

Data Guidance for Cross Defaulted and Cross Collateralized Mortgage Loans Job Aid





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Note: Click on the relevant section in the Contents table above to be navigated there.



Navigating to C&D™

1. Go to Fannie Mae's website: <http://www.fanniemae.com/portal/index.html>

Click on the “Business Partners” dropdown then select “Multifamily.”

The screenshot shows the Fannie Mae homepage. At the top, there is a navigation bar with links for Business Partners, Homeowners & Renters, About Us, Research & Insights, Newsroom, Careers, Contact Us, and social media icons. A dropdown menu is open under the Business Partners link, showing options: Single-Family Lenders & Servicers, Multifamily DUS Lenders & Servicers (which is highlighted with a red box), Capital Markets Investors, and Developer Portal Developers & Data Analysts. Below the menu, there is a section titled "Women who invent" featuring Nancy Jardini. To the right, there is a graphic of four stylized women in different colors (blue, pink, green, yellow) standing together.

2. Click on the Apps & Tech.

The screenshot shows the Fannie Mae website after navigating to the Multifamily section. The navigation bar now includes links for Financing Options, Documents & Forms, Apps & Tech (which is highlighted with a red box), News & Insights, Learning Center, Investing, and About. The main content area features a large image of a man in a suit and a woman pointing at something off-camera, with a child sitting nearby. To the left, there is a sidebar with the title "Sharing Risk and Reward" and a subtext about the DUS platform. A teal curved arrow points from the "Sharing Risk and Reward" text towards the "Apps & Tech" menu item.



3. Under Applications, click on C & D.

The screenshot shows the Fannie Mae Applications & Technology page. At the top, there's a navigation bar with links like Business Partners, Homeowners & Renters, About Us, Research & Insights, Newsroom, Careers, Contact Us, Login, and a search icon. Below the navigation is a main heading "Applications & Technology" with a sub-instruction "Learn more about Fannie Mae's library of applications". A photograph of three people working at a table with laptops is displayed. Below the heading, there are three service cards:

- C & D**
Handles Cash and MBS committing and delivery functions for both...
[Login](#) [Learn More](#)
- DUS DocWay**
A web-based application through which lenders submit loan...
[Login](#) [Learn More](#)
- DUS Navigate**
Your portal to our simplified and restructured Multifamily Selling...
[Login](#) [Learn More](#)

A "MANAGE ACCOUNT" button is located above the third service card. The "DELIVERY" category is highlighted in blue, indicating it is selected.



General Guidance

Mortgage Loan A and Mortgage Loan B are cross-defaulted if each includes a provision in the Loan Documents whereby:

- the Loan Documents for Mortgage Loan A include an event of default for Mortgage Loan A if a default occurs under Mortgage Loan B; and
- the Loan Documents for Mortgage Loan B include an event of default for Mortgage Loan B if a default occurs under Mortgage Loan A.

Mortgage Loan A and Mortgage Loan B are cross-collateralized if:

- the Security Instrument securing Mortgage Loan A specifically states that it secures the obligations under both Mortgage Loan A and Mortgage Loan B; and
- the Security Instrument securing Mortgage Loan B specifically states that it secures the obligations under both Mortgage Loan B and Mortgage Loan A.

This Job Aid provides guidance for when Additional Disclosure is required, and the special treatment of the date required for Mortgage Loans that are cross-defaulted or cross-collateralized.

“Cross Default/Cross Collateralize” is selected when the subject Mortgage Loan in an MBS is crossed with another Mortgage Loan in either the same or a different MBS. “Loan Crossed?” is selected when the subject Mortgage Loan in an MBS is crossed with either a non-Fannie Mae loan, a Fannie Mae Cash Mortgage Loan or Fannie Mae Credit Enhancement Mortgage Loan. Please note that only one of these fields should be selected.

Note that if Additional Disclosure is not required under one of the scenarios described below, Additional Disclosure is still required if the Loan Documents contain any of the following.

1. **Release provisions due to the cross-defaulted/cross-collateralized relationship:** Additional Disclosure is required if the Loan Documents contain provisions that would allow for the release of the Lien on one or both of the cross-collateralized Properties. The existence of release provisions overrides the guidance provided for scenarios below where Additional Disclosure is not required.
2. **Due on Sale Clause:** Additional Disclosure is required if the Loan Documents require Mortgage Loan A to be immediately due and payable if the Property securing Mortgage Loan B is sold. This is different from a typical cross-default/cross-collateralization situation and is not mentioned in the Prospectus. The existence of a Due on Sale requirement overrides the guidance provided for scenarios below where Additional Disclosure is not required.



Scenarios

Scenario #1: 2 Way Cross-Default and Cross-Collateralization – Mortgage Loan A and Mortgage Loan B have the same Mortgage Loan Origination Date; each Mortgage Loan is cross-defaulted and crossed collateralized.

Typical Scenario #1 Transaction: Phased or Related Properties – Newly originated 1st Lien Mortgage Loan A on Property A, and newly originated 1st Lien Mortgage Loan B on Property B are securitized at the same time.

Scenario #1	Should Cross Relationship Data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A – on Phase I Property	Yes	No Note: See Exceptions 1 and 2 above.	<ul style="list-style-type: none">Select: "Cross Default/Cross Collateralize" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan B on the Loan Page	Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.
Mortgage Loan B – on Phase II Property	Yes	No Note: See Exceptions 1 and 2 above.	<ul style="list-style-type: none">Select: "Cross Default/Cross Collateralize" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page	Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.



2 WAY/MORTGAGE LOANS ORIGINATED CONCURRENTLY – Scenario #1

Commitment Details			
Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers	DUS Gateway	+ Deal ID <input type="text"/>
	<input checked="" type="checkbox"/> Non-Delegated Legal Waivers		+ Loan Option ID <input type="text"/>
Commitment Amount (\$)	<input type="checkbox"/> Other Guide Waivers	Interest Type	+ Fixed
	<input type="checkbox"/> Underwriting Standards Variances		
<input type="checkbox"/> None	+ <input type="text"/>		
	Check box if Large Loan <input type="checkbox"/>		
Investor Price (%)	Check box if ASAP+ <input type="checkbox"/>	Fannie Mae Participation (%)	+ <input type="text"/>
	POC? Select... <input type="button"/>		
Interest Only?	+ <input type="text"/>	Interest Accrual Method	+ Actual/360 <input type="text"/>
	+ Select... <input type="button"/> # of months <input type="text"/>		
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0 <input type="text"/>
	+ <input type="text"/>		
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
	+ <input type="text"/>		
Cross Default / Cross Collateralize	+ Crossed Default and Cross Collateralize <input type="text"/>		
Loan Crossed?	+ Select... <input type="button"/>	Future Cross Eligibility	+ Select... <input type="button"/>
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021 <input type="button"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No <input type="text"/>	Trader (Investor)	+ BOA Securities <input type="text"/>

Mortgage Loan A/B on Phase 1/2 Property



Scenario #2: 2 Way Cross-Default and Cross-Collateralization – Mortgage Loan A, newly originated, and Mortgage Loan B, newly originated; are each cross-defaulted and cross-collateralized.

