

Welcome Back – We are muting all attendees on entry. Please wait for the session to start.

Payment Deferral Discussions

April 9, 2020

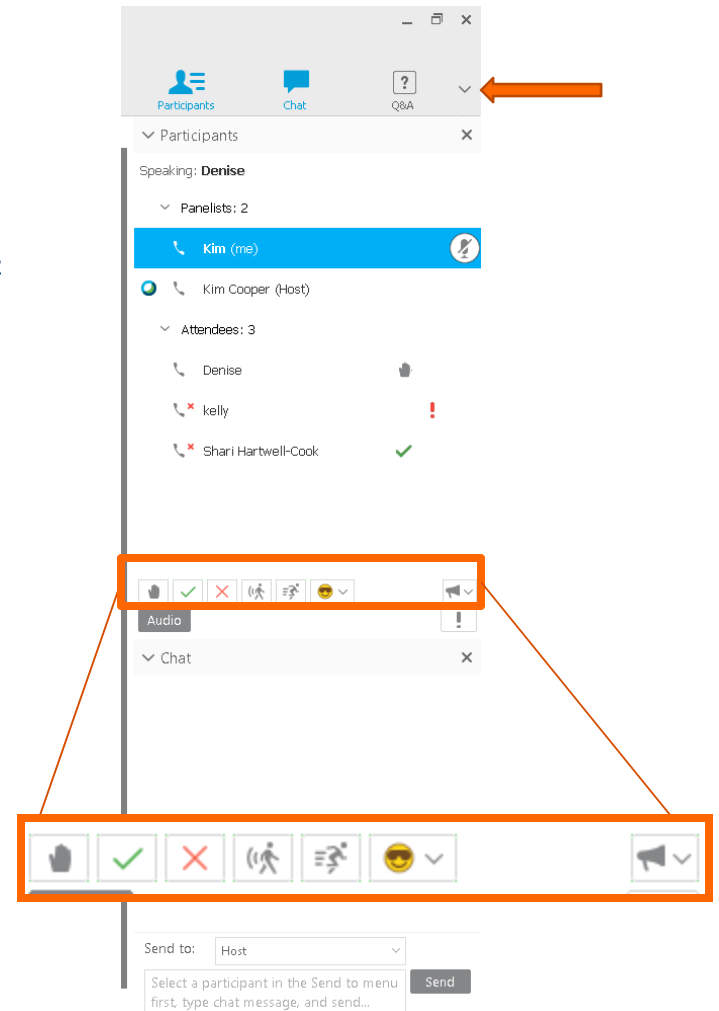
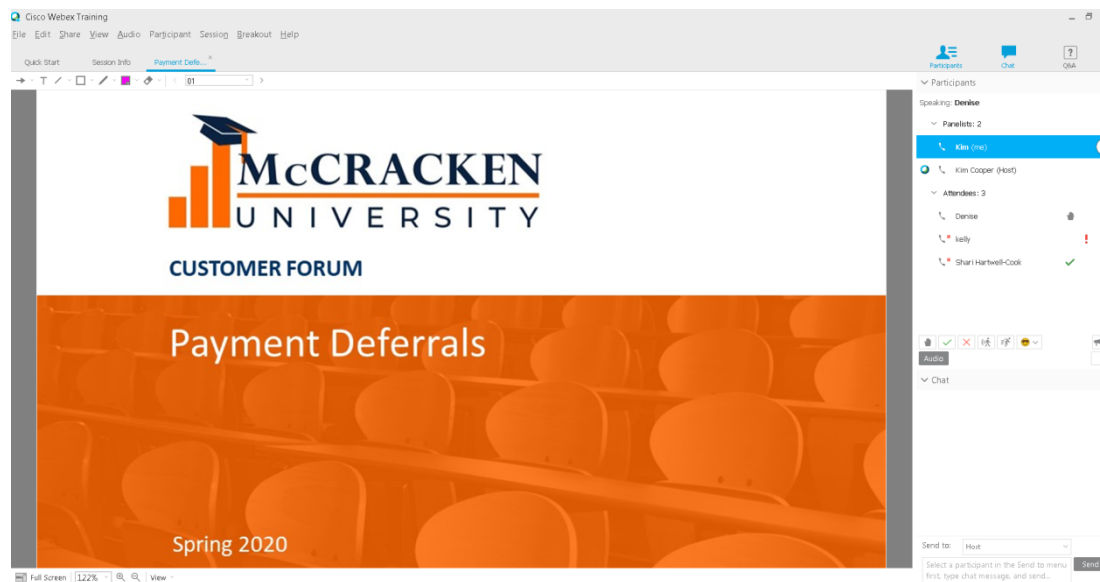
Defer P&I, Escrow payments will still be required. (Scenario #4)

Discussions on Repayment Options



Before We Start

- Please 'Raise Your Hand' to be recognized.
- If you do not see the Participants panel use the 'More options and controls' arrow to 'Show Panels'



Agenda

- Scenario #4 – Defer P&I Payment, Escrow Required
- Repayment Options
- Discussion
- Next Webinar

Defer P&I, Escrow Required (Scenario #4)

Repayment Terms Undetermined or Will Not Be Spread

Payment Strings- Horizontal & Vertical

- Both define the order of payment components to be satisfied
- Vertical Payments Strings - Generally used for performing loans
 - Starts with oldest open receivable
 - Satisfied all the components in that receivable using order specified in string
 - Moves to next oldest open receivable
 - Satisfies all components in that receivable
 - Repeats until are exhausted or all receivables are satisfied.

