



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
A	
Additional Liens	Indicates that there are existing senior or subordinate mortgage loans already secured by the mortgaged property. Additional liens generally do not include liens related to subordinate mortgage loans made by governmental entities to facilitate affordable housing.
rAmortization Recast Frequency	For a negatively amortizing ARM loan, the recurring period, expressed in months, after which the loan's amortization schedule and periodic mortgage payment are recalculated.
Amortization Term	The number of months necessary for the scheduled monthly principal and interest payments on the mortgage loan to fully amortize the loan. If the mortgage loan requires interest only payments for the entire term of the loan prior to the loan's Maturity Date, the Amortization Term is "0".
vARM (Adjustable Rate Mortgage)	A mortgage loan on which the interest rate periodically adjusts to reflect changes in the specified ARM Index. The interest rate payable on an ARM loan is the sum of the applicable ARM Index and the loan's Mortgage Margin during the preceding interest accrual period.
ARM Actual Conversion Date	For an ARM loan, the date on which the conversion of an adjustable rate loan to a fixed rate loan becomes effective.
ARM Index	For an ARM loan, the variable interest rate index used to calculate the amount to be added to the Mortgage Margin to determine the loan's adjusted interest rate on each interest rate adjustment change date.
B	
Balloon	Indicates if a mortgage loan requires a lump-sum payment of principal on its Maturity Date.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
C	
Combined Debt-Service Coverage Ratio (DSCR)	The DSCR for a mortgaged property including debt service on the mortgage loan and on any senior and subordinate debt. Generally does not include debt service on subordinate mortgage loans made by governmental entities to facilitate affordable housing.
Combined Loan-to-Value (LTV)	The LTV on a mortgaged property including in the loan amount the mortgage loan and all senior and subordinate debt, expressed as a percentage. Generally does not include loan amounts of subordinate mortgage loans made by governmental entities to facilitate affordable housing.
Conversion Eligible End Date	For an ARM loan, the last day a borrower may convert a loan from floating rate to fixed rate.
Conversion Eligible Start Date	For an ARM loan, the first day a borrower may convert a loan from floating rate to fixed rate.
Conversion Eligible Term	For an ARM loan, the term, expressed in months, during which a borrower may elect to convert a convertible mortgage loan from floating rate to fixed rate.
Convertible	Indicates that a mortgage loan can be converted from floating rate to fixed rate.
Current Accrual Rate	For an MBS pool, the weighted average of the following: the mortgage interest rate currently in effect under the terms of the mortgage note for each mortgage loan in the pool, less the Fee Percentage.
Current Loan Count	The current number of mortgage loans in an MBS pool.
Current Mortgage Margin	For an ARM loan, the Mortgage Margin currently in effect for the loan.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Current Net Life Cap	On an ongoing basis, the Pass-Through Rate for an MBS pool calculated as if each remaining mortgage loan in the pool was accruing interest at the maximum rate provided in its mortgage note, less the Fee Percentage for each such loan.
Current Net Life Floor	On an ongoing basis, the Pass-Through Rate for an MBS pool calculated as if each remaining loan in the pool was accruing interest at the minimum rate provided in its mortgage note, less the Fee Percentage for each such loan.
Current Note Rate	The current annual interest rate accruing on the unpaid principal balance of a mortgage loan.
Current Pass-Through Rate	The current annual interest rate being paid on an MBS.
Current Weighted Average Coupon (WAC)	On an ongoing basis, a weighted average of the current interest rates on each remaining mortgage loan in an MBS pool. For fixed-rate pools, Fannie Mae uses projected remaining unpaid principal balances in the weighted average calculation and does not give effect to any unscheduled principal payments reported for the prior month.
Current Weighted Average Maturity (WAM)	On an ongoing basis, a weighted average of the number of months to maturity of each remaining mortgage loan in an MBS pool.
D	
Declining Prepayment Premium	A prepayment premium fee schedule providing that the later in the mortgage term a prepayment occurs, the lower the amount of prepayment premium required.
Deferred Interest Flag	Indicates that the unpaid principal balances (UPBs) of the mortgage loans in an MBS pool can increase due to terms of the related mortgage notes that permit interest to be



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	deferred over a stated period.
Delinquency Status	The number of days a mortgage loan has been delinquent.
