

**MPF® Traditional and MPF Xtra® Products  
Released Servicing Transition to Newrez, LLC**

**May 22, 2024**



# About this Content

The content in this presentation is based on current information in the MPF® Traditional and MPF Xtra® Newrez Servicing Transfer Manuals. The information in this presentation should not be used in their place. The MPF Traditional and MPF Xtra Guides and their respective Newrez Servicing Transfer Manuals are the governing documents and control in the event of discrepancies. The official version of all MPF Program are available on the MPF Program website ([www.fhlbmpf.com](http://www.fhlbmpf.com)) and via AllRegs®.

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# Change Overview

## Specialized Loan Servicing (SLS) was rebranded to Newrez on May 1

- All existing SLS servicing released activity and new purchases will move to the Newrez platform beginning on **June 1**
- Borrowers with loans currently serviced by SLS are being notified of this change

- **Beginning on June 1, all new MCs will be in Newrez's name**
- **All existing SLS Master Commitments (MCs) will be updated to reflect Newrez (no action on your part)**

# Your Responsibilities Before June 1

## Update your *Notice of Servicing Transfer* Letter (Goodbye Letter)

- Replace all references to SLS with **Newrez, LLC**
- Update the addresses for correspondence and payments
- Update the customer service telephone numbers
- Refer to the **Notice of Servicing Transfer** (Exhibit 4) in the applicable (MPF® Traditional or MPF Xtra® Product) Newrez Servicing Transfer Manual

### Exhibit 4 Notice of Servicing Transfer

DATE

Name 1, Name 2

Mailing Address City, State, and Zip

Re: PFI Loan #: xxxxxx-x

Property Address: Property address, City, State and Zip

Dear Customer:

The servicing of your mortgage loan, that is, the right to collect payments from you, is being assigned, sold, or transferred from (Current Servicer) to **Newrez, LLC** ("Newrez") effective [transfer date]. Newrez is responsible for such things as paying your property taxes, homeowners insurance, issuing billing statements and preparing year-end statements.

#### Notice of Assignment, Sale, or Transfer of Servicing Rights

The transfer of the servicing of your mortgage loan does not affect any term or condition of the mortgage instruments, other than directly related to the servicing of your loan. Except in limited circumstances, the law requires that your present servicer send you this notice at least 15 days before the effective date of transfer, or at closing.

#### Your Present Servicer

Your present servicer is (Current Servicer). If you have any questions relating to the transfer of servicing from

(Current Servicer), call Customer Service, toll-free, at (phone number) between (List hours of operations and which days of the week opened)

#### Your New Servicer Contact and Payment Remittance Address

Your new servicer will be Newrez, LLC. The address to send correspondence is P. O. Box 10826, Greenville, SC 29603-0826. The address to send payments is P. O. Box 650840, Dallas, TX 75265-0840. The toll-free telephone number is 1-866-317-2347. If you have any questions relating to the transfer of servicing to your new servicer, call Customer Service, toll-free at 1-866-317-2347, Monday through Friday from 8:00 a.m. to 9:00 p.m. and Saturday 10:00 a.m. to 2:00 p.m., Eastern Time. Please write your new loan number on all checks and correspondence and have your number available when you call.

