

Instructions Page

Purpose

PFI's delivering MPF Xtra Mortgage Loans must use this exhibit to determine the Special Feature Codes (SFCs) that must be delivered when a Mortgage Loan has the described loan characteristic in accordance with MPF Xtra Selling Guide Chapter 14.

Preparation

- **When:** PFI's should refer to this exhibit if it is indicated that the loan file contains a specified loan characteristic and must be delivered with an SFC.

Additional Guidance

Please contact the MPF Service Center by using one of the following options for any questions or assistance in preparing and/or submitting the form:

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

Helpful Hints

- A Mortgage Loan may require multiple SFCs to be delivered. If more than six (6) SFCs are required, the first 6 SFCs must be delivered in MISMO field 368 (Investor Feature Identifier), and the 7th or greater SFC may be delivered in MISMO field 393 (Loan Comments Field).
- Failure to accurately deliver the SFCs applicable to the Mortgage Loan may cause delivery errors, delays, loan eligibility issues, and/or mispricing. It is recommended that a PFI does not deliver a SFC that is not listed in this exhibit unless explicitly instructed to do so in the MPF Guides.

MPF Xtra Special Feature Codes

003	<p>Cash-Out Refinance Used to identify a cash-out refinance transaction as defined in the Fannie Mae Selling Guide. Delivery is optional – code is auto-derived</p>
007	<p>Limited Cash-Out Refinance Used to identify a limited cash-out refinance transaction as defined in the Fannie Mae Selling Guide. Delivery is optional – code is auto-derived</p>
009	<p>Moderate Interest Rate Buydown Used to identify a Mortgage Loan that is subject to a temporary interest rate buydown that has a 2 percent or less difference between the actual note rate and the "bought down" rate and a buydown period that is 2 years or less.</p>
013	<p>Relocation Mortgage Used to identify a Mortgage Loan originated under a relocation lending agreement between the lender and the employer (or its agent).</p>
014	<p>Significant Interest Rate Buydown Used to identify a Mortgage Loan that is subject to a temporary interest rate buydown that has either more than a 2 percent difference between the actual note rate and the "bought down" rate or a buydown period greater than two years.</p>
019	<p>Lender-Purchased Mortgage Insurance Used to identify a Mortgage Loan for which the PFI (rather than the Borrower) purchased the mortgage insurance coverage. Delivery is optional – code is auto-derived</p>
054	<p>Community Land Trust Option Mortgage Used to identify a Mortgage Loan that is secured by improvements the borrower purchased from the nonprofit community land trust and by a lease on land that the borrower is leasing from the community land trust at affordable ground rents.</p>
118	<p>Community Seconds[®] Used to identify a first Mortgage Loan that is part of a Community Seconds transaction.</p>
127	<p>Desktop Underwriter[®] (DU[®]) Loan This code must be used for all mortgage loans underwritten through DU. Delivery is optional – code is auto-derived</p>
147	<p>DU Refi Plus[™] Loan Used to identify a Mortgage Loan that is a refinance of an existing Fannie Mae loan that is underwritten through DU in accordance with the DU Refi Plus requirements. Delivery is optional – code is auto-derived</p>
151	<p>Conversions of Single Close Construction-to-Permanent Financing Used to identify a Mortgage Loan that is a single close transaction construction-to-permanent financing mortgage, which is delivered by the PFI as a permanent loan that was a conversion of interim construction financing.</p>
162	<p>SSN Positively Validated through Social Security Administration Used to identify a Mortgage Loan for which the PFI represents and warrants that it has validated any Borrower's Social Security Number (SSN) through the Social Security Administration (SSA). This code is only used if there is a discrepancy identified with the SSN (for example, identified in the credit report, DU or Loan Delivery edits), and the SSN was validated through the SSA. If the SSN cannot be validated with the SSA, the Mortgage Loan is not eligible for delivery under the MPF Program.</p>

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165	<p>Unit Number – Bypass Loan Delivery Edit Used to bypass the unit number loan delivery edit that compares the delivered Mortgaged Property address to the U.S. Postal Service (USPS) database. The edit is triggered when there is a discrepancy between the USPS data and the delivered data. The USPS may identify a unit number for a property when one does not exist, or may identify a unit number that does not match the delivered unit number. The SFC should be used by the PFI after verifying the accuracy of the delivered data. This code cannot be used to bypass delivery of the unit number when there is a valid unit number for the Mortgaged Property.</p>
168	<p>Inter Vivos (“Living”) Revocable Trust Used to identify a Mortgage Loan where title to the Mortgaged Property is held by an Inter Vivos (“Living”) Revocable Trust</p>
170	<p>Flood Insurance — Special Flood Hazard Area Used to identify a Mortgage Loan for which some part of a principal and/or residential detached structure on the property securing the Mortgage Loan is located in a Special Flood Hazard Area and that flood insurance coverage is in place on the principal and/or residential detached structure.</p>
173	<p>PACE Used to identify eligible limited cash-out refinances where the PACE loan remains in place.</p>
175	<p>Flood Insurance — Not a Special Flood Hazard Area Used to identify a Mortgage Loan for which no part of a principal or residential detached structure on the property securing the Mortgage Loan is located in a Special Flood Hazard Area but that flood insurance coverage is in place on the principal and/or residential detached structure.</p>
180	<p>No Flood Insurance — Not a Special Flood Hazard Area Used to identify a Mortgage for which no part of a principal or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area and that no flood insurance coverage is in place on the principal or residential detached structure. Also used to indicate that there is a non-residential detached structure attached to the land for which any part is in a Special Flood Hazard Area and that no flood insurance coverage is in place.</p>
184	<p>Housing Counseling Used to apply the applicable loan-level price adjustment credit to the lender for HomeReady® loans where the borrower completes housing counseling in accordance with the requirements in the Selling Guide.</p>
222	<p>Housing for People with Disabilities Used to identify a Mortgage Loan secured by a residential property that is utilized for occupancy by persons with disabilities, including the Community HomeChoice™ option.</p>
235	<p>Manufactured Home Mortgages Used to identify any mortgage secured by a dwelling unit built on a permanent chassis and attached to permanent foundation system. Note: This code should not be used to identify mortgages secured by other types of manufactured housing (such as prefabricated, panelized, modular, or sectional housing units). Delivery is optional – code is auto-derived</p>

