



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## Section 604 Delivery

### 604.01 Delivery Process

#### Requirements

You must complete all 5 steps and submit all required data and documents by 5:00 p.m. Eastern Time, no later than 10 Business Days before (and not including) the

- purchase date for Cash Mortgage Loans, or
- Book-Entry Date for MBS Mortgage Loans.

To Deliver the Structured Transaction, comply with the [MSFMS Job Aid](#) and follow these 5 steps in order:

**Step 1:** Submit Deal Participant and Collateral Data.

**Step 2:** Deliver Property and Underwriting Documents.

**Step 3:** Submit SARM Loan Interest Rate Cap Data.

**Step 4:** Submit Pool and Mortgage Loan Data.

**Step 5:** Deliver Executed Structured Transaction Loan Documents.

#### Operating Procedures

Step	You must...
1	<p>Submit all required deal participant and collateral data in MSFMS. On the:</p> <ul style="list-style-type: none"><li>• Deal Participant page, submit data for each<ul style="list-style-type: none"><li>- Borrower,</li><li>- Key Principal,</li><li>- Guarantor,</li><li>- Sponsor (which may be the same as the Key Principal),</li></ul>and</li><li>- Principal; and</li></ul> <p>• Collateral page, submit data for each Property, including the rent roll.</p>



Step	You must...
2	Deliver Property and Underwriting Documents in Folder II via DUS DocWay per <a href="#">Part IV, Chapter 4: Delivery, Section 402: Submission</a> when you submit deal participant and collateral data in MSFMS (Step 1).
3	Submit any SARM Loan Interest Rate Cap Data in MSFMS.
4	<p>Submit Pool and Mortgage Loan Data :</p> <ul style="list-style-type: none"> <li>• For each MBS Mortgage Loan you must:               <ul style="list-style-type: none"> <li>- Create an MBS Pool in MSFMS. MSFMS will assign a Fannie Mae Pool Number and CUSIP number that uniquely identifies the MBS Pool for book-entry purposes.</li> <li>- Complete the necessary fields on the MSFMS pool and loan pages.</li> <li>- Comply with <a href="#">Part IV, Chapter 4: Delivery, Section 405.01: Acceptability and Delivery Tolerance</a> for the Mortgage Loans first scheduled monthly payment date.</li> <li>- Ensure your MSFMS submission includes                   <ul style="list-style-type: none"> <li>▪ complete and accurate wiring instructions for the Security, and</li> <li>▪ the correct amount to be wired.</li> </ul> </li> <li>- Address all MSFMS system business rules by validating the data to identify any errors or discrepancies between the entered data and the allowable terms.</li> </ul> </li> <li>• For a Cash Mortgage Loan, you must:               <ul style="list-style-type: none"> <li>- Comply with <a href="#">Part IV, Chapter 5: Purchase</a> unless this Chapter specifies otherwise.</li> <li>- Submit the required data in C&amp;D.</li> <li>- Comply with <a href="#">Part IV, Chapter 4: Delivery</a>, except you must not complete the:                   <ul style="list-style-type: none"> <li>▪ Collateral page - enter all property, underwriting, and rent roll data in MSFMS; or</li> <li>▪ hedge tab - enter cap data into MSFMS.</li> </ul> </li> </ul> </li> <li>• Include the Fannie Mae payee code for your Cash Mortgage Loan proceeds.</li> </ul>



Step	You must...
5	<p>Coordinate with your counsel and Fannie Maes outside counsel to timely Deliver</p> <ul style="list-style-type: none"> <li>• individual transactions, and</li> <li>• fully executed Structured Transaction Loan Documents.</li> </ul>

Guidance

On the Book-Entry Date, Fannie Mae will electronically issue and deliver the MBS through the Federal Reserve book-entry system using

- 1 of the delivery scenarios per [Part IV, Chapter 5: Purchase, Section 503: Third Party MBS Investor Delivery Scenarios](#), and
- your wiring instructions.

You cannot change the wiring instructions in MSFMS after the MBS has been submitted for securitization.

**604.02 MSFMS Data Errors**

Operating Procedures

To address MSFMS errors:

Timing	Action
Before Submission	<p>If you believe</p> <ul style="list-style-type: none"> <li>• the data is correct, or</li> <li>• a message is related to information Fannie Mae approved, <ul style="list-style-type: none"> <li>- select the submit for review system status, and</li> <li>- explain the issue.</li> </ul> </li> </ul> <p>Multifamily Structured Acquisitions will review the submission and will</p> <ul style="list-style-type: none"> <li>• override the error, or</li> <li>• return it to you to revise and resubmit with a submitted status.</li> </ul>



Timing	Action
After Submission	<p>Email Multifamily Structured Acquisitions with the subject line Deal Name MSFMS Data Change Request, if you</p> <ul style="list-style-type: none"><li>• made an error, or</li><li>• believe the data is incorrect after the MSFMS status is submitted.</li></ul>



# Glossary

## B

**Book-Entry Date** Date a Security is delivered by Fannie Mae via the Federal Reserve book-entry system to the applicable Investor's designated book-entry account at a depository institution.