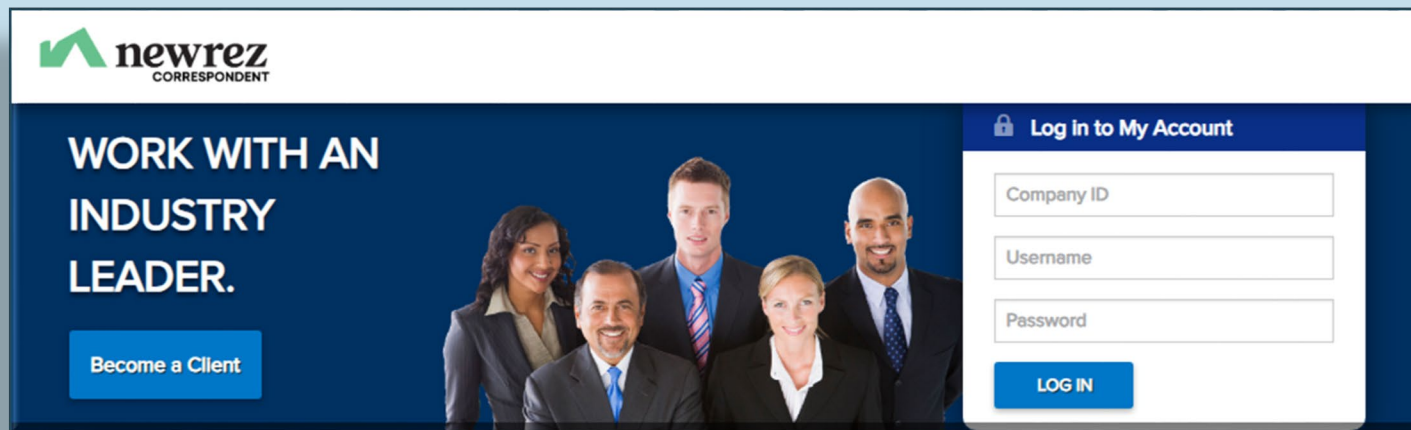
before  
is  
your new  
address  
ments  
vice  
at  
in  
life,  
inner. If  
case

# Client Portal

If you are already approved for the servicing released option, you will be contacted by Newrez to set up a **Client Portal Account**

- Your organization must designate an employee to serve as a Client Portal Administrator

*If you are interested in participating in the servicing released option, work with your local Federal Home Loan Bank representative*

A screenshot of the Newrez Correspondent Client Portal. The header features the Newrez logo with the text 'newrez CORRESPONDENT'. The main content area has a dark blue background with the text 'WORK WITH AN INDUSTRY LEADER.' and a 'Become a Client' button. To the right, there is a 'Log in to My Account' section with input fields for 'Company ID', 'Username', and 'Password', and a 'LOG IN' button. A group of five diverse professionals in business attire is shown in the center.

**newrez**  
CORRESPONDENT

WORK WITH AN  
INDUSTRY  
LEADER.

Become a Client

Log in to My Account

Company ID

Username

Password

LOG IN

[newrezcorrespondent.com](https://newrezcorrespondent.com)

# Using the Client Portal

**Sellers of MPF Traditional Loans will have access to the Newrez Client Portal**

## **MPF Traditional Product**

- **View Purchase Advice Statements**
  - **Review Exceptions**
- **Upload Exception Documents**
- **Post-funding Adjustments**
  - **Forms Library**
  - **Job Aids**

# Newrez Fee Schedule

<b><u>Newrez Co-Issue Standard Fee Schedule for FHLB</u></b> updated 06/01/24			
	Transaction Fee	Tax Service Fee	Late Final Docs Fee *
<b>Chicago</b>			
Conforming	\$150.00	\$80.00	\$125
Government	\$500.00	\$80.00	\$125

\* If final documents are not received within 120 days of the purchase date

**MPF Traditional:** fees are netted out of the SRP payment

**MPF Xtra:** fees are netted out of the total funding amount (SRP + loan purchase proceeds)

# Servicing Released Pricing Grids

Servicing Released Premiums (SRPs) are found on the eMPF website under the *Pricing* tab

- The SRP is automatically locked when a Delivery Commitment (DC) is obtained
- The SRP pricing schedule is live between 8:30 AM and 3:30 PM CST
- Schedules remain in effect until a new pricing schedule becomes effective.
- Pricing may change as often as deemed necessary