Horizontal Payment Strings

- Generally used for non performing loans – modifications
- Starts with first payment component in the string
 - Goes to the oldest open receivable, satisfies that payment component
 - Moves to the next oldest open receivable, satisfies the same payment component
 - When the first payment component in the string is satisfied, moves to the next component in the string
 - Goes back to the oldest open receivable, satisfies the second payment component
 - And so on until the funds are exhausted or all receivables are satisfied.

Defer P&I, Escrow Required

Consider Horizontal Payment Strings

- This scenario will create monthly receivables with the full amount of PIER
 - Stores each deferred payment separately
 - Applies the repayment to individual receivables
- Amortizing loans will continue to amortize
- Principal and interest due will be calculated by Strategy using the scheduled balance

Recommended Setup

- Notify Borrowers what they are required to pay during deferral period
 - May include a new address to send payment
- Strategy bills will show full payment due
 - Depending on requirement to advance due date or not, past due amounts may be included on bills
- Remove PAT set up - PAT will draft for full receivable payment
- Consider changing loan to Print Bill 'No (N)' – additional maintenance is needed for this option
- Suggest using a hold code during the deferral period to avoid possible misapplication

Update System Control Transactions Record Payment String Recognition of Receivables

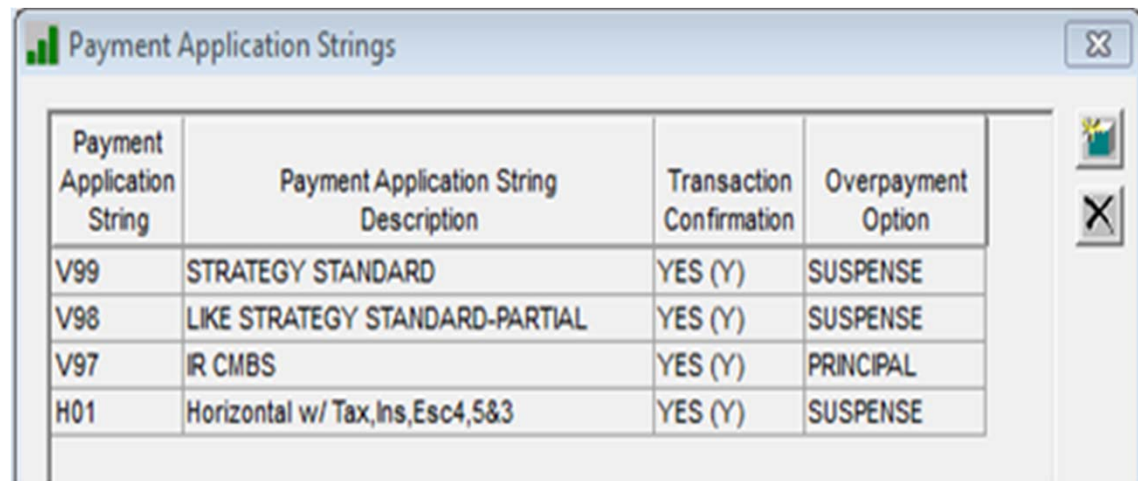
- Setting field to *On the due date (2)* prevents overpayments from posting to next receivable

The screenshot shows a software window titled "System Control" with a "Section" dropdown menu set to "Transactions". Below this, there is a "Transaction Edits" section containing several fields with dropdown menus. The field "Payment String Recognition of Receivables" is highlighted with an orange border and is set to "On the due date (2)". Other fields include "Display 'Check #' Field When Processing Payment:", "Are Check #'s Required:", "Use Principal Curtailment Edit:", "Transaction Processing Override of P & I:", "Investor Cash Reporting Code:", "Miscellaneous Vendor as Payee on Loan Advances:", "Reject Strategy Lock Box Only on Specific Hold Codes:", and "Default for Trans Entry:". At the bottom of the window are buttons for "OK", "Cancel", "Apply", and "Help".

Field	Value
Display "Check #" Field When Processing Payment:	
Are Check #'s Required:	
Use Principal Curtailment Edit:	NO (N)
Payment String Recognition of Receivables:	On the due date (2)
Transaction Processing Override of P & I:	NO (N)
Investor Cash Reporting Code:	NO RPT INV (N)
Miscellaneous Vendor as Payee on Loan Advances:	YES (Y)
Reject Strategy Lock Box Only on Specific Hold Codes:	
Default for Trans Entry:	REG PMT EX (R)

Setup or Change Horizontal Payment String

- Access Payment Application String Set up from Loan Administration Tools Option



Payment Application String	Payment Application String Description	Transaction Confirmation	Overpayment Option
V99	STRATEGY STANDARD	YES (Y)	SUSPENSE
V98	LIKE STRATEGY STANDARD-PARTIAL	YES (Y)	SUSPENSE
V97	IR CMBS	YES (Y)	PRINCIPAL
H01	Horizontal w/ Tax,Ins,Esc4,5&3	YES (Y)	SUSPENSE

Example 1

- Advance due date once escrow/reserves are collected, regardless of collection of P&I

Payment Application String Information

Description
 Payment Application String: H01
 Payment Application String Description: Horizontal w/ Tax, Ins, Esc4,5&3
 Transaction Confirmation: YES (Y)
 Overpayment Options: SUSPENSE (S)

