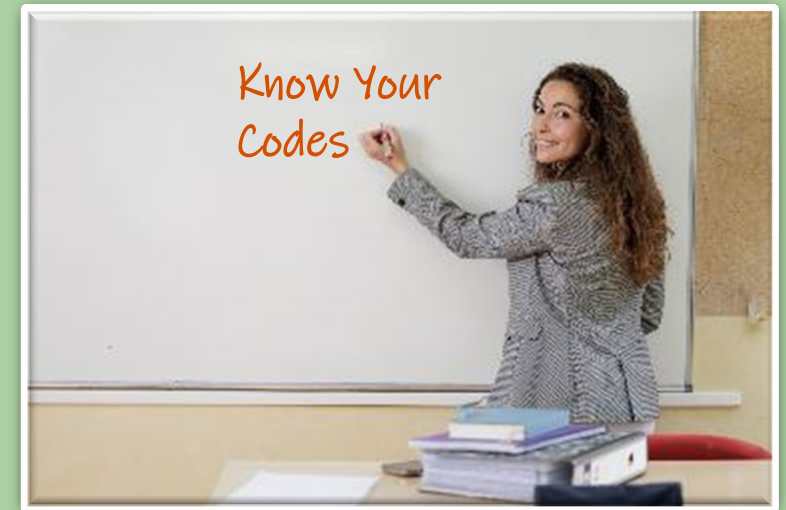
Status Code 42 is being used as a catch-all despite action being taken (i.e., a breach letter was sent at 75 days or there has been contact with the borrower)

### Foreclosures that have been initiated are not being reported as a Status Code of 43

We see an Action Code of 30 (Refer to Foreclosure) but the Status Code hasn't been changed to reflect that foreclosure has been initiated

## Exhibit B Codes

## Use the Correct Codes



## Use the Correct Codes

### Q & A

Paul has established contact with a borrower but a specific solution to their delinquency has not yet been established

**What Delinquency Status Code is appropriate in this case?**

**AW** = Borrower Contact/Quality Right Party Contact

**Can Paul continue reporting a Status Code of AW?**

**No**

If contact is established, a proposed solution should be identified/reported by the next reporting cycle



