

# DUS Disclose™ Reviewing an MBS Transaction Quick Reference Guide

This document provides an overview of how to navigate through a transaction

HY MBS	Transaction ID	CUSIP	Product	Int. Type	Status	Issuance UPB	Loans	Properties	Resecuritization	Security Detail
	AN4736	3138LHHN7	DUS	Fixed	Active	\$10,075,000.00	1 (1)	1 (1)	Eligible	
							<a href="#">+ Add to Portfolio</a>	<a href="#">Download Data</a>	<a href="#">Documents</a>	<a href="#">Notifications</a>

1. Enter a Transaction ID or CUSIP in the search bar to view information about a security.
2. Select the Security Detail button on the far right of the screen to view more information.
3. For more information about Add to Portfolio, review the [Creating a Portfolio Quick Reference Guide](#).
4. Registered users can download data on a security using the Download Data button.
5. Select the Documents button to navigate directly to the Documents section of the user interface.
6. For more information about Notifications, review the [Creating a Portfolio Quick Reference Guide](#).

## Security Timeline & Details

Security Timeline					Month	PTR	
Issue	Settlement	First Payment	Resecuritized	Next Distribution	09/2017	1.552%	
02/01/2017	02/28/2017	03/25/2017	06/01/2017 2017-M07	11/25/2017	08/2017	1.544%	Maturity 02/01/2027
					07/2017	1.544%	
					06/2017	1.315%	
					05/2017	1.303%	
					04/2017	1.109%	
					04/2015	0.492%	WA Accruing Note Rate 4.950% (4.950%)
Security Details							
Current Balance & Rate (updated on the 4th business day of the month)							
UPB		Factor		Paying PTR			
\$10,075,000.00		1.00000000		3.280% (3.280%)			
Issuance				Current DSCR & Terms			
WA Loan Term	WA Amort. Term	WA Orig. I/O Term	WA LTV	WA NCF DSCR	WA Remaining Term		
120 months	360 months	NAV	73.00%	1.95x	111 months		

1. Blue clock icons are displayed throughout the user interface. Click these to find information such as the preceding six months of data on Factor and Paying PTR.
2. Information presented in parenthesis and in grey font indicates the at issuance data.
3. When applicable this section provides additional information for ARM transactions.

## Loan Timeline & Details

Loan 1717472030				Loan Detail
Loan Seller	Original UPB	Current UPB	Green Financing Type	Lien Position
Bellwether Enterprise Mortgage Investments, LLC	\$3,525,000.00	\$3,511,770.95		First
Payment Status	Purpose	Tier	Cross-Collateralized Loan(s)	Cross-Defaulted Loan(s)
Current	Refinance	Tier 2		

1. Select the Loan Detail button on the far right of the screen to view more information.

## Loan Timeline & Details Continued

### Loan Timeline

Note Date 06/22/2017	First Payment 08/01/2017			Maturity 07/01/2027
<b>Loan Terms</b>				
<b>Fixed Rate</b>				
Paying Note Rate 4.450% ( 4.450% )	Paying PTR 2.900% ( 2.900% )	Accrual Method Actual/360		
<b>Term</b>				
Original 120 months	Remaining 117 months ( 120 )	Amortization 360 months	Original I/O Term N/A	
<b>At Issuance DSCR &amp; LTV</b>				
UW NCF DSCR 1.37x	UW NCF DSCR (I/O) N/A	LTV 75.00%		
<b>Current DSCR</b>				
YTD	Preceding	2nd Preceding	3rd Preceding	

**Prepayment Protection**

Prepayment Type	Term	End Date
Yield Maintenance	114	12/31/2026
1% Fixed Prepayment	3	03/31/2027
No Prepayment (Open)	3	07/01/2027

- At Issuance DSCR & LTV are shown below the Loan Terms section.
- For transactions issued on or before November 30, 2017, an additional section containing Issuance DSCR will appear. UW NCF DSCR and UW NCF DSCR (I/O) will be blank.

## Properties

### Properties

MONTESSA AT WHITNEY RANCH 1150 Whitney Ranch Parkway Rocklin, CA 95765 MSA Property Detail

Property Value	Year Built	Total Units	Ownership Interest	General Property Type	Specific Property Type	Affordable Housing Type
\$40,300,000.00	2008	171	Fee Simple	Multifamily	Multifamily	

