



Multifamily Selling and Servicing Guide

Effective as of August 1, 2019

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Section 307

MBS Disclosure

MBS issued in connection with Structured Transactions require Additional Disclosure using the standard disclosure documents, Additional Disclosure documents, and disclosure generation procedures detailed in [Part IV A, Chapter 6: Purchase Procedures, Section 604: Disclosure for MBS Mortgage Loans](#), with the following modifications.

- MSFMS automatically flags Additional Disclosure for all Structured Transactions, so the Lender does not need to specifically indicate that Additional Disclosure is required.
- After all MBS data has been submitted in MSFMS such that the funding state of the Structured Transaction is either “submitted” or “closed,” the Lender may access the Schedule of Loan Information by selecting “Schedule of Loan Information – Disclosure” from the “Reports” tab menu on MSFMS.
- Fannie Mae Structured Transactions Additional Disclosure will generate the Schedule of Loan Information from MSFMS and send it via e-mail to the Lender for review in advance of the Book-Entry Date.
- The Lender must review the Schedule of Loan Information and either confirm that the information is correct, or provide a revised Schedule of Loan Information with the updated information to Fannie Mae Structured Transactions Additional Disclosure, with a copy to Multifamily Structured Acquisitions and Multifamily Structured Asset Management.
- The Lender’s e-mail response confirming or correcting the Schedule of Loan Information must be received by Fannie Mae no later than 12:00 p.m. Eastern Time 2 Business Days prior to (and not including) the Book-Entry Date.



Glossary

A

Additional Disclosure Part of the disclosure package published by Fannie Mae when issuing an MBS.

Synonyms

- Special Disclosure

B

Book-Entry Date Calendar 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

F

Fannie Mae Structured Transactions Additional Disclosure Team that can be contacted at mf_special_disclosures@fanniemae.com.

L

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

Synonyms

- Lenders
- Lender's

M

MBS Mortgage-Backed Security



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 .
Multifamily Structured Asset Management	Team that can be contacted at structured_am@fanniemae.com .
S	
Schedule of Loan Information	Part of the disclosure package published by Fannie Mae for the issuance of an MBS.