

Advanced Investor Reporting Reconciling Custodial Accounts

March 2026



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Training Objectives

This training is designed to give you a better understanding of the following:

- The reporting cycle and the different remittance types
- The general requirements about the reconciliation process
- How to reconcile principal and interest (P&I) custodial accounts
- How to reconcile tax and insurance (T&I) custodial accounts



Reporting Cycle and Remittance Types

Reporting Cycle

Activity Cycle

- Calendar month

Accounting Cut-Off

- Last calendar day of the activity month

Reconciliations & Due Dates

- Servicers with more than one remittance type and/or product must complete a separate custodial account reconciliations for each
- Completed monthly and retained by servicer
- Submit to MPF Provider upon request



Remittance Types

Actual/Actual Multiple Remittance MPF Traditional	Actual/Actual Single Remittance MPF Traditional	Actual/Actual MPF Xtra[®] Product	Scheduled/Scheduled Remittance MPF Traditional
<p>Remit on 1st business day of each month:</p> <ul style="list-style-type: none">• P&I collected (-) Servicing Fees (SF)• Liquidation/payoffs• Principal curtailments• Remit to Multiple Remittance Account (MRA) <p>Throughout the month:</p> <ul style="list-style-type: none">• All funds in your P&I must be remitted to the MRA whenever the account balance exceeds \$2,500.00.	<p>Due by the 18th of each month*:</p> <ul style="list-style-type: none">• P&I payments (-) SF• Liquidation/payoffs• Principal curtailments <p>Funds must be remitted to your Demand Deposit Account (DDA) account at your FHLBank.</p>	<p>Remit by next business day</p> <ul style="list-style-type: none">• P&I collected (-) SF• Liquidation/payoffs• Principal curtailments <p>Funds must be deposited to your MPF Xtra P&I account at FHLBank Chicago</p>	<p>Due by the 18th of each month*:</p> <ul style="list-style-type: none">• P&I payments (-) SF• Liquidation/payoffs• Principal curtailments) <p>Funds must be remitted to your DDA account at your FHLBank</p> <p>All scheduled P&I payments are due and must be remitted even when not received from the borrower</p>

*If the 18th falls on a weekend or holiday, funds must be remitted by the prior business day

MPF Provider Reconciliation Reviews

Custodial Account Reconciliation

Servicers are required to reconcile both P&I and T&I custodial accounts every month

MPF reconciliation forms are found on the MPF Program website: fhlbmpf.com

- Program Guidelines – Forms and Exhibits
- Member Resources – Investor Accounting

Forms are broken down by remittance type:

- Actual/Actual and Actual/Actual Single Remittance
- Scheduled/Scheduled Remittance

Reconciliations should be completed as required, held internally, and made available upon request



Guide to Monthly Custodial Reports

Form Name	Purpose	Products	Submitted
SG320A: P&I Custodial Account Reconciliation (Actual/Actual)	Used to reconcile the balance of each P&I custodial account	MPF Traditional (MPF Xtra: Not mandatory but highly recommended)	Upon request
SG301-X Monthly Remittance Recap (Actual/Actual)	Used to reconcile the P&I collections remitted throughout the accounting period with the activity reported and compared to the TAR required P&I remittance	MPF Xtra	Upon request (The SG301-X is submitted monthly to CPU along with other end of month cutoff reports.)
SG321A: T&I Custodial Account Reconciliation (Actual/Actual)	Used to reconcile the balance of each T&I custodial account	MPF Traditional MPF Xtra	Upon request
SG320: P&I Custodial Account Reconciliation (Scheduled/Scheduled)	Used to reconcile the balance of each P&I custodial account	MPF Traditional MPF Government MBS	MPF Traditional: Upon request MPF Government MBS: Must be completed within 30 days of the monthly reporting cycle cut-off date and are requested around the 20 th of each month
SG321: T&I Custodial Account Reconciliation (Scheduled/Scheduled)	Used to reconcile the balance of each T&I custodial account	MPF Traditional MPF Government MBS	MPF Traditional: Upon request MPF Government MBS: Must be completed within 30 days of the monthly reporting cycle cut-off and are requested around the 20 th of each month

Reconciliation Review Requests

- **Generated through eMAQCSplus:**
 - Requests for annual reviews are sent via email from: noreply@covius.com
- Submitted via eMAQCSplus
- Review findings are communicated through eMAQCSplus
- **On-Demand Webinar:**
 - [Custodial Account Reconciliation Review Requests in eMAQCS®plus - November 2025](#)
 - [Reconciling Custodial Accounts - March 2025](#)



Reconciliation Review Requests

- **Sample Email Body Content**

Dear Servicer:

As per the MPF Servicing Guides, MPF requires servicers to prepare monthly reconciliations for each of their custodial accounts and upon request, supply copies of these reconciliations to the MPF Provider for review. The below action items are due by the last business day of the month.

****Action Required****

- Navigate to the Servicing tab of eMAQCSplus to identify the period under review in the Due queue for the Loan Accounting Pipeline
- Fill out the reconciliation forms for all requested reviews in [eMAQCSplus](#)
- Upload the supporting documents for each reconciliation form to [eMAQCSplus](#) as a single PDF
- Use the attached checklist(s) to assist in your submission

Your prompt attention to this matter is greatly appreciated.