**Affordable Breakdown** % of Units Set Aside for Tenants with Household Income At or Below Area Median Income

Area Median Income
≤ 50%
≤ 60%
≤ 80%

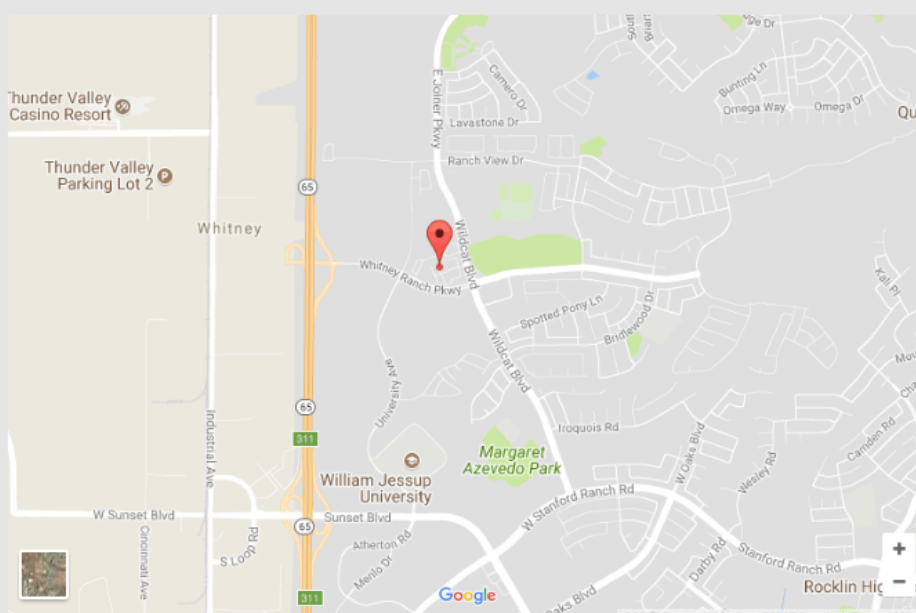
Units w/Income or Rent Restrictions: Age Restricted  
No

Green Building Certification  
Green Globes, Green Building Initiative

**Phases**

Year	Total Units per Phase Year
2008	171

Property Condition Rating



- Select the Property Detail button on the far right of the screen to view more information.
- The map is interactive, and allows the user to zoom in or out, and view a satellite image of the property and surrounding area.



Financials

Financials

	Underwritten	(YTD)	2016 (Preceding)	2015 (2nd Preceding)
EGI	\$1,438,054.00		\$1,467,534.00	\$1,353,651.00
Operating Expenses	\$574,594.00		\$609,202.00	\$555,341.00
NCF	\$863,460.00		\$848,336.00	\$788,310.00
Physical Occupancy	95.00%		92.00%	88.00%

**Financials** Note: The Summary example above is for a different property from the Operating Statement example below.

	Underwritten	Q2 2017 (YTD)	(Preceding)
<b>Income</b>			
Gross Potential Rent		\$913,622.00	
Less: Vacancy Loss		\$(63,023.05)	
Laundry/Vending Income		\$968.84	
Parking Income		\$6,029.00	
Other Income		\$100,303.31	
<b>Effective Gross Income (EGI)</b>	<b>\$1,900,557.00</b>	<b>\$957,900.10</b>	
<b>Operating Expenses</b>			
Real Estate Taxes		\$125,937.00	
Property Insurance		\$29,025.50	
Utilities		\$75,242.95	
Repairs and Maintenance		\$50,782.51	
Management Fees		\$33,526.50	
Payroll & Benefits		\$86,803.07	
Advertising & Marketing		\$10,780.88	
Professional Fees		\$300.00	
General and Administrative		\$23,843.85	
Other Expenses		\$0.00	
Ground Rent		\$0.00	
<b>Total Operating Expenses</b>	<b>\$1,035,881.00</b>	<b>\$436,242.26</b>	
Capital Expenditures/Replacement Reserves		\$29,340.00	
<b>Net Cash Flow (NCF)</b>	<b>\$864,676.00</b>	<b>\$492,317.84</b>	
Physical Occupancy	90.60%	95.00%	
Operating Expense Ratio	55%	46.00%	
Capital Ex Reserve (/per Unit)		\$163.00	

1. In the Financials section, there is a Summary of financial details as well as more detailed property Operating Statements.
2. Net Cash Flow (NCF) is equal to Effective Gross Income minus Total Operating Expenses minus Capital Expenditures / Replacement Reserves.
3. As transactions season, more preceding years financial information will be available.



## Documents

### Documents

Additional Disclosure **No**

#### ISSUANCE

Select All

Original

Trust Agreement

Prospectus

Annex A

PDF

PDF

EXCEL

#### ONGOING

Select All

Bond Level File

Collateral Summary

Comparative Financial Status

Financial File

Loan Periodic Update

Operating Statement Analysis

Property File

CSV

CSV

Excel

CSV

CSV

Excel

CSV

September 2017

Download Selected Documents (.zip)

1. These documents can be viewed and downloaded individually or all at once as a .zip file download.
2. The Additional Disclosure indicator is provided in this section. For more information about additional disclosure documents refer to the ***MBS Disclosure Documents Quick Reference Guide***.

Questions? Contact Fannie Mae's Fixed Income Securities Investor Helpline at 800-2FANNIE (800-232-6643) or submit your question or comment at [http://www.fanniemae.com/portal/jsp/fixed\\_income\\_contact\\_us.html?id=fim](http://www.fanniemae.com/portal/jsp/fixed_income_contact_us.html?id=fim)