Typical Scenario #2 Transaction: Phased or Related Properties – newly originated 1st Lien Mortgage Loan on Property A (in an MBS) and newly originated or existing 1st Lien Mortgage Loan B on Property B (a Fannie Mae Cash Loan, a Credit Enhancement Mortgage Loan, or a non-Fannie Mae loan).

Scenario #2	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A – on Phase I Property	No	Yes	<ul style="list-style-type: none">Select applicable allowable value from dropdown for Loan Crossed? field:<ul style="list-style-type: none">Not Applicable;Non-Fannie Mae loan;Fannie Mae Cash Mortgage Loan; orFannie Mae Credit Enhancement Mortgage Loan.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample): Mortgage Loan A on Phase I Property is cross defaulted/cross collateralized with Mortgage Loan B – on Phase II Property. Mortgage Loan B is either a Fannie Mae Cash Mortgage Loan, a Credit Enhancement Mortgage Loan, OR a non-Fannie Mae loan	
Mortgage Loan B – on Phase II Property: This loan is either a Fannie Mae Cash Mortgage Loan, Credit Enhancement Mortgage Loan, or a non-Fannie Mae loan (ex. a loan with VA Community and Housing Development Authority). The loan number can't be linked systematically to the loan number for Mortgage Loan A on Phase I Property.	N/A	N/A	N/A	



2 WAY/MORTGAGE LOANS ORIGINATED CONCURRENTLY – Scenario #2

Commitment Details		DUS Gateway	
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	+ Deal ID <input type="text"/>	+ Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select... <input type="button" value="▼"/>	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... <input type="button" value="▼"/> # of months <input type="text"/>	Interest Accrual Method	+ Actual/360 <input type="button" value="▼"/>
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0 <input type="text"/>
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ No <input type="button" value="▼"/>		
Loan Crossed?	+ Non-Fannie Mae Loan <input type="button" value="▼"/>	Future Cross Eligibility	+ Select... <input type="button" value="▼"/>
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ 0.72500 <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021 <input type="button" value="▼"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No <input type="button" value="▼"/>	Trader (Investor)	+ BOA Securities <input type="text"/>

Cross Default/Cross Collateralize indicator on Commitment Page **NOT SELECTED**.

Crossed Loan Information on the Loan Page **NOT SELECTED**.



Scenario #3: 2 Way Cross-Default and Cross-Collateralization – Mortgage Loan A and Mortgage Loan B are originated at different times; each is cross-defaulted and cross-collateralized.

Typical Scenario #3 Transaction: Phased or Related Properties – 1st Lien Mortgage Loan A on Phase I Property, and subsequent newly originated 1st Lien Mortgage Loan B on Phase II Property.

Scenario #3	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Require?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A – on Phase I Property <i>* Anticipated future cross-defaulted and cross-collateralized language in Loan Documents and Prospectus</i>	No; Mortgage Loan B on Phase II does not yet exist when Mortgage Loan A is submitted so no data can be submitted.	Yes	<ul style="list-style-type: none">• Select Future Cross Eligibility: Yes.• Additional Disclosure Indicator is Yes.• Additional Disclosure Comments (sample language): Future Cross with Additional Phase(s).	
Mortgage Loan B – on Phase II Property where Mortgage Loan A on Phase I was originated previously.	Yes; When Mortgage Loan B on Phase II is submitted data on Mortgage Loan A on Phase I exists and can be entered.	No; When Mortgage Loan A on Phase I was submitted we disclosed that there would be a future cross. Note: See Exceptions 1 and 2 above	<ul style="list-style-type: none">• Select: "Cross Default/Cross Collateralize" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.• Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.	



2 WAY/MORTGAGE LOANS ORIGINATED AT DIFFERENT TIMES – Scenario #3

Mortgage Loan A - on Phase I Property

Commitment Details + Types of Commitment Variances/Waivers		DUS Gateway	
<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None		+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>	
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select...	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Select...		
Loan Crossed?	+ Select...	Future Cross Eligibility	+ Yes
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ 0.72500	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021
Is Fannie Mae the Investor/Buyer of the Security?	+ No	Trader (Investor)	+ BOA Securities

Cross Default/Cross Collateralize indicator on Commitment Page **SHOULD NOT BE SELECTED.**

Crossed Loan Information on the Loan Page **SHOULD NOT BE SELECTED.**



2 WAY/MORTGAGE LOANS ORIGINATED AT DIFFERENT TIMES – Scenario #3

Mortgage Loan B - on Phase II Property

Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	DUS Gateway	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select...	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Crossed Default and Cross Collateralize		
Loan Crossed?	+ Select...	Future Cross Eligibility	+ Select...
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ 0.72500	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021
Is Fannie Mae the Investor/Buyer of the Security?	+ No	Trader (Investor)	+ BOA Securities



Scenario #4: One Way Cross-Default Only (NO Cross-Collateralization) – Mortgage Loan A and Mortgage Loan B are originated at different times; Mortgage Loan B on Phase II is cross-defaulted with Mortgage Loan A on Phase I but NOT cross-collateralized.

Typical Scenario #4 Transaction: Phased or Related Properties –1st Lien Mortgage Loan A on Phase I Property, and subsequent newly originated 1st Lien Mortgage Loan B on Phase II Property.

