

2019 McCracken Customer Conference

MAC Committee - Investor Enhancements

2019



Investor Reporting – Industry Changes

- Discussion on any upcoming industry changes
 - CRECF
 - Fannie Mae
 - Freddie Mac
 - GNMA/HUD/FHA

Investor Enhancements – Job Status

See – Enhancements Listing – Investor Reporting.xlsx



Investor
Enhancement
Listing

Changes/Enhancements–Prioritization Listing Status

- List of 36 items
 - Reviewed and provided additional requirements
 - Prioritized
 - 12 in current releases

Investor Reporting – Bonds

- Bonds
 - Who has started to use?
 - What concerns/issues?
 - What are good points?
 - What enhancements/defects?
 - Lawrence Banton / Kathleen Mullins

Investor Reporting – Bonds

- Bonds
 - Items Wells Fargo identified – Lawrence Banton
 - Reporting to Fannie Mae and Freddie Mac
 - Monthly Billing Statements/ 3rd Party Remittance Reports
 - Bond Fees
 - Principal Reserve Fund
 - Portal Navigation Issue
 - Documentation

Investor Reporting – Investor Transfer

- Scenario Questions
 - 5 customers provided input
 - Others can still provide details
 - Format provided and can be re-shared as needed
- Information gathered to date with development
 - Starting to review and design changes

Investor Fee Options

See Investor Fee Spreadsheet for details



Investor Fee
Spreadsheet

Investor Reporting – Investor Fee Options

- Detailed Requirements – GNMA = Provided in Spreadsheet
- What differences are needed for other Program id's?

Program ID		Priority Order
FREDDIE MAC LOAN LEVEL	A2	3
FNMA/LASER	C1	4
FNMA MBS	C5	4
FNMA RESIDENTIAL S/S	C6	4
STANDARD CUTOFF	D1	5
COMMERCIAL LOAN SERVICING	D2	5
RFC REPORTING	F1	Completed
GNMA POOL PROCESSING	G1	1
S/S FHA PROJECT POOL	H2	2



Investor Fee
Spreadsheet

Investor Reporting – Investor Fee Options

- Define Parameters for the different Program IDs
 - G1 – GNMA, H2 – FHA, A – Freddie, C Fannie, D-Other
- Rate Type
- Balance to Accrue Interest
- Interest Basis Code
- Fee Source
 - Strip Out of Interest
 - Memo
 - Trust Expense



Investor Fee
Spreadsheet

Investor Reporting – Investor Fee Options

- Stripped Fees
 - Fee Amount to be stripped noted
 - Interest Due
 - Service Fees
 - Guaranty Fees
- Fee Calculations
 - Flat Fee
 - Rate
 - Greater of 2 (Y/N)



Investor Fee
Spreadsheet

Investor Fee Options

- Accrue Fee On
 - Actual Balance
 - Scheduled Balance
 - Interest
 - Prin Int
 - Prin Int Tax Ins
 - Principal
 - Prin Int Tax
 - Service Fee
- Interest Basis Code
 - A60
 - A65
 - A66
 - B65
 - B66
- Compounding
 - Annual
 - Semi-Annual
 - Quarterly
 - Monthly
 - Bi-weekly
 - Daily



Investor Fee
Spreadsheet

Investor Fee Options

- Index
 - ARM Indices
- Margin
- Remit To
 - Blank – Fee Retained
 - Investor – Select
 - 3rd Party – Select
- Advance (Y/N)
- IOA (Y/N)
- Active (Y/N)



Investor Fee
Spreadsheet

Investor Options

- What If....
 - Total Fees $>$ Investor's Interest?
- What types of Fees come into play?
 - Broker Fees – Stripped from Interest



Investor Fee
Spreadsheet

Open GNMA Questions

See GNMA BRD Requirements Need More Info as of 101619.docx

Investor Reporting – GNMA

- Review List of Questions outstanding
 - 9/11/2019 – Reviewed all but Construction
 - Need to review Construction items
 - Overall changes
 - Wait till after Investor Transfer?
- Ginnie Mae BRD Requirements contains notes from last discussion, please review and provide any corrections or additional feedback to committee.

GNMA BRD
Requirements
Need More Info



Investor Committee – Next Steps

- Complete Investor Fee Requirements
- Bonds – Enhancements/Fixes Requirements
- GNMA – Provide Scenario's for requirements
- GNMA – Construction Loan requirements
- Other – 2020 and beyond needs