

MPF[®] Participating Financial Institution
MPF[®] Government MBS – Operations Questionnaire



PFI Name: _____ **PFI #** _____

If any response requires an explanation and additional space is needed, please feel free to attach response(s) to this document clearly identifying the associated question.

Product Selection

Select all that apply

FHA

VA

RHS-Rural Housing Service

Servicing Retained

Servicing Released

Historical Government Mortgage Originations

Product Type	Year-to-Date as of _____		Last Year _____	
	Number of Loans	Origination Volume (000s)	Number of Loans	Origination Volume (000s)
FHA		\$		\$
VA		\$		\$
RHS		\$		\$

Projected Government MBS Mortgage Originations

Product Type	Current Year Remaining		Next Year (201____)	
	Number of Loans	Origination Volume Projected (000s)	Number of Loans	Origination Volume Projected (000s)
FHA		\$		\$
VA		\$		\$
RHS		\$		\$

Revision Date 11/13/2015

"MPF" is a registered trademark of the Federal Home Loan Bank of Chicago. "MPF MPF Mortgage Partnership Finance" is a trademark of the Federal Home Loan Bank of Chicago.

Servicing Information

Number of Loan(s) _____ Total UPB \$(000s) _____

Remittance type:	Actual/Actual	Scheduled/Scheduled	Scheduled/Actual
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Government Portfolio Performance

(30, 60, 90+ day delinquency information for all government loans)

Delinquency information as of (MM/YYYY) _____

Product Type	30 Days # of loan(s) / \$ (000s)		60 Days # of loan(s) / \$ (000s)		90+ Days # of loan(s) / \$ (000s)	
FHA		\$		\$		\$
VA		\$		\$		\$
RHS		\$		\$		\$

Repurchase(s)/Uninsured

(Loan repurchased or denied coverage by a Government Agency in the past 12 months)

Repurchased/Uninsured # of loan(s) / \$ (000s)		
FHA		\$
VA		\$
RHS		\$

Please provide the closing date(s) and the reason(s) for the repurchased and/or uninsured loan(s).

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Questionnaire (Servicing Retained and Released)

1. Have all government loans, originated by the PFI and/or purchased under a third party origination (TPO) relationship, received the appropriate insurance or guaranty within 12 months from the date of closing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the PFI plan on selling TPO loans into the MPF Government MBS product?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A (does not purchase TPO loans)
3. Does the PFI represent and warrant that it has a composite CAMELS rating from its regulator of “3” or better?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the PFI the subject of any regulatory enforcement action?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Have any of the PFI’s owners, principals or officers been subject to any government disbarment or HUD program exclusions within the past ten (10) years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the PFI or its designated affiliate* an approved Mortgagee/Lender in good standing with each applicable Government Agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the PFI subject to a pending FHA Mortgagee Review Board action?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A (not FHA)
8. Does the PFI have a “satisfactory” or equivalent rating on its most recent Government Agency audit?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A (not yet audited)
9. Is the PFI capable of scanning and uploading loan file documents?	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. If the PFI is choosing the servicing released option, please provide your MERS Origination ID (participation in MERS is a requirement of the servicing released option)	MERS Orig ID# _____

*Affiliate an entity that controls, is controlled by or is under common control of a PFI or a PFI’s parent organization.

Servicing (Servicing Retained Only)

The following questions apply if the PFI is going to retain the servicing of MPF Government MBS mortgages.

1. If an affiliate* of the PFI will be the owner of the Mortgage Servicing Rights and/or the Servicer for MPF Government MBS, please provide the name of the affiliate and its role. Name: _____ Role: _____	
2. Does the PFI or its affiliate have the system and staff capable of servicing loans on a scheduled/scheduled basis?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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3. Does the PFI or its affiliate have a loan servicing system (LSS) that supports multiple loan-level servicing fees simultaneously?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Does the PFI or its affiliate have systems and processes in place to complete required monthly investor reporting on the first business day of the month?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Does the PFI or its affiliate have the capability of providing P&I and T&I account balances with monthly investor reporting at a loan level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. If the PFI uses a designated subservicer please provide the name of the subservicer. Name: _____ (The PFI must obtain consent of the MPF Provider and relevant MPF Bank in order to utilize an acceptable subservicer under the MPF Government MBS product. The subservicer must be a Ginnie Mae approved Issuer.)	

Comments:

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MPF Government MBS Supporting Documentation

Submit the following documents, for the PFI or affiliate, to your MPF Bank, along with this completed form:

1. Documented approval from each applicable Government Agency for the program(s) for which the PFI or affiliate will originate and/or service MPF mortgage loans
2. Policy and procedures for the receipt and review of Final Certification documents
3. Servicing policies and procedures for scheduled/scheduled remittance, if servicing retained
4. Resumes of government underwriter(s), and individuals in Origination and Servicing
5. Most recent Agency review/audit results. If Agency review/audits are not available, provide your most recent three months In-House QC results
6. Policy and procedures for approval and monitoring TPO's, if applicable

The PFI hereby represents and warrants that all information contained in this form and any supporting documentation is complete and accurate. The PFI understands that (i) the MPF Bank will be relying upon the information contained in this form and any supporting documentation and (ii) any misrepresentation or omission may constitute a civil or criminal violation and may be cause for suspension or termination as an Originator or Servicer by the MPF Bank.

This form must be signed by an Officer authorized to execute agreements and amendments under the Resolution for Mortgage Partnership Finance Participating Financial Institution agreement.

Signature

Phone

Printed Name / Title

Date

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PFI Name: _____ **PFI #** _____

Government MBS Mortgage Audit Disclosure

For Servicing Retained Only

Ginnie Mae will be conducting audits relating to Government MBS Mortgages of the MPF Provider, in addition to the ability of the MPF Provider to audit PFIs independently as outlined in MPF Origination Guide Chapter 5.10. PFIs that service, sub-service, or have hired a sub-servicer to service Government MBS Mortgages may be in possession of certain documentation needed for the audit, and will be asked to provide such documentation to the MPF Provider within **a few business days** as indicated in the request. The activities listed below are some of the frequently focused areas of Ginnie Mae audits for which PFIs should have the required Government Agency processes in place and be prepared to provide all relevant records:

- **Cash Management**
- **Collections**
- **Liquidations**
- **Claims**
- **Delinquencies**
- **Investor Reporting**

In addition, the PFI's written procedures as required by the Government Agency, and any applicable supporting documentation, should be readily available upon request. The list below contains some examples of commonly requested documentation:

- Bank Account Activity
- Collection Notes
- Loan Histories
- Property Inspection and Preservation Evidence
- Evidence of Loss Mitigation (Foreclosure, Bankruptcy Filings or Forbearance)
- Proof of Claims for bankruptcy loans, motions for relief, proof of claims, if applicable
- Letter Logs
- State Foreclosure Requirements
- Payment History
- VALERI Event Reporting (VA Loans)
- Neighborhood Watch
- Escrow Analysis
- Evidence of MIP or Guaranty Insurance Payments
- Evidence of current Hazard Insurance Coverage or Master Insurance Policy for condominium or PUD loans as applicable
- Bank Overdrafts
- File Documentation
- Government Agency Audit or Review and any necessary corrective action

In addition to the MPF Program's requirements for Government MBS Mortgages in the MPF Guides, PFIs should also refer to the most recent versions of the applicable Government Agency guides to ensure their compliance with the agency's mortgage documentation and procedural requirements.

Disclosure Acknowledged By: _____
Signature

Print Name/Title

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