Scenario #4	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A – on Phase I Property: * <i>No reference to possible future cross in Loan Documents or Prospectus</i>	N/A	N/A	N/A	
Mortgage Loan B – on Phase II Property where Mortgage Loan A on Phase I was originated previously but made no reference to a future cross.	Yes	Yes	<ul style="list-style-type: none">• Select: "One Way Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.• Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan A</u> on the Loan Page.• Additional Disclosure Indicator is Yes.• Additional Disclosure Comments (sample): Future Cross not referenced in the disclosure for Mortgage Loan A on Phase I Property.	No change is needed to Mortgage Loan A on Phase I



ONE WAY CROSS-DEFAULT ONLY (NO CROSS-COLLATERALIZATION)/MORTGAGE LOANS ORIGINATED AT DIFFERENT TIMES – Scenario #4

Mortgage Loan A on Phase I Property

Commitment Information			
Commitment Number		Commitment State	Draft
Commitment Last Updated	05/23/2019 11:04 AM by MV-B Test User 8	Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	+ 06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Pending Review?	<input type="checkbox"/>
Additional Disclosure? (Definition)	+ No	Additional Disclosure Comments	
Additional Disclosure Seller Contact Name		Additional Disclosure Seller Contact E-mail	

Cross Default/Cross Collateralize indicator on Commitment Page **SHOULD NOT BE SELECTED.**

Crossed Loan Information on the Loan Page **SHOULD NOT BE SELECTED.**

Mortgage Loan B on Phase II Property

Commitment Information			
Commitment Number	063522	Commitment State	Draft
Commitment Last Updated	12/20/2019 10:38 AM by Karen Halperin	Commitment Submitted	
Fannie Mae Seller Name & Number	PNC ARCS LLC - 235870703	Commitment Confirmed	
Commitment Expiration Date	+	Commitment Period (days)	
Fannie Mae Pre-Review	+ Select...	Pending Review?	<input checked="" type="checkbox"/>
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	
Additional Disclosure Seller Contact Name		Additional Disclosure Seller Contact E-mail	



2 WAY CROSS-DEFAULT ONLY (NO CROSS-COLLATERALIZATION)/MORTGAGE LOANS ORIGINATED AT DIFFERENT TIMES – Scenario #4

Commitment Details			
+ Types of Commitment	<input type="checkbox"/> Non-Delegated Insurance Waivers	DUS Gateway	+ Deal ID <input type="text"/>
Variances/Waivers	<input checked="" type="checkbox"/> Non-Delegated Legal Waivers	+ Loan Option ID <input type="text"/>	
	<input checked="" type="checkbox"/> Other Guide Waivers		
	<input checked="" type="checkbox"/> Underwriting Standards Variances		
	<input type="checkbox"/> None		
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? No <input type="button" value="▼"/>	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text" value="100.0000"/>
Interest Only?	+ Yes # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ <input type="text" value="0"/>
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ One Way Cross Default Only <input type="button" value="▼"/>		
Loan Crossed?	+ Select... <input type="button" value="▼"/>	Future Cross Eligibility	+ No <input type="button" value="▼"/>
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	2.81500
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 02/26/2021 <input type="button" value="▼"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No <input type="button" value="▼"/>	Trader (Investor)	+ BOA <input type="text"/>



Scenario #5: Supplemental Mortgage Loans – 2 Way Cross-Default (NO Cross-Collateralization): Mortgage Loan A and Supplemental Mortgage Loan B are originated at different times; each is cross-defaulted but NOT cross-collateralized as both are secured by a single Property.

Typical Scenario #5 Transaction: Supplemental Mortgage Loan – 1st Lien Mortgage Loan A on Property 1, and subsequent Supplemental Mortgage Loan B are secured by the same Property 1.

Scenario #5	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A on Property 1	N/A	N/A	N/A	Language exists in Prospectus regarding the possibility of placing a subordinate lien on the Property.
Mortgage Loan B also on Property 1. Mortgage Loan A on Property 1 originated previously.	Yes	No	<ul style="list-style-type: none">• Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.• Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page	Additional debt information for Mortgage Loan A will be included in the submission for Loan B.



Supplemental Mortgage Loans – Originated at different times – Scenario 5

1st Lien Mortgage Loan A secured by Property 1 - newly originated

Commitment Information	
Commitment Number	
Commitment Last Updated	05/23/2019 11:04 AM by MV-B Test User 8
Fannie Mae Seller Name & Number	
Commitment Expiration Date	+ 06/28/2019 <input type="button" value="▼"/>
Fannie Mae Pre-Review	+ Delegated Mortgage Loan <input checked="" type="checkbox"/>
Additional Disclosure? (Definition)	+ No <input checked="" type="checkbox"/>
Additional Disclosure Seller Contact Name	
Commitment State	Draft
Commitment Submitted	
Commitment Confirmed	
Commitment Period (days)	37
Pending Review?	<input type="checkbox"/>
Additional Disclosure Comments	
Additional Disclosure Seller Contact E-mail	

Cross Default/Cross Collateralize indicator on Commitment Page **SHOULD NOT BE SELECTED.**

Crossed Loan Information on the Loan Page **SHOULD NOT BE SELECTED.**



Supplemental Mortgage Loans – Originated at different times – Scenario 5

Supplemental Mortgage Loan B also secured by Property 1 – newly originated

Commitment Page

Commitment MV-B Test User 8 [Lender Manager, Lender Analy Uploa

Deal Name: Deal ID: Register Commitments Collateral Participants Hedges Loans Bonds Financing Options Change Requests

MBS Commitment Commitments

Save Validate This Page Submit Commitment Reset

Commitment Information

Commitment Number	05/23/2019 11:04 AM by MV-B Test User 8	Commitment State	Draft
Commitment Last Updated		Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	+ 06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Pending Review?	
Additional Disclosure? (Definition)	+ No	Additional Disclosure Comments	
Additional Disclosure Seller Contact Name		Additional Disclosure Seller Contact E-mail	

Pricing Attributes

Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No
Pricing Structure (Information)	+ Tier Plus/Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ Yes	Supplemental	Coterminous Supplemental

Loan Purpose

+ Not an Acquisition, Refinance, or Conversion	If Supplemental:
If Refinance:	Supplemental Lien Position
Existing Loan Holder:	2nd
Fannie Mae Refinance Type:	Select...
Lender Refinance Type:	Select...
Other Refinance Type:	Select...
If Other:	
If Conversion:	Supplemental Associated with an Assumption?
Conversion Type:	Select...
Old Fannie Mae Loan Number:	Select...



Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	DUS Gateway	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select... <input type="button"/>	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... <input type="button"/> # of months <input type="text"/>	Interest Accrual Method	+ Actual/360 <input type="button"/>
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0 <input type="text"/>
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only Select...	Future Cross Eligibility	+ Select... <input type="button"/>
Loan Crossed?	+ Select... <input type="button"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Current Interest Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Guaranty Fee Rate (%)	+ 0.72500 <input type="text"/>	Original Book Entry Date	+ 1/29/2021 <input type="button"/>
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Trader (Investor)	+ BOA Securities <input type="text"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No Select... <input type="button"/>		

Additional Debt			
Lien Priority	+ 1st <input type="text"/>	2nd Additional Debt - Record 1	
Lien Holder	+ Fannie Mae Select... <input type="button"/> If Other <input type="text"/>	Line of Credit?	+ No <input type="button"/>
		Fannie Mae Loan Number	1714591747 <input type="text"/>

Save the Commitment in order to add additional Debt.