newrez

FHLBCH SRP Pricing -PRELIMINARY

Effective Date: 03/01/2024

30 / 20 Year Fixed Rate

15 / 10 Year Fixed Rate

Rate - Par Rate		
Min	Max	Base Price Adj.
5.000	5.124	1.545
5.125	5.249	1.545
5.250	5.374	1.545
5.375	5.499	1.545
5.500	5.624	1.545
5.625	5.749	1.545
5.750	5.874	1.545
5.875	5.999	1.545
6.000	6.124	1.545
6.125	6.249	1.515
6.250	6.374	1.485
6.375	6.499	1.455
6.500	6.624	1.425
6.625	6.749	1.395
6.750	6.874	1.365
6.875	6.999	1.335
7.000	7.000	1.285
7.001	7.125	1.275
7.126	7.250	1.265
7.251	7.375	1.265
7.376	7.500	1.235
7.501	7.625	1.215
7.626	7.750	1.195
7.751	7.875	1.175
7.876	8.000	1.155
8.001	8.125	1.135
8.126	8.250	1.115
8.251	8.375	1.085
8.376	8.500	1.065
8.501	8.625	1.045
8.626	8.750	1.025
8.751	8.875	1.025
8.876	9.000	1.025

Loan Amount		
Min	Max	Base Price Adj.
0.01	49,999.99	-1.250
50,000.00	74,999.99	-0.500

Rate - Par Rate		
Min	Max	Base Price Adj.
4.500	4.624	1.270
4.625	4.749	1.270
4.750	4.874	1.270
4.875	4.999	1.270
5.000	5.124	1.270
5.125	5.249	1.270
5.250	5.374	1.270
5.375	5.499	1.270
5.500	5.624	1.270
5.625	5.749	1.240
5.750	5.874	1.210
5.875	5.999	1.180
6.000	6.124	1.150
6.125	6.249	1.120
6.250	6.374	1.090
6.375	6.499	1.060
6.500	6.500	1.010
6.501	6.625	1.000
6.626	6.750	0.990
6.751	6.875	0.990
6.876	7.000	0.960
7.001	7.125	0.940
7.126	7.250	0.920
7.251	7.375	0.900
7.376	7.500	0.880
7.501	7.625	0.860
7.626	7.750	0.840
7.751	7.875	0.810
7.876	8.000	0.790
8.001	8.125	0.770
8.126	8.250	0.750
8.251	8.375	0.750
8.376	8.500	0.750

Loan Amount		
Min	Max	Base Price Adj.
0.01	49,999.99	-1.250
50,000.00	74,999.99	-0.500

For illustration purposes only

# Use of MERS

The usage of MERS is required (no change)

- Within 5 calendar days of the effective servicing transfer date to Newrez, MERS must be updated with the appropriate Servicer information

Between now and June 1, use the following Servicer information  
Note: This ORG ID will be retired on August 1

Servicer (TOS Batch)	Newrez LLC fka SLS LLC MERS OrgID 1017504
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Beginning June 1, use the following Servicer Information:

Servicer (TOS Batch)	Newrez MERS OrgID 1007544 (Newrez)
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# MPF Traditional Loans

- Loans are generally funded same-day or on the following business day
- Newrez will wire the SRP following the receipt and review of the *Mortgage Loan File*
- Notification of an SRP payment will be e-mailed and a **purchase advice** will be posted to the Client Portal.
- The SRP payment will be net of any escrows, and applicable fees
- If the SRP results in a negative amount, the amount owed must be wired to Newrez within 2 business days of being notified

The *Mortgage Loan File* must be uploaded via the eMPF website within **7 calendar days** of funding


There is no change to this process

If any document discrepancies are identified, a conditions report will be emailed and posted to the Newrez Client Portal

# Purchase Advice and MPF Traditional General Reminders

## Example of a purchase advice from the Client Portal

- Interest credits at closing are not permitted
- MPF Traditional Loans may have no more than two payments applied

  
**newrez**  
Co-Issue Purchase Advice

**FUNDING DATE:** 2/2/2024  
**CLIENT:** ABC Mortgage Company (60000)

Commitment Date	Borrower Name	Seller Loan ID	Servicer Loan Number	Agency Loan Number	Agency Purchase Date	First Payment Date	First Due NewRez	Loan Type
1/16/2024	Smith	999123	300111222	9988888	1/16/2024	2/1/2024	2/1/2024	Conventional
1/16/2024	Doe	999124	300222333	9777777	1/16/2024	2/1/2024	2/1/2024	Conventional