Eligibility Grid
 Payment Types: FIXED (Q) REGULAR AM (P)
 INTEREST (I)

Payment Grid

	Posting Order	Minimum to Advance Due Dates Delinquency	Payment
Scheduled Principal:	8	<input type="checkbox"/>	<input type="checkbox"/>
Interest:	7	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 1:	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Escrow 2:	2	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 3:	5	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 4:	3	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 5:	4	<input type="checkbox"/>	<input type="checkbox"/>
Current & Past Due Late Charge:	6	<input type="checkbox"/>	<input type="checkbox"/>
Default Interest:	0		
Miscellaneous Amounts:	0		
Suspense:	0		
Unscheduled Principal:	0		
Uncapped DIAL:	0		
Capped DIAL:	0		

OK Cancel Apply Help

- Order payment of components starting with Escrows
- Set Principal and Interest as the very last posting orders
- Check Minimum to Advance Due Dates for Delinquency and Payments for Escrow Components
- Leave the Minimum to Advance Due Dates check boxes blank for Principal and Interest
- Suggest setting overpayments to go to suspense.

Update Payment Strings in Loan Administration

- Select Horizontal String
- Partial Payments – Yes (Y)
- Carefully monitor payments until day end in case reversals are needed

[illegible]

- Loan is due for 1/1
- Process 1/1 and 2/1 payment for the total escrow collected (each)

STRATEGY CS - [Current Status => 060063311 [USD] - Bradford Carl]

CS Trans History Detail

Date of Trans: 01/03/2019 Trans Type Description: PMT REC'D
Sub-Trans Type Description: 02

Paid for Date: 01/01/2019 Interest from Date: 12/01/2018
Next Pmt Due Date: 02/01/2019 Disburse Type: Tax Auth / Vend: Effect Back Date: 01/03/2019
Batch #: 12 Check # Issued: 0
User ID: TWALLACE Investor Loan: Y
Last Tran Date: 01/01/2018 Misc Esc Desc: Misc Amt Desc: Misc Rcvbl Category:

	Transaction Amount	Balance After Transaction
Principal:	0.00	68,928,723.95
Interest:	0.00	
Escrow 1:	20,833.75	20,835.57
Escrow 2:	15,485.63	30,971.26
Escrow 3:	12,500.00	775,000.00
Escrow 4:	16,666.67	83,333.36
Escrow 5:	0.00	0.00
Late Charge:	0.00	
Late Charge Assess Amt:	0.00	
Suspense:	0.00	0.00
Misc Amounts:	0.00	
Subsidy:	0.00	
Subservicer Fee:	0.00	
Transaction Amount:	65,486.05	

OK Help

Receivable shows
that the Principal
and Interest are
NOT collected.

01/01/2019
Receivable

STRATEGY CS - [Billing => 060063311 [USD] - Bradford Carl]

Receivable Detail Information

Receivable Detail

Billing Date: 01/01/2019

	Amounts Due	Amounts Credited
Principal:	1,042,862.93	.00
Interest:	287,203.02	.00
Escrow 1:	20,833.75	20,833.75
Escrow 2:	15,485.63	15,485.63
Escrow 3:	12,500.00	12,500.00
Escrow 4:	16,666.67	16,666.67
Escrow 5:	.00	.00
Late Charge:	.00	.00

Interest Adjustments: .00

Interest From: 12/01/2018

Interest To: 12/30/2018

Interest Rate %: 5.00000000000000

Interest Basis: A60 (1)

Record Generation: MB404

Principal Balance After: 68,928,723.95

Cash Received Date: 01/03/2019

Subsidy Amount: .00

Payment Status: PARTIAL

Misc Escrow Type:

Modified Payment Schedule: NO

Late Charge

Late Charge has been Assessed: NO (N)

Total Late Charge Waived: NO (N)

MASTER (MST)

Amount:	34,886.80	Effective Date:	01/07/2019	Late Charge Assessed:	NO (N)
Amount:	.00	Effective Date:	00/00/0000	Late Charge Assessed:	
Amount:	.00	Effective Date:	00/00/0000	Late Charge Assessed:	
Amount:	.00	Effective Date:	00/00/0000	Late Charge Assessed:	

D.I.A.L. Amounts

Accrued:	.00	Capitalized:	.00
Billing Adjustments:	.00	Billed:	.00

OK Cancel Apply Help

STRATEGY CS - [Billing => 060063311 [USD] - Bradford Carl]

Receiveable Detail Information

Receiveable Detail

Billing Date: 02/01/2019

	Amounts Due	Amounts Credited
Principal:	1,047,208.20	.00
Interest:	282,857.75	.00
Escrow 1:	20,833.75	20,833.75
Escrow 2:	15,485.63	15,485.63
Escrow 3:	12,500.00	12,500.00
Escrow 4:	16,666.67	16,666.67
Escrow 5:	.00	.00
Late Charge:	.00	.00

Interest Adjustments: .00

Interest From: 01/01/2019

Interest To: 01/30/2019

Interest Rate %: 5.000000000000

Interest Basis: A60 (1)

Record Generation: MB404

Principal Balance After: 68,928,723.95

Cash Received Date: 02/01/2019

Subsidy Amount: .00

Payment Status: PARTIAL

Misc Escrow Type:

Modified Payment Schedule: NO

Late Charge

Late Charge has been Assessed: NO (N)

Total Late Charge Waived: NO (N)

MASTER (MST)	Amount:	Effective Date:	Late Charge Assessed:
	34,888.80	02/05/2019	NO (N)
	.00	00/00/0000	
	.00	00/00/0000	
	.00	00/00/0000	

D.I.A.L. Amounts

	Accrued:	Capitalized:
Billing Adjustments:	.00	.00

OK Cancel Apply Help

Receiveable shows that the Principal and Interest are NOT collected.