Loan Page

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/> 234561	Cross Default Only		1714591747
Add New Row Delete Selected			

Risk/Risk Analysis/Underwriting

Additional Debt			
Additional Debt - Record 1			
Lien Priority	1st	Line Of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591747	Minimum Interest Rate (%)	3.0000
Is Prior Lien an MBS?	No <input checked="" type="checkbox"/>	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable <input checked="" type="checkbox"/>	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes <input checked="" type="checkbox"/>
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes <input checked="" type="checkbox"/>	Monthly Payment At Cap (\$)	10,000.00



Scenario #6: Supplemental Mortgage Loans – 2 Way Cross-Default (NO Cross-Collateralization): Multiple 1st Lien Mortgage Loans are newly originated on multiple Properties. The Mortgage Loans are cross-defaulted and cross-collateralized; a Supplemental Mortgage Loan secured by one of the Properties is originated at least 1 year later and is cross-defaulted but NOT cross-collateralized as the Pre-Existing Mortgage Loan and the Supplemental Mortgage Loan are secured by a single Property.

Typical Scenario #6 Transaction: Supplemental Mortgage Loan – 1st Lien Mortgage Loan A, B, and C are secured by Properties 1, 2, and 3 and newly originated together, and Supplemental Mortgage Loan D originated at least 1 year later is also secured by Property 1.

Scenario #6	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loans A, B, and C secured by Properties 1, 2, and 3; newly originated.	Yes	No <u>Note:</u> See Exceptions 1 and 2 above	<ul style="list-style-type: none">Select: "Cross Default/Cross Collateralize" under "<i>Cross Default/Cross Collateralize</i>" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.	Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.
Mortgage Loan D secured by Property 1; newly originated	Yes	Yes	<ul style="list-style-type: none">Select: "Cross Default Only" under "<i>Cross Default/Cross Collateralize</i>" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Mortgage Loan D on Property 1 is cross-defaulted with Mortgage Loan A also secured by Property 1. Mortgage Loan A is cross-defaulted and cross-collateralized with Mortgage Loans B and C which are secured by Properties 2 and 3.	



Scenario #6 (Additional Option): Supplemental Mortgage Loans – 2 Way Cross-Default (NO Cross-Collateralization): Multiple 1st Lien Mortgage Loans are newly originated, and cross-defaulted and cross-collateralized; multiple Supplemental Mortgage Loans secured by each of the Properties are originated at least 1 year later and are cross-defaulted but NOT cross-collateralized each respective Pre-Existing Mortgage Loan and Supplemental Mortgage Loan are secured by the single Property.

Typical Scenario #6 Transaction: Supplemental Mortgage Loan – 1st Lien Mortgage Loan A, B, and C are secured by Properties 1, 2, and 3 and newly originated together, and Supplemental Mortgage Loans D, E, and F are originated at least 1 year later and are also secured by Properties 1, 2, and 3, respectively.

Scenario #6	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loans A, B, and C secured by Properties 1, 2, and 3; newly originated.	Yes	No <u>Note:</u> See Exceptions 1 & 2 above	<ul style="list-style-type: none">Select: "Cross Default/Cross Collateralize" under "<i>Cross Default/Cross Collateralize</i>" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.	Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.
Mortgage Loans D, E, and F secured by Properties 1, 2, and 3; newly originated.	Yes	Yes	<ul style="list-style-type: none">Select: "Cross Default Only" under "<i>Cross Default/Cross Collateralize</i>" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Mortgage Loan D, E, and F on properties 1, 2, and 3 are cross-defaulted with Mortgage Loans A, B, and C also on Properties 1, 2, and 3. Mortgage Loans A, B, and C are cross-defaulted and cross-collateralized and are also secured by Properties 1, 2, and 3.	



Supplemental Mortgage Loans – Originated at different times – Scenario 6

Mortgage Loans A, B, and C secured by Properties 1, 2, and 3, and all newly originated

Commitment Page: In this scenario there are 3 commitments (1st Lien Mortgage Loans). This is an example of how one of the 1st Lien Mortgage Loans is entered.

Register **Commitments** Collateral Participants Hedges Loans Bonds Financing Options Change Requests

MBS Commitment
Commitments

Save Validate This Page Submit Commitment Reset

Commitment Information		Commitment State	Draft
Commitment Number		Commitment Submitted	
Commitment Last Updated	05/23/2019 3:55 PM by MV-B Test User 8	Commitment Confirmed	
Fannie Mae Seller Name & Number		Commitment Period (days)	37
Commitment Expiration Date	+ 06/28/2019	Pending Review?	<input checked="" type="checkbox"/>
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Additional Disclosure Comments	
Additional Disclosure? (Definition)	+ No	Additional Disclosure Seller Contact Name	
Additional Disclosure Seller Contact E-mail		Additional Disclosure Seller Contact E-mail	
Pricing Attributes			
Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No
Pricing Structure (Information)	+ Tier Plus/Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ No	Supplemental	Not a Supplemental - this is a 1st Lien
		If Supplemental:	
		Supplemental Lien Position	Select...
		Supplemental Associated with an Assumption?	Select...
		Exercising Tier Dropping Option? (Prior lien must be tier drop eligible)	Select...



Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	DUS Gateway	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select... <input type="button" value="▼"/>	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... <input type="button" value="▼"/> # of months <input type="text"/>	Interest Accrual Method	+ Actual/360 <input type="button" value="▼"/>
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0 <input type="text"/>
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Crossed Default and Cross Collateralize <input type="button" value="▼"/>		
Loan Crossed?	+ Select... <input type="button" value="▼"/>	Future Cross Eligibility	+ Select... <input type="button" value="▼"/>
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021 <input type="button" value="▼"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No <input type="button" value="▼"/>	Trader (Investor)	+ BOA Securities <input type="text"/>



Supplemental Mortgage Loans – Originated at different times – Scenario 6

Loan Page:

Mortgage Loan A:

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	Loan B	Cross Default Only	1714591741
<input type="checkbox"/>	Loan C	Cross Default Only	1714591742
Add New Row		Delete Selected	

Mortgage Loan B:

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	Loan A	Cross Default Only	1714591740
<input type="checkbox"/>	Loan C	Cross Default Only	1714591742
Add New Row		Delete Selected	

Mortgage Loan C:

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	Loan A	Cross Default Only	1714591740
<input type="checkbox"/>	Loan B	Cross Default Only	1714591741
Add New Row		Delete Selected	

Refinance Risk Analysis at Underwriting



Supplemental Mortgage Loans – Originated at different times – Scenario 6

Supplemental Mortgage Loan D secured by Property 1 and newly originated

Commitment Page:

Commitment
Deal Name: MF_CDF_19.2_MBS_Pool Deal ID: 39269
MV-B Test User 8 [Lender Manager, Lender Analyst]
Upload

Register Commitments Collateral Participants Hedges Loans Bonds Financing Options Change Requests

MBS Commitment
Commitments

Save Validate This Page Submit Commitment Reset

Commitment Information		Commitment State Commitment Submitted Commitment Confirmed Commitment Period (days) Pending Review?
Commitment Number Commitment Last Updated Fannie Mae Seller Name & Number Commitment Expiration Date Fannie Mae Pre-Review Additional Disclosure? (Definition)	+ 06/28/2019 + Delegated Mortgage Loan + Yes	Draft Mortgage loan D on property 1 is cross defaulted with Mortgage Loan A also on property 1. Mortgage Loan A is cross defaulted and cross collateralized with Mortgage Loans B & C which are secured by
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail AdditionalDisclosure@email.com
Pricing Attributes		Green Financing Type Structured Facility Management Deal ID (Go to Structured Facility Management System)
Execution Type Delivery Channel Type (Definition)	MBS + DUS	+ Green Building Certification + No Fannie Mae Approved G/S Fee Waiver
Tier / Level Pricing Structure (Information)	+ 2 + Tier Plus/Plus	+ Tier Drop Eligible? Lender / Fannie Mae Pricing Waiver? Supplemental Coterminous Supplemental If Supplemental: Supplemental Lien Position Supplemental Associated with an Assumption? Exercising Tier Dropping Option? (Prior lien must be tier drop eligible)
Additional Debt?	+ Yes	2nd Select... Select... Select...

Additional Disclosure Comments above are: Mortgage Loan D on Property 1 is cross-defaulted with first lien Mortgage Loan A also on Property 1. Mortgage Loan A is cross-defaulted and cross-collateralized with Mortgage Loans B and C which are secured by Properties 2 and 3.



Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	DUS Gateway	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select... <input checked="" type="checkbox"/>	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... <input type="button" value="▼"/> # of months <input type="text"/>	Interest Accrual Method	+ Actual/360 <input type="button" value="▼"/>
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0 <input type="text"/>
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only <input type="button" value="▼"/>	Future Cross Eligibility	+ Select... <input type="button" value="▼"/>
Loan Crossed?	+ Select... <input type="button" value="▼"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Current Interest Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Guaranty Fee Rate (%)	+ 0.72500 <input type="text"/>	Original Book Entry Date	+ 1/29/2021 <input type="button" value="▼"/>
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Trader (Investor)	+ BOA Securities <input type="text"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No <input type="button" value="▼"/>		

Additional Debt			
2nd Additional Debt - Record 1			
Lien Priority	+ 1st <input type="text"/>	Line of Credit?	+ No <input type="button" value="▼"/>
Lien Holder	+ Fannie Mae <input type="button" value="▼"/> If Other <input type="text"/>	Fannie Mae Loan Number	1714591740 <input type="text"/>

Save the Commitment in order to add additional Debt.



Loan Page:

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/> Loan A	Cross Default Only <input type="button" value="▼"/>		1714591740
<input type="button" value="Add New Row"/> <input type="button" value="Delete Selected"/>			

Additional Debt			
Additional Debt - Record 1			
Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591740	Minimum Interest Rate (%)	3.0000
Is Prior Lien an MBS?	No <input type="button" value="▼"/>	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable <input type="button" value="▼"/>	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.0000	Balloon?	+ Yes <input type="button" value="▼"/>
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.5000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes <input type="button" value="▼"/>	Monthly Payment At Cap (\$)	10,000.00



Supplemental Mortgage Loans – Originated at different times – Scenario 6: Additional Option

Follow example Scenario 6; entering data for Mortgage Loans A, B, and C secured by Properties 1, 2, and 3, and all newly originated on pages 23 – 25

Supplemental Mortgage Loans D, E, and F secured by Properties 1, 2, and 3, and all newly originated

Commitment Page:

MV-B Test User 8 [Lender Manager, Lender Analyst] [Upload](#)

Commitment
Deal Name: MF_CDF_19.2_MBS_Pool Deal ID: 39269

Register Commitments Collateral Participants Hedges Loans Bonds Financing Options Change Requests

MBS Commitment
Commitments

Save Validate This Page Submit Commitment Reset

Commitment Information

Commitment Number	05/23/2019 3:55 PM by MV-B Test User 8	Commitment State	Draft
Commitment Last Updated	05/23/2019 3:55 PM by MV-B Test User 8	Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	+ 06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Pending Review?	
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	Mortgage loan D on property 1 is cross defaulted with Mortgage Loan A also on property 1. Mortgage Loan A is cross defaulted and cross collateralized with Mortgage Loans B & C which are secured by
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com

Pricing Attributes

Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No
Pricing Structure (Information)	+ Tier Plus/Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ Yes	Supplemental	Coterminous Supplemental

If Supplemental:
Supplemental Lien Position 2nd
Supplemental Associated with an Assumption? Select...
Exercising Tier Dropping Option?
(Prior lien must be tier drop eligible)

Additional Disclosure Comments above are: Mortgage Loans D, E, and F on Properties 1, 2, and 3 are cross-defaulted with Mortgage Loans A, B, and C also on Properties 1, 2, and 3. Mortgage Loans A, B, and C are cross-defaulted and cross-collateralized and secured by Properties 1, 2, and 3.