MPF Xtra Special Feature Codes

281	<p>Financed MI Used to identify a Mortgage Loan that has a Borrower paid mortgage insurance premium that is financed in whole or in part into the loan amount. The gross LTV ratio is determined after the financed premium is added. The mortgage insurance premium is determined before the premium is added to the loan amount. Delivery is optional – code is auto-derived</p>
304	<p>Texas Section 50(a)(6) Mortgage Used to identify a mortgage that is originated under the provisions of Article XVI, Section 50(a)(6), of the Texas Constitution. This SFC must be used in conjunction with either SFC 003 (if the transaction is classified by Fannie Mae as a cash-out refinance transaction) or SFC 007 (if the transaction is classified by Fannie Mae as a limited cash-out refinance transaction).</p>
343	<p>DU Recommendation Override – DU Refi Plus loans Only Used to identify a refinanced Fannie Mae owned Mortgage Loan originally underwritten through DU that received a DU Refer with Caution/IV recommendation that was subsequently manually underwritten due to erroneous credit information.</p>
375	<p>Energy Improvement Used to identify a loan that is used to finance energy-related improvements and that meets the requirements of Fannie Mae’s energy improvement feature.</p>
416	<p>SF Disaster Response – Refinance Enhancement to Facilitate Rebuilding in Disaster Areas Used to identify a Mortgage Loan that is a limited cash-out refinance where the Mortgaged Property is located in a FEMA-designated disaster area eligible for Individual Assistance. This permits the inclusion of subordinate financing or cash-back to the Borrower where the funds were used for documented disaster-related repairs to the Mortgaged Property.</p>
588	<p>Detached Condominium Used to identify a Mortgage Loan secured by a detached unit in a condominium project. Delivery is optional – code is auto-derived</p>
630	<p>Resale Restrictions Terminate at Foreclosure with LTV ratio Based on Market Value Used to identify a mortgage secured by a property with resale restrictions that expire or terminate in the event of foreclosure or acceptance of a deed in lieu of foreclosure and the lender is using an optional LTV ratio calculation based on the appraised value of the property without resale restriction.</p>
631	<p>Resale Restrictions Survive at Foreclosure Used to identify a mortgage secured by a property with resale restrictions that remain in place or survive in the event of foreclosure or acceptance of a deed in lieu of foreclosure.</p>
707	<p>Employment Contract Used to identify mortgage loans that meet the Selling Guide requirements to document and verify income and employment using a legally enforceable, unconditional contract of employment. The loan is delivered prior to the borrower starting employment under the contract.</p>
801	<p>Value Acceptance Used to identify a DU loan for which the lender has exercised a value acceptance offer.</p>

MPF Xtra Special Feature Codes

807	<p>DU Refi Plus Property Fieldwork Waiver Used to identify a DU Refi Plus Mortgage Loan for which the PFI has chosen to exercise the property fieldwork waiver offer from DU.</p>
808	<p>High-Balance Conventional Mortgage Loans Used to identify a Mortgage Loan with an original loan amount in excess of the general conforming limits and up to the permissible high-cost area limits, which may vary depending on the property location and the loan origination date.</p>
818	<p>HomeReady "Thin File" Used to identify a HomeReady loan where a Borrower does not meet the minimum credit score of 620, and the PFI has determined that the low score is the result of a thin file, i.e., the borrower has an insufficient credit history documented by reason codes on the credit report indicating a lack of credit accounts, accounts not open long enough, lack of usage, etc. The thin file has been supplemented with nontraditional credit to establish eligibility. Must be used in conjunction with SFC 900.</p>
838	<p>Illinois Land Trust Used to identify a Mortgage Loan where title to the Mortgaged Property is held by an Illinois Land Trust.</p>
841	<p>Student Loan Cash-Out Refinance Used to identify loans where borrower's equity in the property is utilized to payoff student debt as part of a cash-out refinance transaction.</p>
877	<p>Address Confidentiality Program Used to identify loans enrolled in a State Address Confidentiality Program that have a separate mailing address from the property address.</p>
900	<p>HomeReady Mortgage Used to identify HomeReady Mortgage Loans.</p>
917	<p>Site Condominium Used to identify a unit in a condo project that meets Fannie Mae's definition of a site condo.</p>

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