Delinquency UPB	The portion of the UPB that is past due on a delinquent mortgage loan.
Debt Service Coverage Ratio	The ratio of the net operating income (NOI) of a mortgaged property to the total annual principal and interest payments due on the related mortgage loan.
F	
Fannie Mae Loan Number	A unique number assigned to each mortgage loan by Fannie Mae.
Fee Percentage	For a mortgage loan in an MBS pool, the sum of the lender's servicing fee and Fannie Mae's guaranty fee for the loan.
First Payment Date	The date on which the first payment of interest (for full or partial interest only loans) or principal and interest (for amortizing loans) is due from the borrower on a loan.
First Scheduled Payment Change Date	For an ARM loan, the first date on which the payment due on the mortgage loan is scheduled to adjust to reflect a change in the specified ARM Index for such loan.
First Scheduled Rate Change Date	For an ARM loan, the first date on which the interest rate on the mortgage loan is scheduled to adjust to reflect the then current rate of the specified ARM Index for such loan.
H	
Highest Current Note Rate	On an ongoing basis, the highest current interest rate of all of the interest rates borne by the mortgage loans remaining in an MBS pool.
Highest Issuance Note Rate	As of the Issue Date of an MBS, the highest interest rate of all of the interest rates borne by the mortgage



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	loans in the MBS pool.
Highest Issuance Pass Through Rate	As of the Issue Date of an MBS, for mortgage loans in the MBS pool, the highest rate of interest on an individual loan being passed through to the MBS pool after deduction of the Fee Percentage for the loan.
I	
Interest Accrual Method	Indicates the 'number of days' convention used to calculate interest on a mortgage loan (e.g. 30/360, Actual/360, Actual/365) during a monthly pay period. The numerator represents the number of calendar days in the month to be used and the denominator represents the number of calendar days in the year to be used. The amount of interest due for each month may vary depending on the chosen method.
Interest Only	Indicates whether loan payments are interest only. Payments may be interest only for the entire term of the loan (full IO) or interest only for a portion of the term of the loan (partial IO).
Interest-Only End Date	For a mortgage loan that has a full or partial interest only period, the date on which the last interest-only payment is due.
Interest-Only Start Date	For a mortgage loan that has a full or partial interest-only period, the date of the mortgage note.
Interest-Only Period	For a mortgage loan that has a full or partial interest-only period, the number of months during which interest only payments on the loan are due.
Interest Type	Indicates whether interest on a loan accrues at a fixed or floating rate.
Issuance Accrual Rate	As of the Issue Date of an MBS, the weighted average interest rate of all of the mortgage loans in the MBS



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	pool less the fee percentage.
Issuance ARM Margin	For an ARM loan, a margin equal to the difference between the Fee Percentage and the Mortgage Margin as of the Issue Date of the MBS.
Issuance Pass-Through Rate	The interest rate paid on an MBS as of the Issue Date of the MBS.
Issuance UPB	The unpaid principal balance of an MBS as of the Issue Date of the MBS.
Issuance WA Coupon (WAC)	The weighted average of the interest rates of each mortgage loan in an MBS pool as of the Issue Date of the MBS.
Issuance WA Maturity (WAM)	The weighted average number of months to maturity of each mortgage loan in an MBS pool as of the issue date of the MBS.
Issue Date	The first day of the month in which an MBS is issued.
L	
Largest Issuance UPB	The UPB of the mortgage loan with the largest UPB of all mortgage loans in an MBS pool as of the Issue Date of the MBS.
Last Interest-Only Payment Date	For mortgage loans that have a full or partial interest only period, the date of the last interest only payment.
Lien Position	Indicates the priority of the lien of the mortgage loan or any other loan secured by the related mortgaged property.
Loan Maturity Date	The date on which the final payment is due on a mortgage loan.
Loan Purpose – Loan Distribution	Information on the number of mortgage loans in a pool that are refinanced mortgage loans or purchase-money mortgage loans, including the current dollar amount of each of these types of mortgage loans and the percentage of the entire pool



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	(by current UPB) represented by each of these types of mortgage loans.
Low-Income Housing Tax Credits	A tax credit provided to the owner of a residential rental property that meets the definition of “qualified low-income housing project” set forth in the Internal Revenue Code. The residential rental property must comply with tenant income restrictions and rental restrictions.