If you have any questions or need assistance, feel free to contact the MPF Help Desk by opening a ticket through the MPF Customer Service Portal located on the MPF website home page or by emailing "mpf-help@fhlbc.com"

On-Demand Webinars and Knowledge Articles are available to assist in completing your reconciliation:

[Reconciling Custodial Accounts Webinar](#)
[Custodial Accounts - Signature Cards](#)

Reconciliation Reviews:



MPF Traditional

Per MPF Traditional each of their customer provider for review

Actual/Actual and

- Forms SG320(A)
- electronically
- Copies of bank statements
- Corresponding remittance amount
- Bank statements
- Supporting documents
- Last few pages of statements
- Support of advances
- and that the
- Verification

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Custodial Account Reconciliation Checklist

Principal and Interest (P&I) Custodial Account
1. Complete Form SG320(A) electronically in eMAQCS plus, all sections must be filled out
2. Copy of bank statements for selected cutoff being reviewed. (If remittance type is A/A be sure to include FHLB non-interest-bearing account statement.)
3. Bank statement or screen print reflecting verification of the Deposits in Transit, Disbursements in Transit, and/or Adjustments
4. Corresponding Final Turn Around Report (FTAR) for the reporting period confirming the remittance amount
Escrow Custodial (T&I) Account
5. Complete Form SG321(A) electronically in eMAQCS plus, all sections must be filled out
6. Copy of bank statements for selected cutoff being reviewed
7. Bank statement or screen print reflecting verification of the Deposits in Transit, Disbursements in Transit, and/or Adjustments
8. A Servicing System generated Trial Balance Report that displays all FHLB escrow liabilities. (Provide only total pages when submitting to MPF Provider.)
9. Statement(s) showing advances to cover overdrafts
10. Support for any unapplied suspense funds showing they are appropriately and timely handled, and held in in the appropriate custodial account
Account Titles
11. Copies of P&I and T&I account signature cards or similar documents with full legal title to verify that the Custodial Account titles comply with the MPF Servicing Guide

***Correct titles for Servicer**

P&I custodial Account Title: [Servicer's Name] as trustee for the benefit of the Federal Home Loan Bank of Chicago its successors and assigns

T&I custodial Account Title: [Servicer's Name] as trustee for the benefit of the Federal Home Loan Bank of Chicago its successors and assigns and/or various Mortgagors

If space is limited, it is acceptable to shorten your PFI name and use the following abbreviations:

- TTEE - "trustee"
- FBO - "for the benefit of"
- ISAA - "its successors and assigns"
- FHLB - "Federal Home Loan Bank" (district name to be included)
- AOVM - "and/or various Mortgagors"

These documents

If you have any questions or need assistance, feel free to contact the Help Desk by opening a ticket through the MPF Customer Service Portal located on the MPF website home page or by emailing "mpf-help@fhbc.com"



MPF Xtra

Per MPF Xtra Service funds passing through for the P&I and T&I reconciliations to be

The reconciliation process

Principal and Interest

- Completed
- Copies of bank statements
- Corresponding

Escrow Custodial (T&I)

- SG321(A) (T&I)
- Copies of bank statements
- Supporting documents
- Last few pages of statements
- Support of advances
- and that the

Account Titles:

- Verification reads:

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Custodial Account Reconciliation Checklist

If you have any questions or need assistance, feel free to contact the Help Desk by opening a ticket through the MPF Customer Service Portal located on the MPF website home page or by emailing "mpf-help@fhbc.com"

Principal and Interest (P&I) Custodial Account
1. Completed Form SG301(X)
2. Copy of bank statements for selected cutoff being reviewed.
3. Corresponding Final Turn Around Report (FTAR) matching the Form SG301X and bank statements
Escrow Custodial (T&I) Account
4. Complete Form SG321(A) electronically in eMAQCSplus, all sections must be filled out
5. Copy of bank statements for selected cutoff being reviewed
6. Bank statement or screen print reflecting verification of the Deposits in Transit, Disbursements in Transit, and/or Adjustments
7. A Servicing System generated Trial Balance Report that displays all FHLB escrow liabilities. (Provide only total pages when submitting to MPF Provider.)
8. Statement(s) showing advances to cover overdrafts
9. Support for any unapplied suspense funds showing they are appropriately and timely handled, and held in in the appropriate custodial account
Account Titles
10. Copies of P&I and T&I account signature cards or similar documents with full legal title to verify that the Custodial Account titles comply with the MPF Servicing Guide

***Correct titles for your institution:**

P&I custodial Account Title: [Servicer's Name] as agent, trustee, and/or bailee for Fannie Mae (or the Federal National Mortgage Association) and/or payments of various mortgagors and/or various owners of interests in Mortgage-backed securities (Custodial Account)

T&I custodial Account Title: [Servicer's Name] as agent and/or trustee for Fannie Mae (or the Federal National Mortgage Association) and payments of various mortgagors, respectively (Custodial Account)

Please note: It is unacceptable to shorten your PFI name or use abbreviations on your Signature Card. If abbreviations are currently being used, please update your account names immediately.

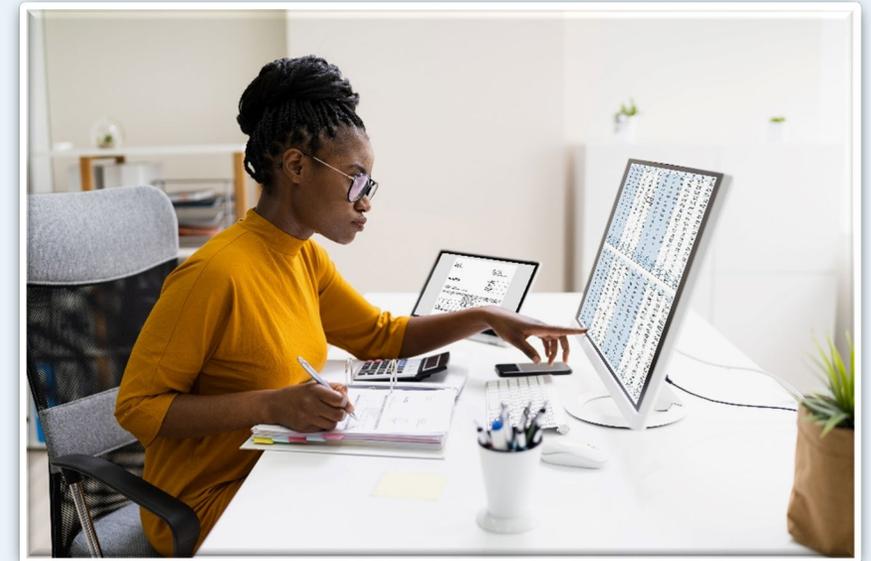
These documents

Reconciliation Guidance

Reconciliations

P&I Reconciliations are related to Turnaround Reports (TARs)