02/01/2019
Receiveable

Current Status Shows Next Payment Due 3/1

STRATEGY CS - [Current Status => 060063311 [USD] - Bradford Carl]

File Tools Window Help

Current Status
Loan Terms/Status
Borrower Info
Associated Names
Doc Distribution
Regular Payments
Misc Rcvbl/Exp
Lt Chg/Dfl/Dfrd Int
Trans History
Property Info
Pend Chgs/Adj Loan
Reserves
Interest Adj
Cross Ref Loan Grp
Investors
Reporting Bal
YTD Amounts
Escrow Information
File Maintenance Log
Prepayment Premium
Notes

Loan Terms

Borrower: Bradford Carleton & Associates
Borrower #: 60-6311111
Project Name:
Add'l Loan ID:
Investor: GINNIEMAE

Int Rate %: 5.000000000000
Orig Prin Bal: 125,000,000.00
Curr Prin Bal: 68,928,723.95
Avail Funds: 0.00
Participate %: 100.0000

Term (yrs/mo): 10/00
Remain Term (yrs/mo): 04/08
Loan Type: FHA (F)
Note Type:
of Investors: 1

Payment Information

Pmt Status: NO PMT DUE (90)
Pmt Freq Indicator: MONTHLY (M)
Pmt Frequency: Monthly (1)
Next Pmt Due Dt: 03/01/2019
Accrued Thru Dt: 02/01/2019
Interest Basis: 360/30 (A60)
Contract Type: FIXED (F)
Payment Type: REG AMORT (P)
Pre Auth Trans: PAT

Current Amounts Due

Pmts Due: 0
Reg Amts Due: 0.00
Misc Amt Due: 0.00
Lt Chg Due: 169,857.60
Susp Escrow: 0.00
Default Int: 0.00
Subsidy Amt: 0.00
Total Due: 169,857.60

Regular Payment Amount

Princ & Int: 1,330,065.95
Escrow 1: 20,833.75
Escrow 2: 15,485.63
Escrow 3: 12,500.00
Escrow 4: 16,666.67
Escrow 5: 0.00
Total Reg Pmt: 1,395,552.00

Master Info shows Next Payment Due 3/1

STRATEGY CS - [Loan Administration => 060063311 [USD] - Bradford Carl]

File Edit Tools Additional Window Help

Customer Info Master Info Pending Change Master/LIP Deferred Revenue & Expenses Holdbacks Analysis & Reporting Info

Payment/Billing

- Balances/Processing
- Contract
- Esc/LateChg/Default
- D.I.A.L.
- Reporting
- Tiered Service Fee
- Period to Date(1)
- Period to Date(2)
- Commercial/Balloon
- Interest Reserve
- Valuation Analysis
- Prepayment Premiums
- Fee Information

Payment Information

Payment Frequency Indicator:	MONTHLY (M) ▾	Loan in Process:	NO (N) ▾
Bill/Payment Frequency:	1	Interest Rate%:	5.00000000000000
Payment Type:	REG AMORT (P) ▾	Expanded Interest Rate%:	.00000000000000000000000000000000
Contract Type:	FIXED (F) ▾	Annual Percentage Rate%:	5.00000000000000
Business Calendar:	MFS BUSINE (001) ▾	Neg Amortization% Allowed:	.00
Use Business Cal for Due Date:	NO (N) ▾	Deposit Account#:	
Business Calendar Options:	▾	Subsidy:	N
Accrual/Due Date Options:	TO DUE (1) ▾	Mod Pmt Sched on File:	NO (N) ▾
Accrual Follows Bus Cal Due Date:	▾	Pmt App String:	HORIZL W/E (H02) ▾
Next Pmt Due Date w/o Bus Cal:	03/01/2019	Allow Partial Payments:	YES (Y) ▾
Next Payment Due Date:	3/1/2019	Principal & Interest Pmt:	1,330,065.95
Due Date for Delinquency:	03/01/2019	Escrow 1 Payment:	20,833.75
% of Principal (Pmt Type R):	.0000000000000000	Escrow 2 Payment:	15,485.63
Simple Interest:	NO (N) ▾	Escrow 3 Payment:	12,500.00
		Escrow 4 Payment:	16,666.67
		Escrow 5 Payment:	.00

Example 2

- Advance due date once escrow/reserves, P&I are collected

Payment Application String Information

Description

Payment Application String: H01

Payment Application String Description: Horizontal w/ Tax, Ins, Esc4, 5&3

Transaction Confirmation: YES (Y)

Overpayment Options: SUSPENSE (S)

Eligibility Grid

Payment Types: FIXED (Q) REGULAR AM (P)

INTEREST (I)

Payment Grid

	Posting Order	Minimum to Advance Due Dates Delinquency	Payment
Scheduled Principal:	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interest:	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Escrow 1:	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Escrow 2:	2	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 3:	5	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 4:	3	<input type="checkbox"/>	<input type="checkbox"/>
Escrow 5:	4	<input type="checkbox"/>	<input type="checkbox"/>
Current & Past Due Late Charge:	6	<input type="checkbox"/>	<input type="checkbox"/>
Default Interest:	0		
Miscellaneous Amounts:	0		
Suspense:	0		
Unscheduled Principal:	0		
Uncapped DIAL:	0		
Capped DIAL:	0		

OK Cancel Apply Help

- Order payment of components starting with Escrows
- Set Principal and Interest as the very last posting orders
- Check Minimum to Advance Due Dates for Delinquency and Payments for Escrow Components
- Check Minimum to Advance Due Dates for Principal and Interest
- Suggest setting overpayments to go to suspense.