Lowest Current Note Rate	On an ongoing basis, the lowest current interest rate of all of the interest rates borne by mortgage loans remaining in an MBS pool.
Lowest Issuance Note Rate	As of the Issue Date of an MBS, the lowest interest rate of all of the interest rates on the mortgage loans in the MBS pool.
Lowest Issuance Pass-Through Rate	As of the Issue Date of an MBS, for mortgage loans in the MBS pool, the lowest rate of interest on an individual loan being passed through to the MBS pool after deduction of the Fee Percentage for the loan.
LTV (Loan-to-Value) Ratio	At the time of Underwriting, the ratio of the UPB of a mortgage loan to the Property Value. Lenders sometimes do not provide loan-to value ratios for government mortgage loans, such as mortgage loans insured by FHA or guaranteed by VA. In that case, Fannie Mae will display "999s".
M	
Maturity Date	For a mortgage loan or a mezzanine loan, the date on which the last payment is due on the loan. For an MBS, the date on which the last payment is due on the last mortgage loan remaining in the MBS pool after all other loans have matured.
MBS Margin	For an ARM loan, an amount equal to the difference between the Mortgage Margin and the Fee Percentage.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Mezzanine Amortization Term	For a mezzanine loan, the number of months necessary for the scheduled monthly principal and interest payments on the loan to fully amortize the loan. If the mezzanine loan requires interest-only payments for the entire term of the loan prior to the loan's Maturity Date, the Mezzanine Amortization Term is "0".
Mezzanine Combined DSCR	For a mezzanine loan, the DSCR for a mortgaged property including in the numerator the following: the debt service on the mortgage loan, all senior and subordinate debt and the mezzanine loan.
Mezzanine Combined LTV	For a mezzanine loan, the LTV for a mortgaged property including in the numerator the following: the UPB of the mortgage loan, all senior and subordinate debt and the mezzanine loan.
Mezzanine Extended Maturity Date	For a mezzanine loan on which the term has been extended for the maximum number of terms, the date on which the final payment on the mezzanine loan is due.
Mezzanine Extended-Term Index	For a mezzanine ARM loan on which the term has been extended, the variable interest rate index used to determine the loan's adjusted interest rate during the extended term.
Mezzanine First Monthly Payment Due Date	For a mezzanine loan, the date on which the first monthly, quarterly, or semiannual payment of interest (for full or partial interest only loans) or principal and interest (for amortizing loans) is due from the borrower.
Mezzanine Initial Maturity Date	For a mezzanine loan, the initial Maturity Date of the loan, without regard to any options the borrower may have to extend the Maturity Date.

Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Mezzanine Interest Accrual Method	For a mezzanine loan, indicates the 'number of days' convention used to calculate interest on the loan (e.g. 30/360, Actual/360, etc.) during a monthly pay period. The numerator represents the number of monthly calendar days in the month to be used and the denominator represents the number of calendar days in the year to be used. The amount of interest due for each month may vary depending on the chosen method.
Mezzanine Interest-Only End Date	For a mezzanine loan that has a full or partial interest only period, the date on which the last interest only payment is due.
Mezzanine Issuance UPB	For a mezzanine loan, the UPB of the loan as of the Issue Date of the MBS.
Mezzanine Loan	A loan made to the equity owners of a mortgage borrower that is secured by a pledge of their equity interests in the mortgage borrower. A mezzanine loan is not secured by the mortgaged property.
Mezzanine Loan Initial-Term Interest Rate	For a mezzanine loan, the original interest rate borne by the loan.
Mezzanine Loan Provider	For a mezzanine loan, the party that owns a mezzanine loan or its nominee.
Mezzanine Prepayment Lockout End Date	For a mezzanine loan, the last day on which the mezzanine borrower is prohibited from voluntarily prepaying the loan.
Mezzanine Prepayment Lockout Term	For a mezzanine loan, the number of months during which the mezzanine borrower is prohibited from voluntarily prepaying the loan.
Mezzanine Prepayment Premium Type	For a mezzanine loan, the type of prepayment premium due under the terms of a mezzanine loan when the loan is voluntarily prepaid.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Minimum Index Movement	For an ARM loan, a minimum value by which the index on a mortgage loan must change before Fannie Mae recalculates the mortgage note rate.