- If the final TAR indicates no loan errors, then no bank reconciliation discrepancy would be expected
- If the final TAR has loan exceptions, then the bank reconciliation most likely will have items needed to be identified for those loan discrepancies
- If the final TAR has no loan errors, yet there is a reconciliation discrepancy, an error such as funds being deposited or withdrawn from the account incorrectly may have occurred



Reconciliations

T&I reconciliations compare the funds deposited into your T&I account with your escrow trial balance

T&I accounts are made up of:

- Escrow funds (monthly T&I payments)
- Corporate advances
- Insurance proceeds
- Unapplied funds
- Buydown funds

If a borrower's escrow account goes negative due to payment of a bill, the Servicer must advance funds to cover the shortage

The escrow trial balance total may consist of adding multiple line items together to get the complete account balance (escrow, unapplied, corporate advances, etc.)

Each servicing platform's escrow trial balance is unique



Reconciliations

All identified issues must be addressed/cured within the required timeframe

Servicers have 60 days to cure items in the P&I account

Servicers have 90 days to cure items in the T&I account

**Government MBS
Servicers have 60 days to cure items in both P&I and T&I accounts**

Ideally, this should be done before the end of the accounting cycle in which the item has been identified

To cure, Servicers should:

- Correct the issue that caused the discrepancy
- If the account is short, deposit (credit) funds to the custodial account
- If the account has excess funds (overage), remove (debit) the funds from the custodial account
- Attach documentation to the reconciliation to document the transaction history

Items Required for Reconciliation

Your internal P&I and T&I account statements

MPF Bank A/A account statement
(A/A MRA and/or MPF Xtra)

Escrow trial balance

Supporting Documentation

- deposits in transit
- disbursements in transit
- miscellaneous adjustments
- final turnaround report

P&I and T&I Custodial Reconciliation Forms (SG320A / SG320 and SG321A / SG321)

- If mortgages are serviced under both A/A and A/A single remittance types, a **SG320A** must be completed for each remittance type

Scheduled/Scheduled Remittance

Scheduled/Scheduled (S/S) Remittance

Use the following forms for S/S P&I and T&I reconciliations:

- **Form SG320** P&I Custodial Account Reconciliation
- **Form SG321** T&I Custodial Account Reconciliation

Both forms include detailed instructions to assist with completion



Scheduled/Scheduled Remittance

NOTE: A common misstep on Form SG320 is the **Ending Cash Ledger Balance** in Section A (line 8) it should match the **Account Total** in Section B (line 6)

P&I Custodial Account Reconciliation

PFI/Service Information
PFI Number: _____ Servicer Name: _____

Product Information
Choose one product per form: MPF Traditional MPF Government MBS

P&I Custodial Account Reconciliation of Cash Ledger to Depository Account Statement
Time Period Covered: _____ Account #: _____

A. Reconciliation of Cash Ledger to Depository Account Statement

1.	Cash Ledger Balance Forward (Line 8 from last month)	+ _____
2.	Cash Ledger Adjustments	+ _____
3.	Collections on Mortgage Loans	+ _____
4.	P&I Advances:	
	a. Deposits	+ _____
	b. Withdrawals	- _____
5.	Servicing Fees Withdrawn/Withheld	- _____
6.	Other (Manual):	
	a. Deposits	+ _____
	b. Withdrawals	- _____
7.	Remittances (Lines 1+2+3+4+5+/-6)	- _____
8.	Ending Cash Ledger Balance	= _____
9.	Outstanding Checks	+ _____
10.	Deposits in Transit	- _____
11.	Depository Adjustments	+ _____
12.	Depository Balance	= _____

P&I Custodial Account Reconciliation

P&I Custodial Account Proof of Cash Ledger Ending Balance

B. Proof of Cash Ledger Ending Balance

	Interest/Other	Servicing Fees	Principal	Total
1.	Unscheduled Collections Due Next Withdrawal Date:			
2.	Funds on Deposit Due Servicer:			
3.	Other Funds on Deposit:			
4.	Delinquent Installments			
5.	Funds on Deposit			
6.	Account Total (Lines 1-5)			

P&I Custodial Account Reconciliation

Attachments/Supporting Documentation
Are supporting documents attached? Yes 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: _____
Phone Number: _____ Date Completed: _____

Signature
MPF Government MBS Servicers ONLY
Signature: _____

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Scheduled/Scheduled Remittance

Sample of form SG321 Scheduled/Scheduled T&I form

T&I Custodial Account Reconciliation

PFI/Service Information
 PFI Number: _____ Servicer Name: _____

Product Information
 Choose one product per form: MPF Traditional MPF Government MBS

T&I Custodial Account Reconciliation of Cash Ledger to Depository Account Statement
 Time Period Covered: _____ Account #: _____

Table A		
1. Cash Ledger Balance Forward (Line A6 from last month)	+	_____
2. Collections	+	_____
3. Disbursements	-	_____
4. Tax and Insurance Advances:		
Deposited	+	_____
Recovered	-	_____
5. Cash Ledger Adjustments	+	_____
6. Ending Cash Ledger Balance	=	_____ (1)
7. Outstanding Checks	+	_____
8. Deposits in Transit	-	_____
9. Depository Adjustments	+	_____
10. Depository Balance	=	_____ (2)
11. Deposit in Transit	-	_____

Notes:
 (1) Line 6 from Table A must equal line 5 from Table B (Total Net Reserves)
 (2) Line 10 from Table A must equal month-end statement for Custodial Account for reserves. If funds are deposited in both an interest bearing and non-interest bearing account, both statements must be combined to reconcile to Line 10 in Table A.

