

Credit Insurance Risk Transfer

Glossary

Data Element	Description	Notes
Adjusted Months To Maturity	The number of calendar months remaining until the outstanding unpaid principal balance of the mortgage loan amortizes to a zero balance, taking into account any additional prepayments, which could lead to the loan paying off earlier than its maturity date.	This field will be left blank for mortgage loans that have been modified.
ARM Cap Structure	Variable that explains the interest rate caps on the adjustable rate mortgage (ARM). The first number is the Initial Interest Rate Cap. The second number is the Periodic Interest Rate Cap. The third number is the Lifetime Interest Rate Cap.	The variable is created concatenating the values for Initial Interest Rate Cap, Periodic Interest Rate Cap, and Lifetime Interest Rate Cap
ARM Index	An industry standard variable component used to compute the interest rate for an ARM or other financial instruments, generally a published number or percentage. Example of indices are : LIBOR, COFI, CMT, US TBill etc.	
ARM Product Type	A code assigned to each loan based on certain loan characteristics, such as product code or pool prefix, loan type, lien type, original term and ARM index.	
Balloon Indicator	A code which identifies loans with a balloon feature under any type of ARM Plan. A balloon mortgage has level periodic payments that would fully amortize it over a stated term, but requires one or more lump-sum payment(s) which would extinguish the loan at a date prior to full amortization.	For ARMs only. Y- Balloon N- Not Balloon
Borrower Credit Score	A numerical value used by the financial services industry to evaluate the quality of borrower credit. Credit scores are typically based on a proprietary statistical model that is developed for use by credit data repositories. These credit repositories apply the model to borrower credit information to arrive at a credit score. When this term is used by Fannie Mae, it is referring to the "classic" FICO score developed by Fair Isaac Corporation.	If the borrower credit score is unknown, the value will be blank.
Co-Borrower Credit Score	A numerical value used by the financial services industry to evaluate the quality of borrower credit. Credit scores are typically based on a proprietary statistical model that is developed for use by credit data repositories. These credit repositories apply the model to borrower credit information to arrive at a credit score. When this term is used by Fannie Mae, it is referring to the "classic" FICO score developed by Fair Isaac Corporation.	If the borrower credit score is unknown, the value will be blank.



Data Element	Description	Notes
Current Actual UPB	The actual outstanding unpaid principal balance of the mortgage loan.	For a mortgage loan that has been modified, the current actual UPB will be updated to reflect the modified terms, including principal forgiveness, if applicable.
Current Interest Rate	The rate of interest in effect for the periodic installment due.	For a mortgage loan that has been modified, this value will be updated to reflect the modified terms, if applicable.
Current Loan Delinquency Status	The number of months the obligor is delinquent as determined by the governing mortgage documents.	For mortgage loans removed from the reference pool, this field will be blank. If the delinquency is unknown, the value 'XX' will display.
First Payment Date	The date of the first scheduled mortgage loan payment to be made by the borrower under the terms of the mortgage loan documents.	
First Principal and Interest Payment Date for Interest Only Products	For an interest-only mortgage loan, the due date of the first monthly scheduled amortizing principal and interest (P&I) payment.	
First Time Home Buyer Indicator	An indicator that denotes if the borrower or co-borrower qualifies as a first-time homebuyer.	An individual is to be considered a first-time homebuyer who (1) is purchasing the property; (2) will reside in the property; and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the property. In addition, an individual who is a displaced homemaker or single parent also will be considered a first-time homebuyer if he or she had no ownership interest in a principal residence (other than a joint ownership interest with a spouse) during the preceding three-year time period.
Initial Interest Rate Cap	The maximum percentage the interest rate can adjust after the initial fixed-period for ARM loans.	
Interest Only Indicator	An indicator that denotes if the mortgage loan is an interest-only loan, in which during an initial period of time, no scheduled principal payment is due on the mortgage loan, and the borrower's required monthly payment is set at an amount sufficient to pay only the interest due.	
Interest Rate Change Date	The next date, from the First Payment Date, an interest rate change may occur for an ARM loan	
Lender Purchased Mortgage Insurance Indicator	An indicator that denotes if the mortgage insurance (if applicable) was obtained by the lender and not charged to the borrower as a separately identified cost.	