Follow example Scenario 6; entering data for Mortgage Loans D, E, and F on pages 26 – 28



Scenario #7: Bifurcated Mortgage Loan (A/B Structure) – 2 Way Cross-Default (NO Cross-Collateralization): Mortgage Loan A and Mortgage Loan B are originated concurrently, using a bifurcated loan structured, and secured by the same Property; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Scenario #7	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A secured by Property 1	Yes	Yes	<ul style="list-style-type: none">Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page. Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan B</u> on the Loan Page.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Bifurcated Structure; Loan B is Commitment #XXXXXX	<p>Additional Disclosure is required because of the bifurcated loan structure.</p> <p>Additional debt information for Mortgage Loan B will be included in the submission for Mortgage Loan A.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>
Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none">Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan A</u> on the Loan Page.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Bifurcated Structure; Loan A is Commitment #XXXXXX.	<p>Additional Disclosure is required because of the bifurcated structure.</p> <p>Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>



Bifurcated Mortgage Loan (A/B Structure) originated concurrently – Scenario 7

Mortgage Loan A secured by Property 1. The same process will be used to enter Mortgage Loan B secured by Property 1.

Commitment Page:

Commitment Information			
Commitment Number	892240	Commitment State	Draft
Commitment Last Updated	07/02/2019 11:06 AM by MV-B Test User B	Commitment Submitted	
Fannie Mae Seller Name & Number	Deutsche Bank Berkshire Mortgage, Inc. - 260590723	Commitment Confirmed	
Commitment Expiration Date	+ Select...	Commitment Period (days)	
Fannie Mae Pre-Review	+ Select...	Pending Review?	
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	Bifurcated: Commitment Number for Loan B is XXXXXX.
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com
Pricing Attributes			
Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ Select...	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ Select...	Tier Drop Eligible?	+ Yes
Pricing Structure (Information)	+ Select...	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ Yes	Supplemental	+ Not a Supplemental - this is a 1st Lien
If Supplemental:			
Supplemental Lien Position			
Supplemental Associated with an Assumption?			
Exercising Tier Dropping Option? (Prior lien must be tier drop eligible)			
Loan Purpose			
+ Acquisition			
If Refinance:			
Existing Loan Holder : Select...			
Fannie Mae Refinance Type : Select...			
Lender Refinance Type : Select...			
Other Refinance Type : Select...			
If Other : Select...			
If Conversion:			
Conversion Type : Select...			
Old Fannie Mae Loan Number: [Input Field]			
Property Type (Definition)			
+ Select...			
Underwritten to Standards Described in the DUS Guide Pt. II B Chap. 9?			
+ Select...			
<input checked="" type="checkbox"/> Bifurcated Structure			
<input type="checkbox"/> DUS Spec			
<input type="checkbox"/> FHA/VA/RHS Govt Insured/Guaranteed			
<input type="checkbox"/> Multifamily Housing Preservation			
<input type="checkbox"/> Multifamily Bridge Loan			
<input type="checkbox"/> Independent Living (IL)			
<input type="checkbox"/> Assisted Living (AL)			
<input type="checkbox"/> Alzheimer's (ALZH)			
<input type="checkbox"/> Skilled Nursing Facility (SNF)			
Other Attributes (Select all applicable)			
<input type="checkbox"/> Early Rate Lock			
<input type="checkbox"/> Streamlined Rate Lock			
<input type="checkbox"/> Single Asset Substitution Eligible			
<input type="checkbox"/> DUS MAST			
<input type="checkbox"/> Small Loan			
<input type="checkbox"/> Moderate Rehab			
<input type="checkbox"/> Substantial Rehab			
<input type="checkbox"/> New Construction			
<input type="checkbox"/> DUS Plus Mezzanine			
<input type="checkbox"/> Interest Reduction Payment (IRP) Subsidy			



Bifurcated Mortgage Loan (A/B Structure) originated concurrently – Scenario 7

Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	DUS Gateway	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select...	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only		
Loan Crossed?	+ Select...	Future Cross Eligibility	+ Select...
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021
Is Fannie Mae the Investor/Buyer of the Security?	+ No	Trader (Investor)	+ BOA Securities

Crossed Loan Information				
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number	
<input type="checkbox"/>	Loan B	Cross Default Only	1714591555	
			Add New Row	Delete Selected



Loan Page:

Additional Debt			
Additional Debt - Record 1			
Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591555	Minimum Interest Rate (%)	3.00000
Is Prior Lien an MBS?	No <input checked="" type="checkbox"/>	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable <input checked="" type="checkbox"/>	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes <input checked="" type="checkbox"/>
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes <input checked="" type="checkbox"/>	Monthly Payment At Cap (\$)	10,000.00



Scenario #8: Split Mortgage Loan – 2 Way Cross-Default (NO Cross-Collateralization): 1st Lien Mortgage Loan A and Subordinate Mortgage Loan B are originated concurrently; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Scenario #8	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Require?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
1st Lien Mortgage Loan A secured by Property 1	Yes	Yes	<ul style="list-style-type: none">• Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.• Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan B</u> on the Loan Page.• Additional Disclosure Indicator is Yes.• Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan B commitment #XXXXXX.	<p>Additional debt information for Mortgage Loan B will be included in the submission for Mortgage Loan A.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>
Subordinate Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none">• Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.• Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan A</u> on the Loan Page.• Additional Disclosure Indicator is Yes.• Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan A Commitment #XXXXXX.	<p>Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>



Split Mortgage Loan – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated concurrently – Scenario 8

Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591544)

Commitment Page:

MBS Commitment
Commitments
Delete Additional Debt Successful

Save Validate This Page Submit Commitment Reset

Commitment Information			
Commitment Number	05/23/2019 6:37 PM by MV-B Test User 8	Commitment State	Draft
Commitment Last Updated		Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	+ 06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Pending Review?	<input type="checkbox"/>
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	Split Loan: Mortgage Loan B commitment #XXXXXX
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com
Pricing Attributes			
Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No
Pricing Structure (Information)	+ Tier Plus/Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ Yes	Supplemental	Not a Supplemental - this is a 1st Lien
If Supplemental: Supplemental Lien Position Select... Supplemental Associated with an Assumption? No Exercising Tier Dropping Option? No (Prior lien must be tier drop eligible)			
Loan Purpose			
If Refinance:			
Existing Loan Holder :	Select...	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Fannie Mae Refinance Type :	Select...	Tier Drop Eligible?	+ No
Lender Refinance Type :	Select...	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Other Refinance Type :	Select...	Supplemental	Not a Supplemental - this is a 1st Lien
If Other:	Select...	If Supplemental:	
If Conversion:			
Conversion Type :	Select...	Supplemental Lien Position	Select...
Old Fannie Mae Loan Number:	Select...	Supplemental Associated with an Assumption?	No
Exercising Tier Dropping Option? No (Prior lien must be tier drop eligible)			
Property Type (Definition)			
Other Attributes (Select all applicable)	+ Manufactured Housing	Underwritten to Standards Described in the DUS Guide Pt. III B Chap. 9?	+ No
<input type="checkbox"/> Early Rate Lock	<input type="checkbox"/> Moderate Rehab	<input type="checkbox"/> Bifurcated Structure	<input type="checkbox"/> Independent Living (IL)
<input type="checkbox"/> Streamlined Rate Lock	<input type="checkbox"/> Substantial Rehab	<input checked="" type="checkbox"/> DUS Split	<input type="checkbox"/> Assisted Living (AL)
<input type="checkbox"/> Single Asset Substitution Eligible	<input type="checkbox"/> New Construction	<input type="checkbox"/> FHA/VA/RHS Gov't Insured/Guaranteed	<input type="checkbox"/> Alzheimer's (ALZH)
<input type="checkbox"/> DUS MAST	<input type="checkbox"/> DUS Plus Mezzanine	<input type="checkbox"/> Multifamily Housing Preservation	<input type="checkbox"/> Skilled Nursing Facility (SNF)
<input type="checkbox"/> Small Loan	<input type="checkbox"/> Interest Reduction Payment (IRP) Subsidy	<input type="checkbox"/> Multifamily Bridge Loan	