- Loan is due for 1/1
- Process 1/1 and 2/1 payment for the total escrow collected (each)

STRATEGY CS - [Current Status => 060063313 [USD] - Stark & Assoc]

CS Trans History Detail

Date of Trans: 02/01/2019 Trans Type Description: PMT REC'D
Sub-Trans Type Description: 02

Paid for Date: 02/01/2019 Interest from Date: 01/01/2019
Next Pmt Due Date: 01/01/2019 Interest to Date: 01/30/2019
Batch #: 25 Disburse Type: Tax Auth / Vend: Effect Back Date: 02/01/2019
User ID: KATH Check # Issued: 0 Misc Esc Desc:
Last Tran Date: 01/03/2019 Investor Loan: Y Misc Amt Desc:
Misc Rcvbl Category:

	Transaction Amount	Balance After Transaction
Principal:	0.00	5,455,683.59
Interest:	0.00	
Escrow 1:	3,000.00	92,046.50
Escrow 2:	3,000.00	9,000.00
Escrow 3:	7,000.00	441,000.00
Escrow 4:	995.00	22,685.00
Escrow 5:	0.00	0.00
Late Charge:	0.00	
Late Charge Assess Amt:	0.00	
Suspense:	0.00	0.00
Misc Amounts:	0.00	
Subsidy:	0.00	
Subservicer Fee:	0.00	
Transaction Amount:	13,995.00	

OK Help

Receivable shows
that the Principal
and Interest are
NOT collected.

01/01/2019
Receivable

STRATEGY CS - [Billing => 060063313 [USD] - Stark & Assoc]

Receivable Detail Information

Billing Date: 01/01/2019

	Amounts Due	Amounts Credited
Principal:	33,481.14	.00
Interest:	20,458.81	.00
Escrow 1:	3,000.00	3,000.00
Escrow 2:	3,000.00	3,000.00
Escrow 3:	7,000.00	7,000.00
Escrow 4:	995.00	995.00
Escrow 5:	.00	.00
Late Charge:	2,948.37	.00

Interest Adjustments: .00
 Interest From: 12/01/2018
 Interest To: 12/30/2018
 Interest Rate %: 4.50000000000000
 Interest Basis: A60 (1)
 Record Generation: MB404

Principal Balance After: 5,455,683.59
 Cash Received Date: 01/03/2019
 Subsidy Amount: .00
 Payment Status: PARTIAL
 Misc Escrow Type:
 Modified Payment Schedule: NO

Late Charge

Late Charge has been Assessed: YES (Y)
 Total Late Charge Waived: NO (N)

MASTER (MST)	Amount:	Effective Date:	Late Charge Assessed:
	2,948.37	01/07/2019	YES (Y)
	.00	00/00/0000	
	.00	00/00/0000	
	.00	00/00/0000	

D.I.A.L. Amounts

Accrued:	.00	Capitalized:	.00
Billing Adjustments:	.00	Billed:	.00

OK Cancel Apply Help

Ready

STRATEGY CS - [Billing => 060063313 [USD] - Stark & Assoc]

Receivable Detail Information

Receivable Detail

Billing Date: 02/01/2019

	Amounts Due	Amounts Credited
Principal:	83,794.19	.00
Interest:	20,145.76	.00
Escrow 1:	3,000.00	3,000.00
Escrow 2:	3,000.00	3,000.00
Escrow 3:	7,000.00	7,000.00
Escrow 4:	995.00	995.00
Escrow 5:	.00	.00
Late Charge:	.00	.00

Interest Adjustments: .00

Interest From: 01/01/2019

Interest To: 01/30/2019

Interest Rate %: 4.500000000000

Interest Basis: A60 (1)

Record Generation: MB404

Principal Balance After: 5,455,683.59

Cash Received Date: 02/01/2019

Subsidy Amount: .00

Payment Status: PARTIAL

Misc Escrow Type:

Modified Payment Schedule: NO

Late Charge

Late Charge has been Assessed: NO (N)

Total Late Charge Waived: NO (N)

MASTER (MST)	Amount:	Effective Date:	Late Charge Assessed:
	2,948.37	02/05/2019	NO (N)
	.00	00/00/0000	
	.00	00/00/0000	
	.00	00/00/0000	

D.I.A.L. Amounts

	Accrued:	Capitalized:
Billing Adjustments:	.00	.00
	.00	.00

OK Cancel Apply Help

Receivable shows that the Principal and Interest are NOT collected.

