



Fannie Mae®

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# Multifamily Selling and Servicing Guide

Effective as of February 2, 2026

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## **203.03A When to Begin Reporting**

The Servicer must use the eServicing System to report its monthly Mortgage Loan activity to Fannie Mae following the end of each Reporting Period, commencing with the month following the:

- date Fannie Mae acquired the Cash Mortgage Loan or PFP Mortgage Loan; or
- Issue Date for Securitized Mortgage Loans (other than PFP MBS).



# Glossary

## C

### Cash Mortgage Loan

Mortgage Loan purchased by Fannie Mae in exchange for cash.

#### **Synonyms**

- Cash Mortgage Loans

## I

### Issue Date

First day of the month a Security is issued.

## M

### 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

## P

### PFP MBS

MBS backed by a PFP Mortgage Loan.

### PFP Mortgage Loan

Mortgage Loan originally purchased as a Cash Mortgage Loan or held in Fannie Mae's portfolio, but subsequently securitized as an MBS.

#### **Synonyms**

- PFP Mortgage Loans

## S



## Servicer

Primary Person servicing the Mortgage Loan, including  
• the originator,  
• seller, or  
• a third party.

### Synonyms

- Servicers
- Servicer's