



Fannie Mae®

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