Split Mortgage Loan – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated concurrently – Scenario 8

Commitment Details		DUS Gateway	
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None	+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>	
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select...	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only		
Loan Crossed?	+ Select...	Future Cross Eligibility	+ Select...
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021
Is Fannie Mae the Investor/Buyer of the Security?	+ No	Trader (Investor)	+ BOA Securities



Split Mortgage Loan – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated concurrently – Scenario 8

Loan Page

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	234561	Cross Default Only	1714591555
<button>Add New Row</button> <button>Delete Selected</button>			
Additional Debt			
Additional Debt - Record 1			
Lien Priority	2nd	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591555	Minimum Interest Rate (%)	3.0000
Is Prior Lien an MBS?	No <input checked="" type="checkbox"/>	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable <input checked="" type="checkbox"/>	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes <input checked="" type="checkbox"/>
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes <input checked="" type="checkbox"/>	Monthly Payment At Cap (\$)	10,000.00



Split Mortgage Loan – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated concurrently – Scenario 8

Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591555)

Commitment Page:

MBS Commitment
Comments
Delete Additional Debt Successful

Save Validate This Page Submit Commitment Reset

Commitment Information

Commitment Number	05/21/2019 6:17 PM hr MV-R Test 1 Year 8	Commitment State	Draft
Commitment Last Updated		Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	+ 06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	+ Delegated Mortgage Loan	Pending Review?	
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	Split Loan: Mortgage Loan A commitment #XXXXXX
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com

Pricing Attributes

Execution Type	MBS	Green Financing Type	+ Green Building Certification
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No
Pricing Structure (Information)	+ Tier Plus/Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	+ Yes	Supplemental	+ DUS Split 2nd
		If Supplemental:	
		Supplemental Lien Position	2nd
		Supplemental Associated with an Assumption?	No
		Exercising Tier Dropping Option?	No
		(Prior lien must be tier drop eligible)	

Loan Purpose

If Refinance:	Existing Loan Holder: Select...
Fannie Mae Refinance Type:	Select...
Lender Refinance Type:	Select...
Other Refinance Type:	Select...
If Other:	
If Conversion:	Conversion Type: Select...
Old Fannie Mae Loan Number:	

Property Type (Definition)

Other Attributes (Select all applicable)	+ Manufactured Housing	Underwritten to Standards Described in the DUS Guide PT. III B Chap. 9?	+ No
<input type="checkbox"/> Early Rate Lock	<input type="checkbox"/> Moderate Rehab	<input type="checkbox"/> Bifurcated Structure	<input type="checkbox"/> Independent Living (IL)
<input type="checkbox"/> Streamlined Rate Lock	<input type="checkbox"/> Substantial Rehab	<input checked="" type="checkbox"/> DUS Split	<input type="checkbox"/> Assisted Living (AL)
<input type="checkbox"/> Single Asset Substitution Eligible	<input type="checkbox"/> New Construction	<input type="checkbox"/> FHA/VA/RHS Gov't Insured/Guaranteed	<input type="checkbox"/> Alzheimer's (ALZH)
<input type="checkbox"/> DUS MAST	<input type="checkbox"/> DUS Plus Mezzanine	<input type="checkbox"/> Multifamily Housing Preservation	<input type="checkbox"/> Skilled Nursing Facility (SNF)
<input type="checkbox"/> Small Loan	<input type="checkbox"/> Interest Reduction Payment (IRP) Subsidy	<input type="checkbox"/> Multifamily Bridge Loan	



Split Mortgage Loan – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated concurrently – Scenario 8

Commitment Details		DUS Gateway	
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers <input checked="" type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None		+ Deal ID <input type="text"/> + Loan Option ID <input type="text"/>
Commitment Amount (\$)	+ <input type="text"/> Check box if Large Loan <input type="checkbox"/> Check box if ASAP+ <input type="checkbox"/> POC? Select...	Interest Type	+ Fixed
Investor Price (%)	+ <input type="text"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ Select... # of months <input type="text"/>	Interest Accrual Method	+ Actual/360
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only		
Loan Crossed?	+ Select...	Future Cross Eligibility	+ Select...
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ 1/29/2021
Is Fannie Mae the Investor/Buyer of the Security?	+ No	Trader (Investor)	+ BOA Securities

Loan Page:

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/> Loan A	<input type="text"/> Cross Default Only	Add New Row Delete Selected	1714591544



Additional Debt			
Additional Debt - Record 1			
Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591544	Minimum Interest Rate (%)	3.00000
Is Prior Lien an MBS?	No <input checked="" type="checkbox"/>	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable <input checked="" type="checkbox"/>	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes <input checked="" type="checkbox"/>
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes <input checked="" type="checkbox"/>	Monthly Payment At Cap (\$)	10,000.00



Scenario #9: Split Mortgage Loan – 2 Way Cross-Default (NO Cross-Collateralization): 1st Lien Mortgage Loan A and Subordinate Mortgage Loan B are originated at different times; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Split Mortgage Loans – 1st Lien Mortgage Loan/Supplemental Mortgage Loan originated at different times – Scenario 9

Scenario #9	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Require?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
1st Lien Mortgage Loan A secured by Property 1	No	Yes	<ul style="list-style-type: none">Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan B may be delivered within 12 months of delivery of Mortgage Loan A. Mortgage Loan B is Commitment # XXXXXX (if available). Combined DSCR and LTV for Mortgage Loan A and B, are X and Y.	
Subordinate Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none">Select: "Cross Default Only" under "<i>Cross Default/Cross Collateralize</i>" field in Acquisition System on Commitment Page.Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan A</u> on the Loan Page.Additional Disclosure Indicator is Yes.Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan A Commitment #XXXXXX and Fannie Mae Loan #XXXXXXXXXX.	Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.