T&I Custodial Account Reconciliation

T&I Custodial Account Reconciliation of Cash Ledger Ending Balance (Line 6 from Table A above)

Table B			
1. Tax and Insurance Reserves	+	_____	
2. Tax and Insurance Advances		_____	
3. Loss Drafts		_____	
4. Other Deposits (Specify)		_____	
		+	_____
		+	_____
		+	_____
		+	_____
5. Total Net Reserves (Total of Lines 1 through 4)	=	_____	
6. Memo: Reserve Funds on Deposit in Interest Bearing Account (as per statement)		_____	
7. Mortgage Trial Balance	Includes	Excludes	
A. T&I Advances	()	()	
B. Loss Drafts	()	()	
C. Other Deposits	()	()	
	\$ _____	\$ _____	\$ _____

Attachments/Supporting Documentation
 Are supporting documents attached? Yes No
 List any supporting documents and/or any missing documents and provide an explanation for any missing documents: _____

T&I Custodial Account Reconciliation

Employee Information
 By submitting this form, I certify that the information contained herein is true and accurate.
 Printed Name of Employee Completing Form: _____
 Title: _____ Email: _____
 Phone Number: _____ Date Completed: _____

Signature

MPF Government MBS Servicers ONLY
 Signature: _____

Principal and Interest (P&I) Custodial Account Reconciliations

Principal and Interest Deposits

P&I deposits must correspond with deposits shown on the Servicer's internal cash reports

Required P&I account deposits:

**Principal and
interest
payments**

**Liquidation proceeds
(including REO sales
and pre-foreclosure
proceeds)**

Curtailments

Optional P&I deposits

- Ancillary fees – late charges, penalty interest, assumption fees, and servicing fees
- Unapplied funds (only if a T&I account is not established)

P&I Accounts: Permissible Withdrawals

NOTE: Servicers are not permitted to withdraw any funds from an MPF Xtra P&I account

Future deposits should be adjusted accordingly to offset the funds related to permissible withdrawals

Remittances to your MPF Bank P&I account

- P&I funds for MPF Traditional are remitted to your FHLBank
- P&I funds for MPF Xtra and MPF Government MBS are remitted to FHLBank Chicago

Servicing fees and other ancillary fees

Reimbursements to yourself for permitted advances from subsequent collections

Funds deposited in error

Refer to Chapter 2.4.2 in the applicable MPF Servicing Guide for more details about withdrawals

Servicer and MPF Bank Account Statements

The cut off date is the last processing day of the month

The monthly bank statements should correspond with the reporting cycle

- Begin on the first day of the month and end on the last day of the month



P&I Custodial Account Reconciliation

Form SG320A

- Used for **MPF Traditional** loans under the Actual/Actual (MRA) or Actual/Actual Single Remittance options
- Does not have to be submitted monthly but **will be requested** for review on an annual or as-needed basis

NOTE: This presentation will focus on reconciling Actual/Actual remittance types

P&I Custodial Account Reconciliation

PFI/Service Information
PFI Number: _____ Servicer Name: _____

Product Information
This form is for the MPF Traditional product only. Choose one remittance type per form.
Remittance Type: Actual/Actual Actual/Actual Single

Body Form
Time Period Covered: _____
For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

	Date	P&I Custodial Account Acct# _____ Amount	A/A Account at MPF Bank Acct# _____ Amount
1. Bank Statement Balance			
2. Deposits in Transit		+ _____	+ _____
3. Transfers between P&I and A/A		- _____	+ _____
4. Disbursements in Transit		- _____	- _____
5. Remittance Due to MPF Bank on the 18 th		- _____	- _____
6. Adjustments (explanation and date): _____ _____		+/- _____	+/- _____
7.* Zero Balance Reconciliation (Line 1+2+3+4+5+6)		= _____	= _____

*The account balance should be zero. Any unreconciled items must be cleared within 60 days.

Attachments/Supporting Documentation
Are supporting documents attached? Yes No
List any supporting documents and/or any missing documents and provide an explanation for any missing documents:

P&I Custodial Account Reconciliation

Employee Information
By submitting this form, I certify that the information contained herein is true and accurate.
Printed Name of Employee Completing Form: _____
Title: _____ Email: _____
Phone Number: _____ Date Completed: _____



MPF Traditional: P&I Reconciliation SG320A (A/A MRA)

SG320A

Line 1: Bank Statement Balance

Body Form				
Time Period Covered: _____				
For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.				
			P&I Custodial Account Acct# _____	A/A Account at MPF Bank _____ Acct# _____
		Date	Amount	Amount
1.	Bank Statement Balance			
2.	Deposits in Transit		+ _____	+ _____
3.	Transfers between P&I and A/A		- _____	+ _____

- Enter the ending balance from the Servicer's bank statement as of the last business day of the month
- With **actual/actual**, there are two accounts: the PFI's P&I Custodial Account and the Actual/Actual MRA ("A/A Account") at the MPF Provider
- For **actual/actual single remittance**, only enter the balance under the P&I Custodial Account column

Line 1: Bank Statement Balance

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55

ACCOUNTS AT A GLANCE

Account No. XXX3333	Sub Acct.	Account Title CORPORATE CHECKING	Acct Type Deposit	Balance 17,269.91
------------------------	-----------	-------------------------------------	----------------------	----------------------

Your Total Deposits = 17,269.91 And Your Total Loans = .00

CORPORATE CHECKING SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 11/29/24		16,540.14
Debits		0.00
Automatic Withdrawals	18	587,270.78
Automatic Deposits	309	588,000.55+
Ending Balance On 12/31/24		17,269.91

Line 1: A/A MRA Account Balance

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

		P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>	
	Date	Amount	Amount	
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55

FEDERAL HOME LOAN BANK OF CHICAGO
Statement of Activity

Main Street Bank
P.O. BOX 2233
Chicago, IL 60607

Statement Period:
12/01/2024 To 12/31/2024

Summary Of Account
Previous Statement Date 11/30/2024

Account #	Beginning Balance	Increases	Ending Decreases	Balance
<u>09999-9</u>	223,118.34	585,791.87	239,658.66	<u>569,251.55</u>



Line 2: Deposits in Transit

Body Form				
Time Period Covered: <u>December 2024</u>				
For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.				
			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ <u>17269.91</u>

- List any outstanding deposits not yet reflected on the bank statement
- Under actual/actual, there may be deposits outstanding to either or both accounts
- For actual/actual single remittance, the Servicer will have entries only under the P&I Custodial Account column
- Each outstanding deposit must be recorded separately by date, if possible
- The dates entered should be the dates that funds were applied to the loans
- Funds must be deposited to the P&I Custodial Account within two business days of the Servicer's receipt of the payment

Line 3: Transfers between P&I and A/A

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ <u>17269.91</u>
3.	Transfers between P&I and A/A		- _____	+ _____

- Enter any amounts not yet deposited into the P&I acct that also still needs transferred from the P&I account to the A/A account.
- The P&I column should show a debit, and the A/A column should show a credit.