02/01/2019
Receivable

Current Status Shows Next Payment Due 1/1

STRATEGY CS - [Current Status => 060063313 [USD] - Stark & Assoc]

File Tools Window Help

Current Status
Loan Terms/Status
Borrower Info
Associated Names
Doc Distribution
Regular Payments
Misc Rcvbl/Exp
Lt Chg/Dflt/Dfrd Int
Trans History
Property Info
Pend Chgs/Adj Loan
Reserves
Interest Adj
Cross Ref Loan Grp
Investors
Reporting Bal
YTD Amounts
Escrow Information
File Maintenance Log
Prepayment Premium
Notes

Loan Terms

Borrower:	Stark & Associates		
Borrower #:	63-3313333	Int Rate %:	4.50000000000000
Project Name:		Orig Prin Bal:	10,000,000.00
Add'l Loan ID:		Curr Prin Bal:	5,455,683.59
Investor:	GINNIEMAE	Avail Funds:	0.00
		Participate %:	100.0000
		Term (yrs/mo):	10/00
		Remain Term (yrs/mo):	04/08
		Loan Type:	FHA (F)
		Note Type:	
		# of Investors:	1

Payment Information

Pmt Status:	NO PMT DUE (90)
Pmt Freq Indicator:	MONTHLY (M)
Pmt Frequency:	Monthly (1)
Next Pmt Due Dt:	01/01/2019
Accrued Thru Dt:	02/01/2019
Interest Basis:	360/30 (A60)
Contract Type:	FIXED (F)
Payment Type:	REG AMORT (P)
Pre Auth Trans:	PAT

Current Amounts Due

# Pmts Due:	2
Reg Amts Due:	207,879.90
Misc Amt Due:	0.00
Lt Chg Due:	14,741.85
Susp Escrow:	0.00
Default Int:	0.00
Subsidy Amt:	0.00
Total Due:	222,621.75

Regular Payment Amount

Princ & Int:	103,939.95
Escrow 1:	3,000.00
Escrow 2:	3,000.00
Escrow 3:	7,000.00
Escrow 4:	995.00
Escrow 5:	0.00
Total Reg Pmt:	117,934.95

Master Info shows Next Payment Due 1/1

STRATEGY CS - [Loan Administration => 060063313 [USD] - Stark & Assoc]

File Edit Tools Additional Window Help

Customer Info Master Info Pending Change Master/LIP Deferred Revenue & Expenses Holdbacks Analysis & Reporting Info

Payment/Billing
Balances/Processing
Contract
Esc/LateChg/Default
D.I.A.L.
Reporting
Tiered Service Fee
Period to Date(1)
Period to Date(2)
Commercial/Balloon
Interest Reserve
Valuation Analysis
Prepayment Premiums
Fee Information

Payment Information

Payment Frequency Indicator: MONTHLY (M)
Bill/Payment Frequency: 1
Payment Type: REG AMORT (P)
Contract Type: FIXED (F)
Business Calendar: MFS BUSINE (001)
Use Business Cal for Due Date: NO (N)
Business Calendar Options:
Accrual/Due Date Options: TO DUE (1)
Accrual Follows Bus Cal Due Date:

Next Pmt Due Date w/o Bus Cal: 01/01/2019
Next Payment Due Date: 1/1/2019
Due Date for Delinquency: 03/01/2019
% of Principal (Pmt Type R): .00000000000000
Simple Interest: NO (N)

Loan in Process: NO (N)
Interest Rate%: 4.50000000000000
Expanded Interest Rate%: .00000000000000000000000000000000
Annual Percentage Rate%: 4.50000000000000
Neg Amortization% Allowed: .00
Deposit Account#:
Subsidy: N
Mod Pmt Sched on File: NO (N)
Pmt App String: HORIZONTAL (H01)
Allow Partial Payments: YES (Y)
Principal & Interest Pmt: 103,939.95
Escrow 1 Payment: 3,000.00
Escrow 2 Payment: 3,000.00
Escrow 3 Payment: 7,000.00
Escrow 4 Payment: 995.00
Escrow 5 Payment: .00

Deferred Revenue

Update System Control Accounting Record

Level Yield Calculation Using Actual or Scheduled Principal Balance

System Control

Section: Accounting

Bank Accounts

	Bank	DDA#
Deposit Clearing:	MFS BANK (001)	327010027925
Disbursement Clearing:	MFS BANK (001)	327010026869
Corporate Cash:	MFS BANK (001)	327010027891

Central Disbursement Clearing Account: YES (Y)

System or Investor Disb Clearing: (S) SYSTEM

Process Escrow Disbursement Through the P&I Disbursement Clearing Account in the Investor Vendor Record: NO (N)

Suspense Accounts for Cash Clearing: NO (N)

Check Writing Batch # for WRAP Remittances: 00

Deferred Revenue and Write-offs

Level Yield Calculation Uses Actual or Scheduled Principal Balance: (S) SCHEDULE

Require Clearing of Book Value Write-Offs to Reserve for Loan Loss: YES (Y)

Tax Adjustments on Book Value Write Offs: NO (N)

Non-Performing Processing

Days to Stop Accrual (from Date for Delinquency): 90

Rev Open Pay Rate Rec on Chg of Basis from Acc to Cash or Cost Recovery: YES (Y)

Rev Open DIAL Rec on Chg of Basis from Acc. to Cash or Cost Recovery: YES (Y)

Accounting Basis to Use when Changing from Accrual to Non-performing: (R) COST RECOVERY B.

Transaction Batch # for Basis Change: 99

OK Cancel Apply Help

- Decide if you want the deferred revenue to use scheduled balance during deferral period

Level Yield Calculation Using Actual or Scheduled Balance System Control>Accounting

- Actual Balance
 - The amortization will be a different amount than if the loan were amortizing, since the loan is interest only or no payment is received
- Scheduled Balance
 - The amortization will be calculated as the scheduled balance dictates.

