



Servicing Execution Tool™ at a Glance for Servicers

Buy Servicing Rights Directly from Sellers Committing Loans to Fannie Mae

The Servicing Execution Tool (SET) solution, available via Fannie Mae's whole loan committing application offers servicers an easy and efficient option to acquire servicing rights through an auction process from sellers committing loans to Fannie Mae. The purchase of the servicing rights is concurrent with the sale of the loan to Fannie Mae.

Servicer Benefits

- Access to additional relationships and increased volume by purchasing servicing rights from Fannie Mae whole loan sellers.
- Standardized servicing Purchase and Sale Agreement (PSA) eliminates the need to manage individual agreements with each participating seller.
- SET platform facilitates data transfer between sellers and servicers.
 - The export capability provides servicer an option to use data in their reporting applications and servicing systems.
- The seller is funded for the loan and servicing rights (including SRP, servicer fees and escrows) at the same time by Fannie Mae.
 - Typically no additional transfers are needed between the seller and servicer.
- No interim servicing requirements required –first payments are due to the winning servicer.

Do you know?

Through the SET application you can:

- Manage servicing-released premium (SRP) schedules, including the ability to activate or deactivate a schedule at your convenience.
- Create seller-specific SRP schedules by modifying the base SRP values through adjustments to individual products, discount premiums, state, fees, etc.
- Access online pipeline management where you can view, print or export loans.

Getting Started

To learn more about SET, servicers should contact their Fannie Mae Customer Account Manager or Servicing Consultant and visit the Servicing Execution Tool page on FannieMae.com.