Line 4: Disbursements in Transit

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ <u>17269.91</u>
3.	Transfers between P&I and A/A		- _____	+ _____
4.	Disbursements in Transit	1/2/2025	- <u>17269.91</u>	- _____

01/02/25	999999999997 0000000064 REG PMT	4,622.87+	136,486.49
01/02/25	WIRE TRANSFER	17,269.91	119,216.58

List any outstanding disbursements not yet reflected on the bank statement

Line 5: Remittance Due MPF Bank on 18th

- Enter the remittance expected to be withdrawn on the 18th of the following month in the account the funds will be drafted (or the proceeding business day if the 18th is not a business day)
- **This amount should equal:**
 - principal
 - net interest
 - plus/minus any cash adjustments on the Final TAR

Time Period Covered: _____

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

		P&I Custodial Account Acct# _____		A/A Account at MPF Bank _____ Acct# _____	
		Date	Amount	Amount	
1.	Bank Statement Balance				
2.	Deposits in Transit		+ _____	+ _____	
3.	Transfers between P&I and A/A		- _____	+ _____	
4.	Disbursements in Transit		- _____	- _____	
5.	Remittance Due to MPF Bank on the 18 th		- _____	- _____	
6.	Adjustments (explanation and date): _____ _____		+/- _____	+/- _____	
7.*	Zero Balance Reconciliation (Line 1+2+3+4+5+6)		= _____	= _____	

*The account balance should be zero. Any unreconciled items must be cleared within 60 days.

Line 5: Remittance Due MPF Bank on 18th

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ 17269.91
3.	Transfers between P&I and A/A		- _____	+ _____
4.	Disbursements in Transit	1/3/2025	- 17269.91	- _____
5.	Remittance Due to MPF Bank on the 18 th	1/18/2025	- _____	- 586730.69

Servicer Number - 1234
Cycle Date - 01/01/2025

Summary Re				
	Loan Cnt	Prin Amt	Interest Amt	Curt Amt
1234	Main Street Bank		MPF Program	
Investor	221	103,231.38	124,867.72	39,511.54
Servicer	221	102,322.73	124,658.49	39,511.54
Total Differences		908.65	209.23	0.00

0.00	0.00	320,028.70	34,968,188.45	0.00
0.00	-0.03	-908.62	0.00	0.00

Remittance Summary:	Ending Loan Count:	219
	Total Principal:	461,862.97
	Total Net Interest:	124,867.72
	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	586,730.69

Line 6: Adjustments

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

		P&I Custodial Account Acct# <u>122333</u>		A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ 17269.91
3.	Transfers between P&I and A/A		- _____	+ _____
4.	Disbursements in Transit	1/2/2025	- 17269.91	- _____
5.	Remittance Due to MPF Bank on the 18 th	1/18/2025	- _____	- 586730.69
6.	Adjustments (explanation and date):		+/- _____	+/- 209.23
	<u>\$209.29 PO int shortage to fund</u>			
	<u>(.06) rounding interest due out</u>			

- Enter any other debits or credits that may represent outstanding adjustments
- This section should be used for items such as erroneous deposits or withdrawals to the account that have not yet been corrected
- Any amounts noted should also reflect explanations/dates and should be cleared within the next accounting cycle

Line 6: Adjustments Support

Servicer Number - 1234

Cycle Date - 01/01/2025

Run Date: 1/13/2025 5:44:36 PM

LSVTRNARNDI

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	Borr Next DueDt	Paid in Full Dt	Act Code
1234		Main Street Bank		MPF Program											
Investor	1 0001111111	1,531.93	3.2500	0.25	842.65	636.26	0.00	0.00	0.00	253,659.70	0.00	0.00		12/01/24	60
Servicer	999999999	1,531.93	3.2500	0.25	0.00	425.19	0.00	0.00	0.00	254,502.35	0.00	0.00	01/01/25	12/01/24	60
Difference		0.00	0.0000	0.00	842.65	211.07	0.00	0.00	0.00	-842.65	0.00	0.00			
Investor	1 0002222222	434.56	6.7500	0.25	65.97	483.17	0.00	0.00	0.00	65,460.38	0.00	0.00		12/12/24	60
Servicer	9898989	434.56	6.7500	0.25	0.00	484.95	0.00	0.00	0.00	65,526.35	0.00	0.00	01/01/25	12/12/24	60
Difference		0.00	0.0000	0.00	65.97	-1.78	0.00	0.00	0.00	-65.97	0.00	0.00			
Total Loan Differences		2			908.62	209.29	0.00	0.00	0.00	-908.62	0.00	0.00			

01/21/25	99999999997 000000004 REG PMT	75.00+
01/21/25	FHLB payoff 9305273-10 9683945-10	209.29+

Summary Report										
Loan Cnt	Prin Amt	Interest Amt	Curt Amt	Curt Int	Prin Adj Amt	Liq Amt	Act End Bal	Sch End Bal		
1234		Main Street Bank		MPF Program						
Investor	221	103,231.38	124,867.72	39,511.54	0.00	-0.03	319,120.08	34,968,188.45	0.00	
Servicer	221	102,322.73	124,658.49	39,511.54	0.00	0.00	320,028.70	34,968,188.45	0.00	
Total Differences		908.65	209.23	0.00	0.00	-0.03	-908.62	0.00	0.00	

01/07/25	PAYMENTS	
01/07/25	FHLB Rounding Adj's Dec 2024	0.06



Line 7: Zero Balance Reconciliation

Body Form

Time Period Covered: December 2024

For actual/actual remittance, complete both columns. For actual/actual single remittance, complete the P&I Custodial Account column only.