Loan Term	Interest Rate	Interest Shortfall Flag	Original Loan Amount	Current UPB	SRP	Purchase Price	Escrow Netted	Buydown Netted	Total Fees	Interest Shortfall	Total Proceeds
360	3.990	TRUE	\$104,000.00	\$104,000.00	0.956	\$970.32	(\$1,419.36)		(\$370.00)	(\$324.13)	(\$1,223.17)
180	2.625	TRUE	\$340,000.00	\$340,000.00	0.956	\$3,250.40	(\$1,373.28)		(\$370.00)	(\$672.92)	\$754.20
			<b>2.945</b>	<b>\$444,000.00</b>	<b>\$444,000.00</b>	<b>1.912</b>	<b>\$4,220.72</b>	<b>(\$2,792.64)</b>	<b>(\$740.00)</b>	<b>(\$997.05)</b>	<b>(\$468.97)</b>

**FUNDING SUMMARY**

Original Loan Amount
Current UPB
Purchase Price
Escrow Balance
Transaction Fee
Tax Serv Fee
Interest Shortfall
Total Proceeds

**NewRez Wiring Instructions**

Beneficiary Name: NEWREZ LLC NewREz - Collisance
Bank Name: Citi Bank N.A.
Bank Address: New York, NY 10013
ABA #: 021000089
Account #: 51001644

The “Seller Loan ID” refers to the PFI Loan Number and the “Agency Loan Number” refers to the MPF Loan Number.

# Post-Funding Adjustments

A post funding adjustment (PFA) occurs when monies need to be refunded to either the selling PFI or to Newrez due to a discrepancy in the purchase wire transaction (payment issues, pricing errors, or escrow impounds).

- PFAs for MPF Traditional loans are requested through the Client Portal

- Download the **Request for an Adjustment to Purchase Advice** form from the **Forms Library** in the Client Portal
- Complete and upload the form plus all supporting documentation to **Image Central** in the Client Portal.
- The documentation will be received and placed in order of receipt in Newrez's pipeline

# MPF Xtra Process Flow

- Only newly originated loans are eligible (no seasoned loans)
- Interest credits at closing are not permitted
- The **Mortgage Loan File** must be uploaded via the eMPF website within 7 calendar days of funding
- The SRP will be included in Fannie Mae's loan purchase funds with the following items subtracted:
  - Newrez fees
  - Escrows
  - Interim interest
  - Any investor fees
- Loans must be delivered no later than 30 calendar days after closing with the borrower's first payment made to Newrez

**The *Transaction Confirmation and Loan Funding Activity Report* contains a breakdown of the loan purchase details**

Master Commitment Number:	
Delivery Commitment Number:	
PFI Customer Number:	Delivery Commitment Product Name: Fixed 30 Year
PFI Internal Loan Number:	Delivery Commitment Product Name: Fixed 30 Yr
Principal Amount:	
Interest Rate:	
Funding Date:	
MERS MIN	
Borrower Name:	
Property Address:	
Outstanding Loan Balance:	\$520,000.00
Origination/Discount:	(\$780.43)
Interest:	\$993.06
Interest:	\$0.00
Funding Amount:	\$518,226.51

**In the rare event any document discrepancies are identified, a conditions report will be emailed, and corrections may be uploaded to the eMPF website**

# MPF Traditional Government Loans

Within 15 calendar days of the servicing transfer date, the corresponding Government Agency must be notified of the transfer of mortgage servicing

- **FHA:** the Selling PFI must report the change of servicer through FHA Connection. **The Newrez FHA Servicer ID number is 25574.**
- **VA:** the Selling PFI must report the transfer of servicing through VALERI. **Newrez's VA servicer number is 601011.**
- **RHS:** the servicer (Newrez) will send an action code to the RHS/USDA portal to automatically update Newrez as the servicer of record. This occurs monthly.



