

Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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Effective: 11/04/2025



203.08D Pool-to-Security Reconciliation Certification

The eServicing System produces a Pool-to-Security Reconciliation on a monthly basis to assist Servicers with review. Servicers are required to review and certify any pool-to-security difference each month by month end. Differences occur when the MBS pool security balance does not match the sum of the scheduled UPB of the Mortgage Loan. Fannie Mae calculates pool-to-security differences after monthly Mortgage Loan and Security reporting is complete. For each pool with a difference, the Servicer must review the deficiency, research the difference, and determine the appropriate remedy. The Servicer's certification includes the identification and selection of a deficiency reason, and a statement of how it should be resolved.

Effective: 11/04/2025



Glossary

M

MBS Mortgage-Backed Security

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

Effective: 11/04/2025

enhancement.

Synonyms

Mortgage Loans

Mortgage Loan's

S

Security MBS, PFP MBS, or REMIC.

Synonyms

Securities

Servicer Primary Person servicing the Mortgage Loan, including

• the originator,

• seller, or

• a third party.

Synonyms

Servicers

• Servicer's

U

UPB Unpaid Principal Balance

Synonyms

• UPBs