Considerations

- Do you want Amortization to occur for loans in forbearance?
- You could consider moving the Amortization Start date forward to the month you want to restart

STRATEGY CS - [Loan Administration => 110034349 [USD] - Portman Hudso]

File Edit Tools Additional Window Help

Customer Info Master Info Pending Change Master/LIP **Deferred Revenue & Expenses** Holdbacks Analysis & Reporting Info

Deferred Method	Deferred Type	Income/Expense	Original Amount	Current Balance	Group/Rpt Method	Unrecognized Income	Investor #	
Level Yield (5)	GAAP ORIGI	EXPENSE (2)	37325.00	23890.59		0	1101	D2 Inter
Level Yield (5)	STAT HEDGE	INCOME (1)	9938.00	6368.86		0	1101	D2 Inter

Deferred Method: Level Yield (5)

Deferred Type: GAAP ORIGI (02)

Income/Expense: EXPENSE (2)

Original Amount: 37,325.00

Current Balance: 23,890.59

Group/Reporting Method:

Unrecognized Income: .00

Investor: D2 INTERNA (01101)

Yield %: 4.2248888000000

Amortization Start Date: 02/28/2014

of Months to Amortize:

of Months Amortized:

Deferred Asset G/L #: 120101000000000

Deferred Rev/Exp G/L #: 120102000000000

Deferred Suspense G/L #: 120103000000000

Balance Sheet Contra G/L #: 120104000000000

Income Statement Contra G/L #: 120105000000000

Capital Gain G/L #: 120106000000000

Capital Loss G/L #: 120107000000000

Considerations

- Maybe you don't want to recognize income during a period that the loan is in forbearance
 - Do you still want to allow the deferred expense to amortize?

Re-Payment Scenario

- P&I loan with escrow.
- P&I has been deferred
- Borrower is required to pay back deferred interest over the next x months.
- Bill should include the repayment amount

Miscellaneous Receivables to Bill & Collect

Repayment of Deferred Interest

- Loan defers April, May, June payments – Repayment spread over 6 months
 - Starting with July 1. Wait until 8/1 payment is received
 - Have enough with July and August payments to re-pay April
 - File maintain the Next Payment Due Date to 4/1
 - File maintain the Principal Due in the 4/1 receivable to 0.00.
 - Post interest payment to 4/1 receivable.
 - After the payment is posted
 - File maintain the Next Payment Due Date back to 9/1 before the next Billing Cycle Date.

Miscellaneous Receivable Type

STRATEGY CS - [Transactions => 050097501 {USD} - Mark Lopex MCACF# 5340-001]

File Edit Tools Additional Window Help

Miscellaneous Receivable Types

Type	Description	Category	Int YTD	Annual Stmt	Billing Description	Payment Description
5	MISC ESCROW DEFICIT	FEE	NO	YES	APPRAISAL FEE	APPRAISAL FEE PAYM
10	RESERVE DISB. FEE	FEE	NO	YES		
11	LOAN ADVANCE FEE					
12	INT. ON ADVANCE FEE					
15	ADMINISTRATIVE					
100	APPRAISAL FEES					APPRAISAL FEE PAYM
110	APPRAISAL FEES INT.					APPRAISAL FEE PAYM
200	MISCELLANEOUS FEE					FEE MISC FEE PYMT
205	MISCELLANEOUS FEE INT.					S FEE MISCELLANEOUS FEE
210	AMORTIZATION FEE					FEE CHECK
211	AMORTIZATION FEE INT.					FEE AMORTIZATION FEE
212	CONFIRMATION FEE					FEE CONFIRMATION FEE
214	CREDIT VERIFICATION					TON CREDIT VERIFICATION
215	CREDIT VERIFICAT INT.					ATION FCREDIT VERIFICATION
217	PAYMENT HISTORY FEE IN					RY FEEPAYMENT HISTORY FE
219	REVIEW FEE - INTERNAL					TERNA/REVIEW FEE - INTERNA
220	NSF/RETURN CK FEE					FEE NSF/RETURN CK FEE
221	NSF/RETURN CHECK FEE I					HECK FENSF/RETURN CHECK F
222	COPY OF LOAN DOCUMENT					DOCUM COPY OF LOAN DOCU
223	CPY OF DOCUMENTS INTE					CPY OF DOCUMENTS INCPY OF DOCUMENTS I
300	ASSUMPTION FEE	FEE	NO	NO	ASSUMPTION FEE	ASSUMPTION FEE PYM

Receivable Type: 500

Miscellaneous Receivable Type Information

REMINDER - Strategy Uses Types 001-005 for Escrow Deficits

Miscellaneous Receivable Type: 22

Full Description: C19 Repayment for Deferre

Short Description: Repay

Category: FEE (F)

Report on Annual Statement: NO (N)

Billing Description: Repayment of Deferred

Payment Description: Repayment of Deferred

Report as Interest Paid YTD: (N) NO

Participate in PAT Processing: NO (N)