Mortgage Margin	For an ARM loan, the rate that is added to the ARM Index to determine the loan's adjusted interest rate on each interest rate change date.
N	
Negative Amortization	For an ARM loan, an indicator that accrued interest may be added to the UPB of the loan, thereby increasing the outstanding UPB of the loan.
Negative Amortization Limit Percent	For an ARM loan, the maximum percentage of the original UPB that can be added to the original UPB as a result of negative amortization.
Net Operating Income (NOI)	The annual revenue that a mortgaged property is generating or that the lender estimates will be generated from the use and operation of the property less estimated operating expenses, taxes, insurance and other costs.
Note Date	The date on which a mortgage note or deed of trust note is executed.
Note Rate Ceiling	For an ARM loan, the maximum interest rate to which the interest rate on the loan may adjust.
Note Rate Floor	For an ARM loan, the minimum interest rate to which the interest rate on the loan may adjust.
Note Rate Rounding Method	For an ARM loan, the type of rounding convention used to determine the interest rate following a rate adjustment.
Number of Units	The total number of residential units in a mortgaged property.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
O	
Original Amortization Term	The period, expressed in months, necessary to fully amortize a loan based on the amortization schedule at loan origination.
Original Loan Count	The number of loans in an MBS pool as of its Issue Date.
Original Maturity Term	The total number of months from the first full month following origination of a loan to the loan's original stated Maturity Date.
Original Note Rate	The original interest rate borne by a mortgage loan.
Original UPB	The UPB of a loan at origination.
Other Prepayment Premium Description	A description of the terms of any nonstandard type of prepayment premium.
P	
Pass-Through Rate	The interest rate being paid to investors on an MBS.
Pass-Through Rate Method	The method used to determine the manner in which interest accrues on an MBS pool (e.g. weighted average or stated).
Payment Cap	For an ARM loan, the maximum percentage by which a monthly payment on the loan can increase with each interest rate change.
Payment Change Frequency	The number of months between scheduled payment changes.
Payment Date	The periodic date on which borrower payments are due on a loan.
Payment Floor	For an ARM loan, the minimum percentage by which a monthly payment on the loan can decrease with each interest rate change.
Per Adjustment Rate Cap	The maximum interest rate increase permitted for any single adjustment period for all the ARM loans in an MBS pool. If there are multiple caps, Fannie Mae will show 999s.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Per Payment Change Decrease Cap	For an ARM loan, the maximum percentage that the then-current principal and interest payment may decrease on a payment change date.
Per Payment Change Increase Cap	For an ARM loan, the maximum percentage that the then-current monthly principal and interest payment may increase on a payment change date.
Per Rate Change Decrease Cap	For an ARM loan, the maximum interest rate decrease permitted for any single adjustment period, expressed as a percentage.
Per Rate Change Increase Cap	For an ARM loan, the maximum interest rate increase permitted for any single adjustment period, expressed as a percentage.
Percentage of Units for Under 50% Median Income	The percentage of units in a mortgaged property required to be reserved for tenants with a household income equal to or less than 50% of the Area Median Income. Area Median Income is determined by the U.S. Department of Housing and Urban Development.
Percentage of Units for Under 60% Median Income	The percentage of units in a mortgaged property required to be reserved for tenants with a household income equal to or less than 60% of the Area Median Income. Area Median Income is determined by the U.S. Department of Housing and Urban Development.
Pool Prefix	The two-character Fannie Mae prefix that identifies the type of mortgage product in an MBS pool.
Pool Status	Indicates the current status of the MBS pool: Active, Corrected or Dissolved. <u>Active</u> : An MBS pool that has been issued and has not reached its maturity date and has not been dissolved. <u>Corrected</u> : An MBS pool that has had a correction(s) to disclosure data after publication.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	<u>Dissolved</u> : An MBS pool that has been terminated prior to its maturity date.
Pool Subtype	Alphanumeric codes, designated by Fannie Mae, that identify ARM product characteristics such as index, initial fixed-rate period, rate and payment adjustment frequency and caps, convertibility, and other features.
Prepayment Lockout End Date	The last day on which the borrower is prohibited from voluntarily prepaying a mortgage loan.
Prepayment Lockout Start Date	The first day on which the borrower is prohibited from voluntarily prepaying a mortgage loan.
Prepayment Lockout Term	The number of months during which a borrower is prohibited from voluntarily prepaying a mortgage loan.