# Insurance Notification Reminder

After June 1, insurers of new loans must be notified of the servicer change to Newrez

- Hazard Insurance (Exhibit 8)
- Flood Insurance (Exhibit 9)
- Mortgage Insurance (Exhibit 10)

Consult the appropriate guide for mortgagee clause information

## Exhibit 8 Hazard Insurance Notification

Selling PFI's Name  
NOTICE OF CHANGE OF SERVICER  
HAZARD INSURANCE NOTIFICATION

Transferor:

Selling PFI's Name  
Address

(000) 000-0000

New Mortgagee Clause

Payee-Code:

ISAOA ATIMA  
P O BOX 7050  
Troy MI 48007-7050

For properties located in Texas: Newrez Mortgage LLC

Payee:

Name of  
Company Address  
Address

Policy No.  
New Mortgagee No.

Mortgagor Name  
Property Address

Old Servicer  
Loan No.

4242901600  
1517997928

Borrower  
1111 Street Address  
Anywhere, NJ 11111

0012684361

# Final Documents

# Final Document Delivery

**Within 120 days of the funding date, final documents such as recorded mortgages, deeds of trust, assignments and final title policies must be delivered to [Indecomm Global Services](#)**

- Documents may be delivered in a variety of ways
- Original documents may be sent via Fed Ex, UPS, etc.
  - We suggest a method that allows for tracking
  - MPF Traditional Government loans require the delivery of original documents
- When sending original documents, the **Final Documentation Transmittal** (Exhibit 6) must be included with the shipped documents. In addition, an Excel version of the Transmittal must be emailed to [Newrez.docgenius@indecomm.net](mailto:Newrez.docgenius@indecomm.net)
- The Newrez loan number must be on all final documents and any communications regarding a loan

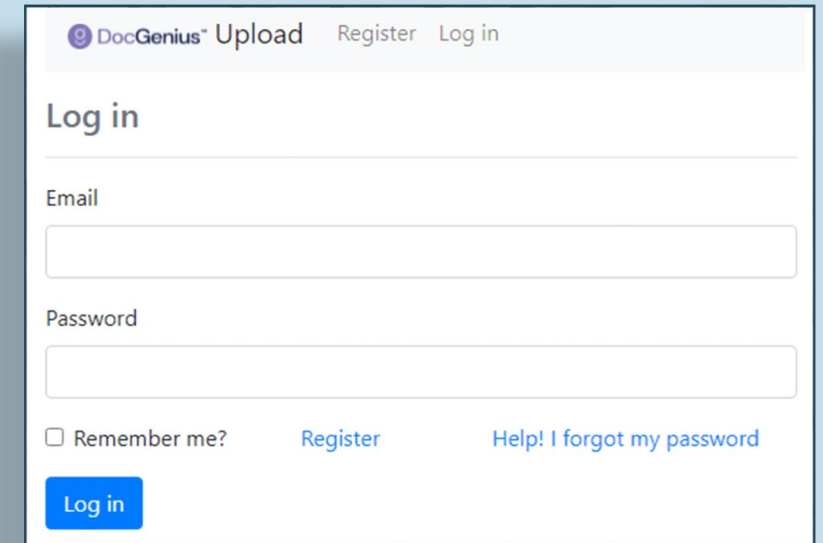
**Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, Minnesota 55108**

**Mail Stop Code NR -9915**

# Final Documents- All Products

## Conventional loans only require copies the final documents

- Copies may be uploaded via **DocGenius™**  
<https://dmg.indecomm.net/docgenius/login.aspx>  
When using DocGenius, a Transmittal Sheet is not required
- Copies may also be emailed (use a Transmittal Sheet)  
[Newrez.docgenius@indecomm.net](mailto:Newrez.docgenius@indecomm.net)