			P&I Custodial Account Acct# <u>122333</u>	A/A Account at MPF Bank Acct# <u>0999-9</u>
		Date	Amount	Amount
1.	Bank Statement Balance	12/31/2024	17269.91	569251.55
2.	Deposits in Transit	1/3/2025	+ _____	+ 17269.91
3.	Transfers between P&I and A/A		- _____	+ _____
4.	Disbursements in Transit	1/2/2025	- 17269.91	- _____
5.	Remittance Due to MPF Bank on the 18 th	1/18/2025	- _____	- 586730.69
6.	Adjustments (explanation and date): \$209.29 PO int shortage to fund (.06) rounding interest due out		+/- _____	+/- 209.23
7.*	Zero Balance Reconciliation (Line 1+2+3+4+5+6)		= 0.00	= 0.00

*The account balance should be zero. Any unreconciled items must be cleared within 60 days.

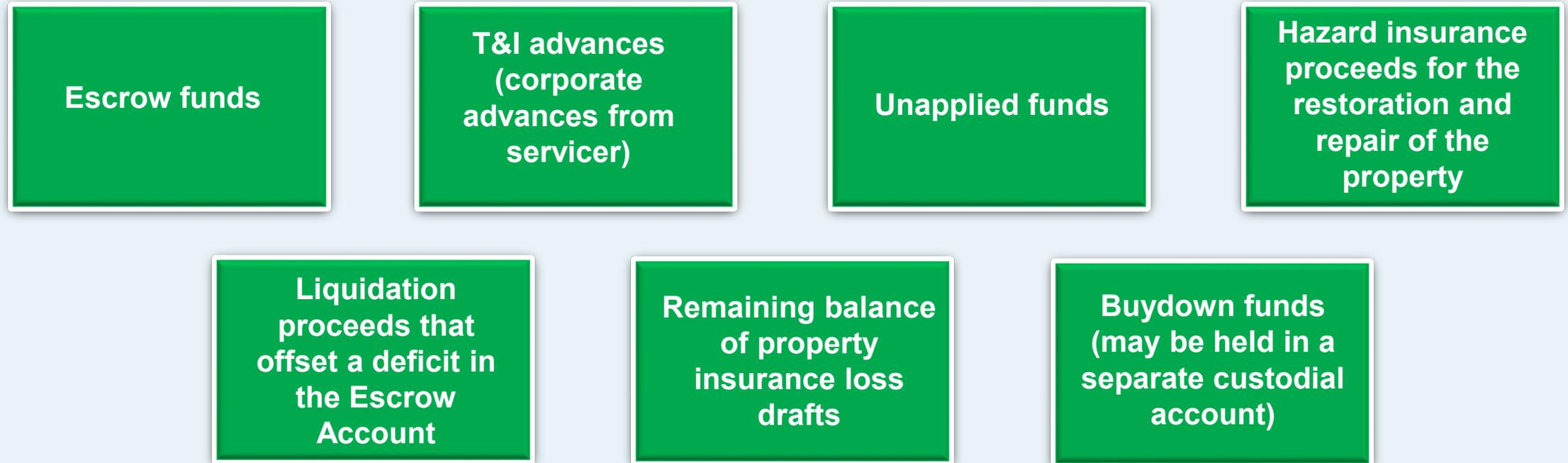
- This line is a sum of the amounts entered in each column
- Since both the A/A and A/A single remittance types require that the remittance due the MPF Bank equals the collections during the accounting cycle, this total should always equal zero

Tax and Insurance (T&I) Custodial Account Reconciliation

T&I Custodial Account Deposits

T&I account funds belong to the borrower

Required T&I account deposits:



T&I Custodial Account Withdrawals

Permissible T&I account withdrawals

Timely
payment of
borrower's
escrow items

Refund to the
borrower for
excess escrow
funds

Recovery of
escrow
advances

Payment of
interest to
borrower on
escrow funds, if
required

Removal of
any deposits
made in error

Unapplied
funds for P&I
payments

T&I Custodial Account Reconciliation

Form SG321A

- **Form SG321(A)** is used to reconcile the T&I Custodial Account as of the accounting cycle cutoff to the servicer's internal escrow trial balance
- The Servicer's system-generated escrow trial balance report is the primary source for detailing the various loan level funds deposited in the T&I Custodial Account

***Reminder:** Escrow shortages must be advanced by the Servicer and subsequently collected from borrower*

SG321A T&I Account Reconciliation

T&I Custodial Account Reconciliation

PFI/Service Information
 PFI Number: _____ Servicer Name: _____

Product Information
 Choose one of each category per form:
 Product: MPF Traditional MPF Xtra
 Remittance Type: Actual/Actual Actual/Actual Single

Section 1: T&I Custodial Account Reconciliation
 T&I Custodial Account Number: _____

		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date		
2.	Deposits in Transits		+ _____
3.	Disbursements in Transit		- _____
4.	Other – Explain:		
5.	Total (Lines 1+2-3+/-4)		= _____
6.	Escrow Trail Balance as of the Last Business Day of the Month		- _____
7.	Zero Balance Reconciliation (Lines 5-6)		= Zero (0)

 Mortgage Partnership Finance
 Page 4 of 6
 Revision Date: 1/10/2023

T&I Custodial Account Reconciliation

Section 2: Composition of Cashbook

		Amount
1.	T&I Funds	+ _____
2.	Advance to Cover Overdrafts	+ _____
3.	Insurance Loss Drafts	+ _____
4.	Unapplied Funds Pending Use	+ _____
5.	Buydown Funds	+ _____
6.	Other (Explain)	+ _____
7.	Total (Must equal Section 1, Line 6)	= _____

Section 3: Explanation of Line Items in Section 2

Insurance Loss Draft (Section 2, Line 3)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed

Unapplied Funds Pending Use (Section 2, Line 4)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed	Expected date of application

 Mortgage Partnership Finance
 Page 5 of 6
 Revision Date: 1/10/2023

T&I Custodial Account Reconciliation

Other (Explain) (Section 2, Line 6)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed	Expected date of application

Attachments/Supporting Documentation
 Are supporting documents attached? Yes 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: _____
 Title: _____ Email: _____
 Phone Number: _____ Date Completed: _____

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 Mortgage Partnership Finance
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 Revision Date: 1/10/2023



Line 1: Bank Statement Balance

PFI/Servicer Information
PFI Number: 1234 Servicer Name: Main Street Bank

Product Information
Choose one of each category per form:
Product: MPF Traditional MPF Xtra
Remittance Type: Actual/Actual Actual/Actual Single

Section 1: T&I Custodial Account Reconciliation
T&I Custodial Account Number: 797797

		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41

CHECKING - XXXX797	Beginning Balance	\$395,732.50
	16 Total Deposits for	126,244.90
	5 Total Withdrawals for	-4,538.99
	Ending Balance	\$517,438.41

Line 1. Bank Statement Balance

Enter bank statement balance as of the last business day of the month

Line 2: Deposits in Transit

Section 1: T&I Custodial Account Reconciliation								
T&I Custodial Account Number: <u>797797</u>								
		Date (MM/DD/YY)	Amount					
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41					
2.	Deposits in Transits	12/30/2024	+ 2732.56					
		12/31/2024	+ 6389.32					
					Period Ending: 12/31/2024			
Account Number	Date	Collection Debit	Collection Credit	Collections	Corporate Debit	Corporate Credit	Net EFT Transaction	Date Cleared
1172797	12/30/2024	0.00	2,732.56	2,732.56	0.00	0.00	2,732.56	01/01/2025
1172797	12/31/2024	0.00	6,389.32	6,389.32	6,794.71	0.00	-405.39	01/02/2025
Total for Payee Code : (23 Detail Records)		126.42	171,389.74	171,263.32	49,748.76	2,518.52	124,033.08	
Total for Account Number 797: (23 Detail Records)		126.42	171,389.74	171,263.32	49,748.76	2,518.52	124,033.08	

Line 2. Deposits in Transit

- List any deposits not yet reflected on the bank statement
- Each outstanding deposit must be recorded separately by date and supporting documentation should be attached
- The date entered should be the date funds were applied to the loans
- Funds must be deposited to the T&I Custodial Account within 2 business days of receipt

Line 3: Disbursements in Transit

Line 3. Disbursements in Transit

- List any outstanding disbursements not yet reflected on the bank statement
- Each outstanding disbursement should be itemized with dates and supporting documentation attached

Section 1: T&I Custodial Account Reconciliation			
T&I Custodial Account Number: 797797			
		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41
2.	Deposits in Transits	12/30/2024	+ 2732.56
		12/31/2024	+ 6389.32
3.	Disbursements in Transit	1/2/2025	- 6794.71
			-

Custodial Ledger Activity Detail (Monthly)

Account Number: 797

Account Name:

Payee Code: Type: DDA

Period Ending: 12/31/2024

Account Number	Date	Collection Debit	Collection Credit	Collections	Corporate Debit	Corporate Credit	Net EFT Transaction	Date Cleared
1172797	12/30/2024	0.00	2,732.56	2,732.56	0.00	0.00	2,732.56	01/01/2025
1172797	12/31/2024	0.00	6,389.32	6,389.32	6,794.71	0.00	-405.39	01/02/2025
Total for Payee Code : (23 Detail Records)		126.42	171,389.74	171,263.32	49,748.76	2,518.52	124,033.08	
Total for Account Number 797: (23 Detail Records)		126.42	171,389.74	171,263.32	49,748.76	2,518.52	124,033.08	

Line 4: Other - Explain

Line 4. Other- Explain

- Enter any other debits or credits that may be outstanding
- Use for items such as erroneous deposits or withdrawals to the account that have not yet been corrected
- Any amounts noted should reflect dates and explanations – items should be cleared within the next accounting cycle

Section 1: T&I Custodial Account Reconciliation			
T&I Custodial Account Number: 797797			
		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41
2.	Deposits in Transits	12/30/2024	+ 2732.56
		12/31/2024	+ 6389.32
3.	Disbursements in Transit	1/2/2025	- 6794.71
4.	Other – Explain:		

Line 5: Total

Section 1: T&I Custodial Account Reconciliation			
T&I Custodial Account Number: 797797			
		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41
2.	Deposits in Transits	12/30/2024	+ 2732.56
		12/31/2024	+ 6389.32
3.	Disbursements in Transit	1/2/2025	- 6794.71
4.	Other – Explain:		
5.	Total (Lines 1+2-3+/-4)		= 519765.58

Line 5. Total of Lines 1 through 4

$$(1 + 2 - 3 +/- 4)$$

Line 6: Escrow Trial Balance Total

Line 6. Escrow Trial Balance as of the Last Business Day of the Month

- Enter the total of your escrow funds, which are held for the payment of escrow items
- A loan level trial balance reflecting escrow balances should be attached as supporting documentation

Section 1: T&I Custodial Account Reconciliation

T&I Custodial Account Number: 797797

		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41
2.	Deposits in Transits	12/30/2024	+ 2732.56
		12/31/2024	+ 6389.32
3.	Disbursements in Transit	1/2/2025	- 6794.71
			-

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MONTHLY STATEMENT OF MORTGAGE ACCOUNTS