Prepayment Premium End Date	The first day on which a borrower is permitted to prepay a mortgage loan without paying a prepayment premium. In some cases, a 1% prepayment fee may be due for prepayments after this date.
Prepayment Premium Start Date	The first date-on and after which a prepayment premium is payable if the borrower voluntarily prepays a mortgage loan.
Prepayment Premium Option	Indicates the type of prepayment premium (e.g. yield maintenance, declining premium, defeasance, fixed prepay schedule, fee maintenance or other) the borrower is required to pay when prepaying a mortgage loan.
Prepayment Premium Term	The number of months during which a borrower is required to pay a prepayment premium when prepaying a loan.
Prior Lien Amortization Term	For a subordinate loan in an MBS pool, the Amortization Term of a mortgage loan senior in priority to the subordinate loan.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Prior Lien Interest Rate	For a subordinate loan in an MBS pool, the annual rate of interest on a mortgage loan senior in priority to the subordinate loan.
Prior Lien UPB	For a subordinate loan in an MBS pool, the UPB of a mortgage loan senior in priority to the subordinate loan.
Prior Lien Holder	For a subordinate loan in an MBS pool, the name of the entity that holds a mortgage loan senior in priority to the subordinate loan.
Prior Lien Maturity Date	For a subordinate loan in an MBS pool, the Loan Maturity Date of a mortgage loan senior in priority to the subordinate loan.
Property Type	The type of multifamily mortgaged property securing a loan: Multifamily, Cooperative, Senior, Student, Rural or Other.
Property Value	The value of a mortgaged property, generally determined by either (1) in the case of a purchase, the lower of the sales price or the appraised value of the mortgaged property at the time of the sale, or (2) in the case of a refinancing, the lower of the appraised value or the estimated value of the mortgaged property at the time of the refinancing. Other methods may also be used to determine the value of a mortgaged property. For instance, the property value of a refinanced mortgage loan may be based on the value of the mortgaged property that was determined at the time the mortgage loan was originally made. In any case, an appraisal or a value determined using another valuation method is an estimate of the value of the mortgaged property and may not reflect the actual amount that would be received upon a sale or liquidation of the mortgaged property.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
R	
Rate Adjustment Frequency	For an ARM loan, the number of months between scheduled interest rate changes. For a hybrid ARM loan, the frequency with which the interest rate on a mortgage loan will adjust after the first interest rate change date for the loan.
Remaining Amortization Term	The number of months remaining before a mortgage loan fully amortizes assuming continued payments in the same amounts of principal and interest.
S	
Seller	The name of the party that sold a mortgage loan to Fannie Mae.
Servicer	The name of the party serving as primary servicer of a mortgage loan.
Smallest Issuance UPB	The UPB of the mortgage loan with the lowest UPB of all the loans in an MBS pool as of the Issue Date of the MBS.
Standard Lookback	For an ARM loan, the number of days to look back from an interest rate change date when determining the rate at which interest currently accrues on the loan.
T	
Tier	Indicates the Fannie Mae specific pricing level (4 being the highest, 1 being the lowest) based on the LTV and the DSCR of a mortgage loan at the date the loan was purchased by Fannie Mae.
Tier Drop Eligible	Indicates whether subordinate debt may be secured by a mortgaged property that is already securing the mortgage loan in an MBS pool if the combined DSCR and combined LTV of the mortgage loan in the MBS pool and the additional subordinate debt would not meet the requirements of the Tier in which the mortgage loan was originally placed.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
Transaction Type	Indicates whether a loan was delivered as a Delegated Underwriting and Servicing (DUS) loan or a Negotiated Transaction loan.
Transfer Type	The form in which an MBS is held and paid: Wired/Book Entry, Definitive, Eligible to be book entry.
U	
Underwritten DSCR	At the time of loan commitment, a lender's estimate of what a mortgage loan's DSCR will be within an identified period following origination of the loan. Includes debt service on Additional Liens.
Underwritten LTV	At the time of loan commitment, a lender's estimate of what a mortgage loan's LTV will be within an identified period following loan origination. Includes UPB of Additional Liens.
Underwritten NOI	For an ongoing operating mortgaged property, the NOI that the lender estimates will be generated from the use and operation of the property, based on historical data for a twelve-month period as adjusted by relevant factors during the underwriting of the related mortgage loan. For a newly operating mortgaged property, the NOI that the lender estimates will be generated from the use and operation of the property within an identified period following origination of the loan.
