



Multifamily Selling and Servicing Guide

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301.01 Transaction Registration

301.01A Two System Registration

Using the Lender's Negotiated Seller Number, the Lender must register each Structured Transaction in 2 systems:

- DUS Gateway; and
- MSFMS.

All Structured Transactions are managed in MSFMS, which provides users with a centralized view of the transaction. MSFMS is used to: (i) register new transactions; (ii) create and submit collateral and participant-related information; and (iii) for MBS, create and submit security information. The Lender should contact Multifamily Structured Acquisitions to obtain access to MSFMS as well as for any training needs.

301.01B Registration Timing

The Lender must register the Structured Transaction in MSFMS after the transaction has been registered in DUS Gateway and prior to the remittance of any fees to Fannie Mae. The registration of the Structured Transaction in MSFMS must occur no later than 15 Business Days prior to purchase by Fannie Mae of the Mortgage Loan. The MSFMS Deal ID will be assigned upon registration in MSFMS.



Glossary

D

DUS Gateway Multifamily pre-acquisition system including deal registration, Pre-Review and/or waiver tracking, decision records, or any successor systems.

L

Lender Person approved by Fannie Mae to sell or service Mortgage Loans.

Synonyms

- Lenders
- Lender's

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 enhancement.

Synonyms

- Mortgage Loans

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

MSFMS Deal ID Number assigned by MSFMS at the time a Structured Transaction is registered.

Multifamily Structured Acquisitions Team that can be contacted at mf_spot@fanniemae.com.

N



Negotiated Seller
Number

Number assigned by Fannie Mae identifying the Person
that currently services a Structured Transaction.