# Summary

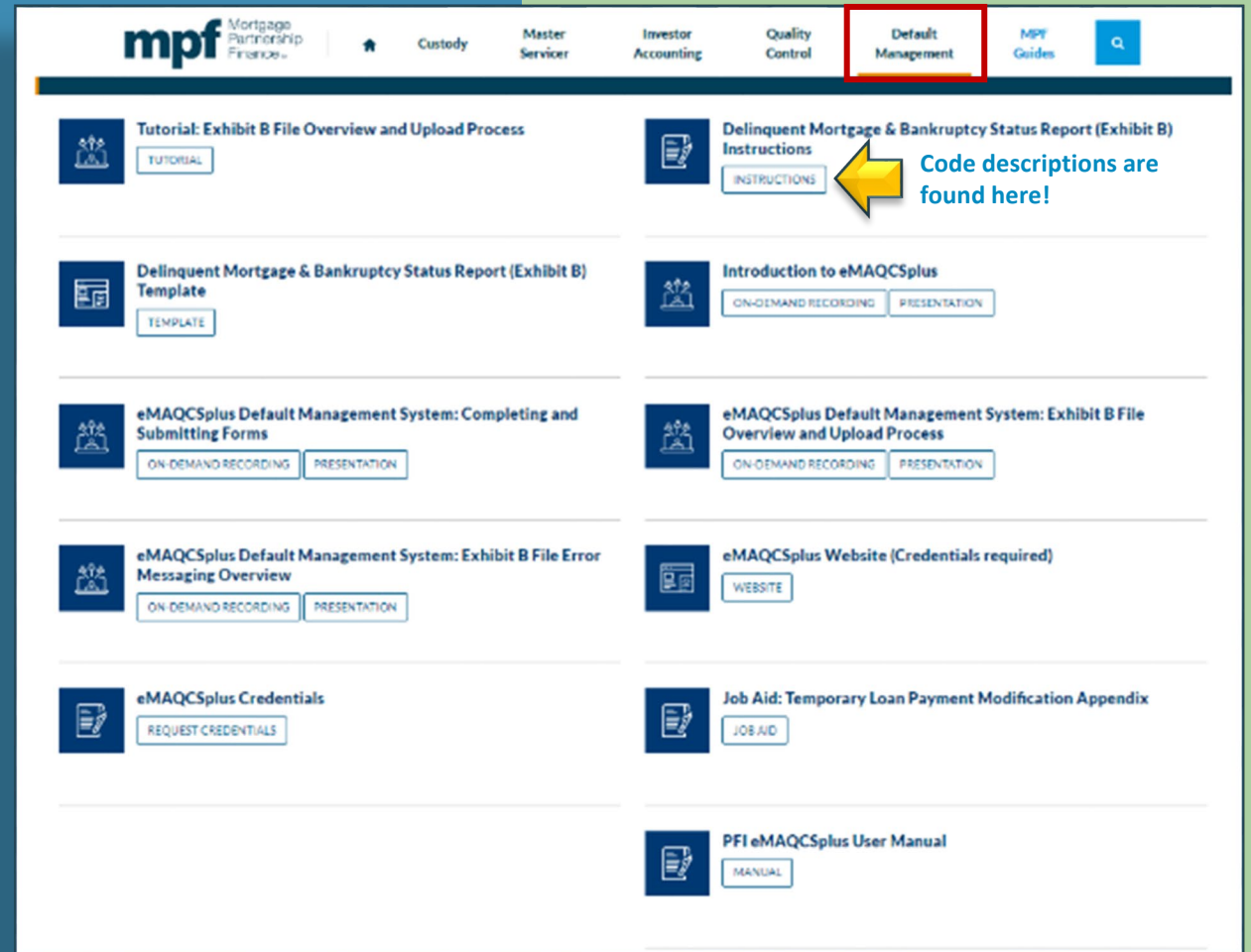
## Exhibit B files are essential to keeping investors (MPF Program, Fannie Mae, etc.) informed of all loss mitigation efforts

- Loans that are 30+ days delinquent and loans with known bankruptcies must be reported monthly on an **Exhibit B** file(s) until the issue is resolved accordingly
- Always check your **Exhibit B** files to make sure the information is current, and codes are accurate
- Know your codes!
- If a supplemental information file is requested for MPF Xtra product loans, it must be submitted within 5 business days



# Default Reporting Resources

- You can find helpful default reporting resources in the **MPF Welcome Center** on the MPF Program website
- Select **Default Management**
- Scroll to the bottom of the page for a list of options



# MPF Contacts and Resources

## MPF Service Center

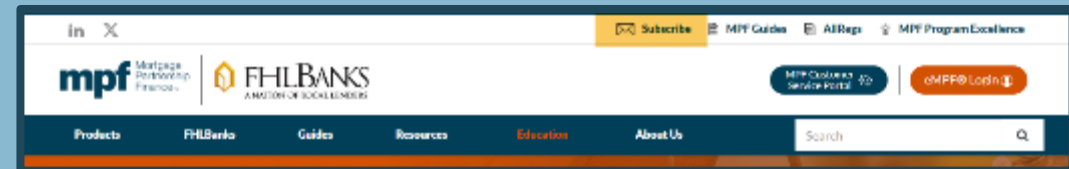
Email - [MPF-Help@FHLBC.com](mailto:MPF-Help@FHLBC.com)

Hours - 8:30 am to 4:30 pm CST

Phone: (877) 345-2673 (Option 3)

Keep up with MPF Program guideline updates  
by subscribing to MPF Announcements:

[www.fhlbmpf.com](http://www.fhlbmpf.com)





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