12/31/24
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INVESTOR		CATEGORY		INTEREST RATE	SERVICE FEE			STATE				
OUR LOAN NO	INVESTOR BANK CAT	INVESTOR LOAN NO	SHORT NAME	DUE DATE	NEXT NO INT	TRUST BAL/PAID TO	PRINCIPAL BALANCE	P&I CONSTANT	-----DELINQUENT----- INTEREST PRINCIPAL INTEREST	-----ADVANCE----- PRINCIPAL		
	ANN INT		SF-RATE				TTL PMT DEF BAL	TTL PMT DEF BAL	CURINV	TTL PMT DEF BAL	PREVINV	
INVESTOR TOTAL		254	LOANS				39,990,112.50	252,457.47	3,548.68	2,932.14	19,890.59	13,340.02
	ESC						519,674.62					.00
	ESC-ADV						22,478.91			SUSP	90.96	
PENDING LN CNT		0								3 LOANS		33 LOANS
TTL PMT DEF BAL		.00					.00			.00		

			= 519765.58
the Last	12/31/2024		- 519765.58

Line 7: Total – Zero Balance

Section 1: T&I Custodial Account Reconciliation

T&I Custodial Account Number: 797797

		Date (MM/DD/YY)	Amount
1.	Bank Statement Balance as of the accounting cycle cut-off date	12/31/2024	517438.41
2.	Deposits in Transits	12/30/2024	+ 2732.56
		12/31/2024	+ 6389.32
3.	Disbursements in Transit	1/2/2025	- 6794.71
			-
4.	Other – Explain:		
5.	Total (Lines 1+2-3+/-4)		= 519765.58
6.	Escrow Trail Balance as of the Last Business Day of the Month	12/31/2024	- 519765.58
7.	Zero Balance Reconciliation (Lines 5-6)		= Zero (0)

Line 7: Zero Balance Reconciliation (total of lines 5 - 6)

The total funds in the T&I Custodial Account should equal the escrow trail balance, therefore the reconciliation should always balance to zero

Section 2: Composition of Cashbook

Section 2: Composition of Cashbook		Amount
1.	T&I Funds	+ 497195.71
2.	Advance to Cover Overdrafts	+ 22478.91

1. The amount of the month-end trial balance (net of all positive and negative escrow balances)
2. The amount of any advances the servicer made to cover escrow account overdrafts

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MONTHLY STATEMENT OF MORTGAGE ACCOUNTS

INVESTOR		CATEGORY		INTEREST RATE	SERVICE FEE	STATE					
OUR LOAN NO	INVESTOR BANK CAT	INVESTOR LOAN NO	SHORT NAME	DUE DATE	NEXT NO	TRUST INT PAID TO	BAL/	PRINCIPAL BALANCE	P&I CONSTANT	-----DELINQUENT-----	-----ADVANCE-----
	ANN INT	SF-RATE								INTEREST	PRINCIPAL
	TTL PMT	DEF BAL		TTL PMT	DEF BAL	CURINV	TTL PMT	DEF BAL	PREVINV		
INVESTOR TOTAL	254 LOANS						39,990,112.50	252,457.47	3,548.68	2,932.14	13,340.02
	ESC	519,674.62									.00
	ESC-ADV	22,478.91						SUSP	90.96		
PENDING LN CNT	0								3 LOANS		33 LOANS
TTL PMT DEF BAL	.00			.00			.00				

Section 2: Composition of Cashbook

3. Amount of any insurance loss drafts that are being held (broken down in Sec 3)
4. Amount of any unapplied funds (partial payment, etc.) (broken down in Sec 3)
5. Amount of any lender buy down funds
6. Amount of any funds the lender is holding that does not fall into any previous categories (broken down in Sec 3)

Section 2: Composition of Cashbook		
		Amount
1.	T&I Funds	+ 497195.71
2.	Advance to Cover Overdrafts	+ 22478.91
3.	Insurance Loss Drafts	+ _____
4.	Unapplied Funds Pending Use	+ 90.96
5.	Buydown Funds	+ _____
6.	Other (Explain)	+ _____
7.	Total (Must equal Section 1, Line 6)	= 519765.58

INVESTOR TOTAL	254 LOANS	252,457.47	3,548.68	2,932.14	19,890.59	13,340.02
ESC	519,674.62					.00
ESC-ADV	22,478.91					
			SUSP	90.96		
PENDING LN CNT	0					33 LOANS
TTL PMT DEF BAL	.00	.00	.00	.00		

12/31/24
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MORTGAGE ACCOUNTS

SERVICE FEE STATE

PRINCIPAL P&I DELINQUENT ADVANCE
BALANCE CONSTANT INTEREST PRINCIPAL INTEREST PRINCIPAL

L PMT DEF BAL PREVINV



Section 2: Composition of Cashbook

7. Total of lines 1 through 6

Section 2: Composition of Cashbook		
		Amount
1.	T&I Funds	+ 497195.71
2.	Advance to Cover Overdrafts	+ 22478.91
3.	Insurance Loss Drafts	+ _____
4.	Unapplied Funds Pending Use	+ 90.96
5.	Buydown Funds	+ _____
6.	Other (Explain) _____	+ _____
7.	Total (Must equal Section 1, Line 6)	= 519765.58

Section 3: Explanation of Line Items

Section 3: Explanation of Line Items in Section 2

Insurance Loss Draft (Section 2, Line 3)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed



Unapplied Funds Pending Use (Section 2, Line 4)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed	Expected date of application
123456	1	90.96	unknown reaching out to borrower	01/2025



Other (Explain) (Section 2, Line 6)

MPF Loan Number	Age	Amount	Reason funds have not been disbursed	Expected date of application



Line 3, Sec 2

- Enter the aggregate total for all insurance loss drafts that are six or fewer months old as a single line item. Showing the # of mortgages under the “MPF Loan Number” and the total dollar amount under “Amount”
- For loss drafts that are seven or more months old itemize each mortgage involved

Line 4, Sec 2

- Provide the most current report that reflects the aging, identification of funds, and actions taken to resolve the dispositioning of funds (prior to 90 days of aging)

Line 6, Sec 2

- Provide supporting documentation for items listed in this area

MPF Resources

MPF Service Center

[MPF Customer Service Portal](#)

Phone - 877-345-2673

Email – MPF-Help@fhlbc.com

Hours – Monday to Friday: 8:30 am to 4:30 pm CT

MPF National Education

MPFTraining@fhlbc.com