**Synonyms**

- Book-Entry Delivery Date
- Settlement Date

**Borrower** Person who is the obligor per the Note.

**Synonyms**

- Borrowers
- Borrower's

## C

**Cash Mortgage Loan** Mortgage Loan purchased by Fannie Mae in exchange for cash.

**Synonyms**

- Cash Mortgage Loans

**Collateral** Property, Personal Property, or other property securing a Mortgage Loan.

**CUSIP** Committee on Uniform Securities Identification Procedures 9-digit security identification number assigned by Fannie Mae to identify the MBS Pool in the book-entry system.

## D



**Delivery** Submission of all correct, accurate, and certifiable documents, data, and information with all applicable documents properly completed, executed, and recorded as needed, and any deficiencies resolved to Fannie Mae's satisfaction.

**Synonyms**

- Deliver
- Delivered
- Deliveries

**DocWay** Business-to-business electronic documentation delivery application, or any successor system.

**DUS** Delegated Underwriting and Servicing

**F**

**Fannie Mae Pool Number** Number assigned by Fannie Mae identifying an MBS Pool.

**G**

**Guarantor** Key Principal or other Person executing a

- Payment Guaranty,
- Non-Recourse Guaranty, or
- any other Mortgage Loan guaranty.

**Synonyms**

- Guarantors

**I**





## Interest Rate Cap

Interest rate agreement between the Borrower and a provider for which the Borrower receives payments at the end of each period when the interest rate exceeds the Cap Strike Rate. The Interest Rate Cap provides a ceiling (or cap) on the Borrower's Mortgage Loan interest payments.

### **Synonyms**

- Interest Rate Caps
- Interest Rate Hedge
- Interest Rate Hedges
- Interest Rate Swap

## **K**

### Key Principal

Person who

- controls and/or manages the Borrower or the Property,
- is critical to the successful operation and management of the Borrower and the Property, and/or
- may be required to provide a Guaranty.

### **Synonyms**

- Key Principals
- Key Principal's

## **M**

### MBS

Mortgage-Backed Security

### MBS Mortgage Loan

Mortgage Loan purchased by Fannie Mae in exchange for an issued MBS backed by the Mortgage Loan.

### **Synonyms**

- MBS Mortgage Loans

### MBS Pool

MBS Security backed by MBS Mortgage Loans.

### **Synonyms**

- MBS Pools
- MBS Pool's



## Mortgage Loan

Mortgage debt obligation evidenced, or when made will be evidenced, by

- the Loan Documents, or
- a mortgage debt obligation with a Fannie Mae credit enhancement.

### **Synonyms**

- Mortgage Loans
- Mortgage Loan's

## MSFMS

Multifamily Structured Facilities Management System performing collateral delivery and securitization functions for Structured Transactions.

## Multifamily Structured Acquisitions

Team that can be contacted at [mf\\_spot@fanniemae.com](mailto:mf_spot@fanniemae.com).

## **P**

## Principal

Person who owns or controls specified interests in the Borrower per Part I, Chapter 3: Borrower, Guarantor, Key Principals, and Principals, Section 303: Key Principals, Principals, and Guarantors.

### **Synonyms**

- Principals

## Property

Multifamily residential real estate securing the Mortgage Loan, including the

- fee simple or Leasehold interest,
- Improvements, and
- personal property (per the Uniform Commercial Code).

### **Synonyms**

- Properties
- Property's

## **S**



Security

MBS, PFP MBS, or REMIC.

**Synonyms**

- Securities

Sponsor

Principal equity owner and/or primary decision maker of the Borrower (often the Key Principal or the Person Controlling the Key Principal).

**Synonyms**

- Sponsors
- Sponsor's

Structured Transaction  
Loan Documents

Documents executed for a Structured Transaction, including a Master Credit Facility or Bulk Delivery Agreement, an Interest Rate Hedge Agreement, and all other required Loan Documents.

## T

Third Party MBS  
Investor

MBS Investor for an MBS Mortgage Loan that is not the Multifamily Trading Desk.

**Synonyms**

- Third Party MBS Investor's