Split Mortgage Loans – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated at different times – Scenario 9

Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591555)

Commitment Page

Commitment Information			
Commitment Number	893063	Commitment State	Draft
Commitment Last Updated	07/26/2019 7:12 PM by MV-B Test User 0	Commitment Submitted	
Fannie Mae Seller Name & Number	Berkeley Point Capital LLC - 213190709	Commitment Confirmed	
Commitment Expiration Date	+ <input type="text"/>	Commitment Period (days)	
Fannie Mae Pre-Review	+ Pre-Review Mortgage Loan	Pending Review?	<input type="checkbox"/>
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Comments	Split Loan: Mortgage Loan B may be delivered within 12 months of delivery of Mortgage Loan A. Mortgage Loan B is Commitment # XXXXXX (if available). Combined DSCR and LTV for Mortgage Loan A and B, are X and Y.
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com
Decision Attributes			

Cross Default/Cross Collateralize indicator on Commitment Page **SHOULD NOT BE SELECTED**.

Crossed Loan Information on the Loan Page **SHOULD NOT BE SELECTED**.



Split Mortgage Loans – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated at different times – Scenario 9

Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591645)

Commitment Page

Commitment Information		Commitment State	Draft
Commitment Number	893063	Commitment Submitted	
Commitment Last Updated	07/26/2019 7:12 PM by MV-B Test User 8	Commitment Confirmed	
Fannie Mae Seller Name & Number	Berkeley Point Capital LLC - 213190709	Commitment Period (days)	
Commitment Expiration Date	+ [dropdown]	Pending Review?	<input type="checkbox"/>
Fannie Mae Pre-Review	+ Pre-Review Mortgage Loan	Additional Disclosure Comments	Split Loan: Mortgage Loan A Commitment #893063 and Fannie Mae Loan #1714591555
Additional Disclosure? (Definition)	+ Yes	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@gmail.com
Additional Disclosure Seller Contact Name	Additional Disclosure Contact		

Pricing Attributes			
Execution Type	MBS	Green Financing Type	+ Green Building Certification ✓
Delivery Channel Type (Definition)	+ DUS	Structured Facility Management Deal ID	(Go to Structured Facility Management System)
Tier / Level	+ 2	Tier Drop Eligible?	+ No ✓
Pricing Structure (Information)	+ Tier PlusPlus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver ✓
Additional Debt?	+ Yes	Supplemental	Colemanius Supplemental ✓
		If Supplemental:	
		Supplemental Lien Position	2nd ✓
		Supplemental Associated with an Assumption?	Select... ✓
		Exercising Tier Dropping Option?	Select... ✓
		(Prior lien must be tier drop eligible)	
Loan Purpose	+ Not an Acquisition, Refinance, or Conversion		
If Refinance:			
Existing Loan Holder:	Select... ✓		
Fannie Mae Refinance Type:	Select... ✓		
Lender Refinance Type:	Select... ✓		
Other Refinance Type:	Select... ✓		
If Other:			
If Conversion:			
Conversion Type:	Select... ✓		
Old Fannie Mae Loan Number:			



Split Mortgage Loans – 1st Lien Mortgage Loan/Subordinate Mortgage Loan originated at different times – Scenario 9

Commitment Details			
+ Types of Commitment Variances/Waivers	<input type="checkbox"/> Non-Delegated Insurance Waivers	DUS Gateway	+ Deal ID <input type="text"/>
	<input checked="" type="checkbox"/> Non-Delegated Legal Waivers	+ Loan Option ID <input type="text"/>	
Commitment Amount (\$)	<input type="checkbox"/> Other Guide Waivers	Interest Type	+ Fixed
	<input type="checkbox"/> Underwriting Standards Variances		
	<input type="checkbox"/> None		
+ <input type="text"/>			
	Check box if Large Loan <input type="checkbox"/>		
	Check box if ASAP+ <input type="checkbox"/>		
Investor Price (%)	POC? Select... <input type="button"/>	Fannie Mae Participation (%)	+ <input type="text"/>
Interest Only?	+ <input type="text"/>	Interest Accrual Method	+ Actual/360 Select... <input type="button"/>
Original Term of Loan (months)	+ <input type="text"/>	Amortization Term (months)	+ <input type="text"/> 0
Est. LTV at Commitment (%) (Combined if Supplemental)	+ <input type="text"/>	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	+ <input type="text"/>
Cross Default / Cross Collateralize	+ Cross Default Only Select... <input type="button"/>		
Loan Crossed?	+ Select... Select... <input type="button"/>	Future Cross Eligibility	+ Select... Select... <input type="button"/>
Current Interest Rate (%)	+ <input type="text"/>	Servicing Fee Rate (%)	+ <input type="text"/>
Guaranty Fee Rate (%)	+ <input type="text"/>	Lender Pass Through Rate (%)	1.51000
Date of Trade (mm/dd/yyyy)	+ <input type="text"/>	Original Book Entry Date	+ <input type="text"/> 1/29/2021 Select... <input type="button"/>
Is Fannie Mae the Investor/Buyer of the Security?	+ No Select... <input type="button"/>	Trader (Investor)	+ BOA Securities <input type="text"/>

Additional Debt			
1st Additional Debt - Record 1			
Lien Priority	+ 1st Select... <input type="button"/>	Line of Credit?	+ Yes Select... <input type="button"/>
Lien Holder	+ Fannie Mae Select... <input type="button"/> If Other <input type="text"/>	Fannie Mae Loan Number	+ <input type="text"/> 1714591555



Loan Page

Crossed Loan Information		Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/> Delete	Crossed Commitment Number *	Cross Default Only	1714591555
Additional Debt			
Additional Debt - Record 1			
Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591555	Minimum Interest Rate (%)	3.00000
Is Prior Lien an MBS?	No ▼	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable ▼	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes ▼
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes ▼	Monthly Payment At Cap (\$)	10,000.00



Contact Information

Team	Email
Multifamily Acquisitions (Conventional & Affordable)	mf_acquisitions@fanniemae.com
	mf_forwards_team@fanniemae.com
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Capital Markets Operations	capmktssops_settlements@fanniemae.com