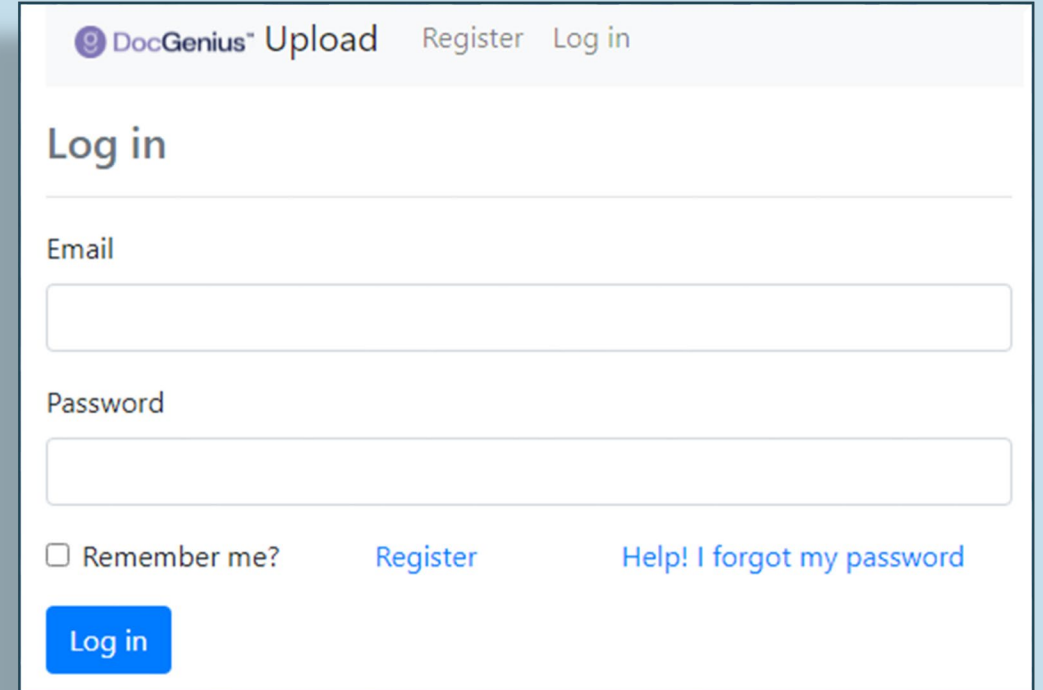


The screenshot shows the DocGenius login page. At the top, there is a navigation bar with the DocGenius logo, an 'Upload' button, and links for 'Register' and 'Log in'. Below this is a 'Log in' section with two input fields: 'Email' and 'Password'. Below the password field, there is a checkbox for 'Remember me?' and two links: 'Register' and 'Help! I forgot my password'. At the bottom of the login section is a blue 'Log in' button.

# DocGenius

## DocGenius is an easy way of uploading copies of your final documents

- We encourage the use of this portal
- You can see a report of all uploaded documents in one place
- No transmittal is required
- More information about DocGenius access will be made available

A screenshot of the DocGenius Upload portal login page. The page has a light gray header with the DocGenius logo, 'Upload', 'Register', and 'Log in' links. The main content area is white and titled 'Log in'. It contains two input fields for 'Email' and 'Password'. Below the password field is a checkbox for 'Remember me?'. To the right of the checkbox are two links: 'Register' and 'Help! I forgot my password'. At the bottom left is a blue 'Log in' button.

DocGenius™ Upload Register Log in

### Log in

Email

Password

☐ Remember me? [Register](#) [Help! I forgot my password](#)

[Log in](#)

# 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



The screenshot shows the top navigation bar of the MPF website. On the left, there are social media icons for LinkedIn and X, followed by the 'mpf Mortgage Partnership Finance' logo and the 'FHLBANKS A NATION OF LOCAL LENDERS' logo. On the right, there are links for 'Subscribe', 'MPF Guides', 'AllRegs', and 'MPF Program Excellence'. Below these links are two buttons: 'MPF Customer Service Portal' and 'eMPF Login'. A large yellow arrow points from the social media icons towards the 'Subscribe' link.

Keep up with all updates by subscribing to  
MPF Announcements:  
[www.fhlbmpf.com](http://www.fhlbmpf.com)

# Newrez Resources



- Contact for Newrez Associates: **877-700-4622**
- Your Operations Team will remain the same however employee email addresses will be changing: **[first name.last name@newrez.com](mailto:first name.last name@newrez.com)**
- For any questions regarding the servicing transfer MERS instructions or post-funding adjustments, email Newrez at **[ColssuePostFunding@Newrez.com](mailto:ColssuePostFunding@Newrez.com)**.