Underwritten Physical Occupancy	At the time of loan commitment, a lender's estimate of the percentage of residential units in a mortgaged property that will be occupied within an identified period following loan origination.
Underwritten Property Value	At the time of loan commitment, a lender's estimate of what the value of a mortgaged property will be within an identified period following loan origination.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
UPB	The unpaid principal balance of a loan.
V	
Variable Lookback	The number of days to look back from an interest rate change date when determining the rate at which interest currently accrues on a loan.
Variable Payment Change Frequency	The frequency at which the payment due on an ARM loan is scheduled to change due to changes in the referenced ARM index.
Variable Rate Change Frequency	The frequency with which the interest rate on an ARM loan is scheduled to change due to changes in the referenced ARM Index.
W	
WA Current MBS Margin	The weighted average of the current MBS Margins for all of the ARM loans in an MBS pool.
WA Issuance Loan Age	The weighted average of the ages of all the mortgage loans in an MBS pool. The age of a mortgage loan is the number of months from the loan's origination to the current month. For fixed-rate pools, Fannie Mae uses projected remaining unpaid principal balances, as part of the weighted average calculation. This means that Fannie Mae does not give effect to any unscheduled principal payments reported for the prior month when calculating the weighted average. For purposes of calculating this data element, origination means the date on which the first full month of interest begins to accrue.
WA Issuance Loan Margin	The weighted average of the Mortgage Margins of all the ARM loans in an MBS pool as of the Issue Date of the MBS.
WA Issuance Loan to Value	The weighted average of the LTVs for all the mortgage loans in an MBS pool. Lenders sometimes do not provide LTVs for government



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
	mortgage loans, such as mortgage loans insured by FHA or guaranteed by VA. In that case, Fannie Mae will display "999s".
WA Issuance MBS Margin	The weighted average of the MBS Margins of all of the ARM loans in an MBS pool as of the Issue Date of the MBS.
WA Maximum Pool Accrual Rate	For an MBS backed by ARM loans, the weighted average maximum rate at which interest can accrue on the MBS if all the underlying loans are at their maximum interest rates during the accrual period.
WA MBS Margin	A weighted average of all the MBS Margins of all the ARM loans remaining in an MBS pool.
WA Minimum Pool Accrual Rate	For an MBS backed by ARM loans, the weighted average minimum rate at which interest can accrue on the MBS if all underlying loans are at their minimum interest rates during the accrual period.
WA Months to Interest Rate Change	As of the Issue Date of an MBS, the weighted average of the number of months until the next interest rate change date for all the ARM loans in the MBS pool.
WA Negative Amortization Limit	If an MBS pool has ARMs that negatively amortize, a weighted average of the negative amortization limits of all the loans in the pool.
WA Net Lifetime Cap	For an MBS backed by ARM loans, the weighted average of the maximum interest rates to which the loans in the pool may adjust during their terms.
WA Net Lifetime Floor	For an MBS backed by ARM loans, the weighted average of the minimum interest rates to which all the loans in the MBS pool may adjust during their terms.



Multifamily Mortgage-Backed Securities Glossary

Term	Definition
WA Note Rate	The weighted average of the aggregate interest rates of all the mortgage loans in an MBS pool, expressed as a percentage.
WA Original Amortization Term	The weighted average of the Original Amortization Terms of all the mortgage loans in an MBS pool.
WA Original Maturity Term	The weighted average of the Original Maturity Terms of all the mortgage loans in an MBS pool.
WA Remaining Amortization Term	The weighted average of the Remaining Amortization Terms of all the mortgage loans in an MBS pool.
Y	
Year Built	The year in which a mortgaged property (or the first phase of a multi-phase mortgaged property) was built.
Yield Maintenance Security Due Date	The maturity date of the U.S. Treasury security used for the calculation of the yield maintenance prepayment premium due upon a voluntary prepayment of a mortgage loan, as specified in the related mortgage note.
Yield Maintenance Security Rate Percent	The interest rate of the U.S. Treasury security used for the calculation of the yield maintenance prepayment premium due upon a voluntary prepayment of a mortgage loan, as specified in the related mortgage note.