Cancel Next Help

Apply Changes

OK Cancel Apply Help

Setup G/L Accounts for Misc. Rcvbl

File Edit Tools Additional Window Help

Miscellaneous Receivable Types

Type	Description
5	MISC ESCROW DEFICI
10	RESERVE DISB. FEE
11	LOAN ADVANCE FEE
12	INT. ON ADVANCE FEE
15	ADMINISTRATIVE
100	APPRAISAL FEES
110	APPRAISAL FEES INT
200	MISCELLANEOUS FEE
205	MISCELLANEOUS FEE
210	AMORTIZATION FEE
211	AMORTIZATION FEE I
212	CONFIRMATION FEE
214	CREDIT VERIFICATION
215	CREDIT VERIFICAT I
217	PAYMENT HISTORY F
219	REVIEW FEE - INTERN
220	NSF/RETURN CK FEE
221	NSF/RETURN CHECK I
222	COPY OF LOAN DOC
223	CPY OF DOCUMENTS
300	ASSUMPTION FEE

Receivable Type: 500

Miscellaneous Receivable Types G/L Information (Add)

Company #	Company Name
1	MFS EXT Loans
16	Test
17	McCracken/McAnany
75	New G/L company
77	MFS Fund Int
88	MFS INV Ext
99	MFS2 G/L Co Investors

Misc. Receivable Type: 22 C19 Repayment for Deferre
G/L Company: 1 MFS EXT Loans

GAAP G/L #:

STAT

Debit G/L #:

Credit G/L #:

OK Cancel Next Help

Cancel Apply Help

Payment Description

APPRAISAL FEE PAYM
APPRAISAL FEE PAYM
APPRAISAL FEE PAYM
MISC FEE PYMT
MISCELLANEOUS FEE
CHECK
AMORTIZATION FEE
CONFIRMATION FEE
CREDIT VERIFICATION
CREDIT VERIFICATION
PAYMENT HISTORY F
REVIEW FEE - INTERN
NSF/RETURN CK FEE
NSF/RETURN CHECK I
COPY OF LOAN DOC
CPY OF DOCUMENTS
ASSUMPTION FEE PY

Setup Misc. Receivable for Loan

The screenshot shows a software window titled "Change Transaction Information" with a "Miscellaneous Amounts" tab. A "STRATEGY" dialog box is open, showing a list of receivable types on the left with "500" selected. The main area of the dialog contains the following fields:

- Receivable Type: REPAY (022) (dropdown menu)
- # of Installments: 6 (text input)
- Frequency (in months): (empty text input)

At the bottom of the dialog are buttons: "< Back", "Next >", "Finish", "Cancel", and "Help".

Below the dialog, the main window displays the following information:

- Receivable Type: ENVIRONMEN (500)
- Effective Date: 10/20/2008
- Amount Due: 5.00
- Payment Due Date: 12/25/2008
- Record Status: OPEN (O) (dropdown menu)
- Print Notice: NO (N) (dropdown menu)
- Notice Option: (empty dropdown menu)
- Cash Transaction Date: 00/00/0000
- Non-Recoverable Date: 00/00/0000

Setup Misc. Receivable for the Loan

STRATEGY CS - [Transactions => 05009/201 [USD] - Mark Lopez MCALF# 3340-001]

File Edit Tools Additional Window Help

Change Transaction Information Miscellaneous Amounts

STRATEGY

Misc Recei
Misc Recei

Receivable Type
500

of Installments: 6
Frequency (in months): 1

Receivable Type: REPAY (022)
Effective Date: 08/01/2020
Amount Due: 100.00
Payment Due Date: 08/01/2020
Amount Collected: .00
NAIC Stat. Credit G/L Acct.: 132317000000000
NAIC Stat. Debit G/L Acct.: 132317000000000
Remit To:

Print on Monthly Bill: YES
Record Status: OPEN (O)
Print Notice: NO (N)
Notice Option:
Cash Transaction Date: 00/00/0000
G/L Account #: 111110000000000
Tax Credit Adj. G/L Acct.:
Tax Debit Adj. G/L Acct.:

< Back Next > Finish Cancel Help

Ready

Receivable Type: ENVIRONMEN (500)
Effective Date: 10/20/2008
Amount Due: 5.00
Payment Due Date: 12/25/2008
Record Status: OPEN (O)
Print Notice: NO (N)
Notice Option:
Cash Transaction Date: 00/00/0000
Non-Recoverable Date: 00/00/0000

All Misc. Receivables

File Edit Tools Additional Window Help

Change Transaction Information
 Miscellaneous Amounts

Miscellaneous Receivables
 Miscellaneous Expenses

☒ Open Miscellaneous Receivables
☐ All Miscellaneous Receivables

Receivable Type	Seq #	Description	Amount Due	Due Date	Notes	Recov Exp	Paid	Default Sort Order	Print Notice	Print on Monthly Bill	Record Status:	Effective Date	Notice Option
22	1	Repay	16.66	08/01/2020	No	NO (N)	NO	022001	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
22	2	Repay	16.66	09/01/2020	No	NO (N)	NO	022002	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
22	3	Repay	16.66	10/01/2020	No	NO (N)	NO	022003	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
22	4	Repay	16.66	11/01/2020	No	NO (N)	NO	022004	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
22	5	Repay	16.66	12/01/2020	No	NO (N)	NO	022005	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
22	6	Repay	16.66	01/01/2021	No	NO (N)	NO	022006	NO (N)	YES (Y)	OPEN (O)	08/01/2020	
500	1	ENVIRONMEN	5.00	12/25/2008	No	NO (N)	NO	500001	NO (N)	YES (Y)	OPEN (O)	10/20/2008	



Thank you for attending our Forum.