Data Element	Description	Notes
Loan Age	The number of calendar months since the mortgage loan's origination date. For purposes of calculating this data element, origination means the date on which the first full month of interest begins to accrue.	
Lifetime Interest Rate Cap	The maximum percentage that the interest rate can adjust over the life of the loan relative to the initial rate for an ARM loan	
Loan Identifier	A unique identifier for the mortgage loan.	The Loan Identifier does not correspond to other mortgage loan identifiers found in existing Fannie Mae disclosures.
Loan Payment History	<p>The coded string of values that describes the payment performance of the loan over the most recent 24 months. The most recent month is located to the right.</p> <p>00 = Current 01 = 30–59 Days 02 = 60–89 Days 03 = 90–119 Days 04 = 120-149 Days 05 = 150-179 Days, etc. XX = Unknown</p>	For mortgage loans removed from the reference pool, this field will be blank.
Loan Purpose	<p>An indicator that denotes whether the mortgage loan is either a refinance mortgage or a purchase money mortgage. Purpose may be the purchase of a new property or refinance of an existing lien (with cash out or with no cash out).</p> <ul style="list-style-type: none"> • Purchase • Cash-Out Refinance • No Cash-Out Refinance • Refinance-Not Specified 	
Margin	A static component that is added to an index value to create the mortgage interest rate for an adjustable rate mortgage.	For ARMs only
Master Servicer	Fannie Mae	
Maturity Date	The month and year in which a mortgage loan is scheduled to be paid in full as defined in the mortgage loan documents.	For a mortgage loan that has been modified, the maturity date will be updated to reflect the modified terms, if applicable.
Metropolitan Statistical Area (MSA)	The numeric Metropolitan Statistical Area Code for the property securing the mortgage loan. MSAs are established by the US Office of Management and Budget. An area usually qualifies as an MSA if it is defined by the Bureau of the Census as an urbanized area and has a population of 50,000 or more in a total metropolitan area of at least 100,000. An MSA may consist of one or more counties.	If the property is not in a designated MSA, the value will default to "00000."



Data Element	Description	Notes
Modification Flag	An indicator that denotes if the mortgage loan has been modified.	The Modification Flag will be set to “Y” once a mortgage loan has been modified. Given the various mortgage loan modification programs available to borrowers, a mortgage loan could be modified more than once. Although the Modification Flag is already set to “Y” from the first modification, changes related to a subsequent modification will be reflected in the data.
Monthly Reporting Period	The month and year that pertains to the servicer’s cut-off period for mortgage loan information.	The day value defaults to “01.”
Months to Amortization for Interest Only Products	For an interest-only mortgage loan, the number of months remaining until the mortgage loan begins to amortize.	
Months between Subsequent Payment Resets	The frequency at which payment changes on an ARM loan occurs after the initial fixed period.	
Months until 1 st Payment Reset	The number of months from the First Payment Date until the first payment change date of an ARM loan	
Mortgage Insurance Cancellation Indicator	<p>An indicator that denotes if the mortgage insurance (MI) has been cancelled since origination.</p> <p>Y = MI has been cancelled N = MI has not been cancelled NA = Not Applicable</p>	
Net Interest Rate	The Current Interest Rate for a loan minus the greater of (i) 0.35 percent or (ii) the actual servicing fee.	
Number of Borrowers	The number of individuals obligated to repay the mortgage loan.	
Number of Units	The number of units comprising the related mortgaged property (one, two, three, or four).	
Occupancy Type	<p>An indicator that denotes whether the mortgage loan, at its origination date, is secured by a principal residence, second home or investment property.</p> <ul style="list-style-type: none"> • Principal • Second • Investor 	



Data Element	Description	Notes
Original Combined Loan to Value Ratio (CLTV)	A ratio calculated at the time of origination for a mortgage loan. The CLTV reflects the loan-to-value ratio inclusive of all loans secured by a mortgaged property on the origination date of the underlying mortgage loan.	This field is calculated by adding together (i) the original loan amount of the first lien mortgage loan, (ii) the amount then currently drawn on a home equity line of credit as of the origination date of the underlying mortgage loan, and (iii) the outstanding principal balance of any other subordinate mortgage loan as of the origination date of the underlying mortgage loan, and dividing the resulting sum by the lower of (x) the sales price of the mortgaged property and (y) the value of the mortgaged property.
Original Debt to Income Ratio	A ratio calculated at origination derived by dividing the borrower's total monthly obligations (including housing expense) by his or her stable monthly income. This calculation is used to determine the mortgage amount for which a borrower qualifies.	
Original Interest Rate	The original interest rate on a mortgage loan as identified in the original mortgage note.	
Original Loan Term	The number of months in which regularly scheduled borrower payments are due under the terms of the related mortgage documents.	
Original Loan to Value (LTV)	A ratio calculated at the time of origination for a mortgage loan. The Original LTV reflects the loan-to-value ratio of the loan amount secured by a mortgaged property on the origination date of the underlying mortgage loan.	This field is calculated by dividing the original loan amount by either (1) in the case of a purchase, the lower of the sales price of a mortgaged property or its value at the time of the sale, or (2) in the case of a refinancing, the value of the mortgaged property at the time of refinancing.
Original UPB	The original amount of the mortgage loan as indicated by the mortgage documents.	Values disclosed will be rounded.



Data Element	Description	Notes
Origination Channel	<p>Channel refers to the three options described below:</p> <p>Retail (R): A mortgage loan for which the mortgage loan seller takes the mortgage loan application and then processes, underwrites, funds and delivers the mortgage loan to Fannie Mae. The mortgage loan is closed in the name of the mortgage loan seller, which may or may not service the mortgage loan. This definition may include joint ventures between the mortgage loan seller and another entity, provided that the mortgage loan seller retains control of the joint ventures (either through majority ownership or voting rights). For mortgage loans acquired prior to March 1, 2013, the term “retail” may also, from time to time, include certain mortgage loans originated pursuant to a contractual arrangement, specifically approved by Fannie Mae, between a third-party and the mortgage loan seller by which the third-party may perform one or more of the functions (but not all) related to the origination of the mortgage loan, including taking the mortgage loan application, processing, underwriting, funding or delivering the mortgage loan to Fannie Mae.</p> <p>Correspondent (C): A mortgage loan that is originated by a party other than a mortgage loan seller and is then sold to a mortgage loan seller. A lender correspondent generally performs some (or all) of the mortgage loan processing functions (such as taking mortgage loan applications; ordering credit reports, appraisals, and title reports; verifying a borrower’s income and employment; etc.) as well as underwriting and funding the mortgage loan at settlement. The mortgage loan is closed in the name of the lender correspondent, which may or may not service the mortgage loan. In certain instances, a correspondent mortgage loan may be originated under circumstances in which a broker performs some of the mortgage loan processing functions but the mortgage loan is funded by the lender correspondent at settlement. In that case, the mortgage loan would typically be classified as a correspondent mortgage loan even though there was some involvement by a broker.</p> <p>Broker (B): A mortgage loan that is originated under circumstances where a person or firm other than a mortgage loan seller or lender correspondent is acting as a “broker” and receives a commission for bringing together a borrower and a lender. The broker performs some (or most) of the mortgage loan processing functions (such as taking mortgage loan applications; ordering credit reports, appraisals, and title reports; verifying a borrower’s income and employment; etc.), but it typically does not actually underwrite the mortgage loan, fund the mortgage loan at settlement, or service the mortgage loan. The mortgage loan is closed in the name of and funded by the mortgage loan seller (or, in some cases, the lender correspondent) that commissioned the broker’s services.</p>	

Data Element	Description	Notes
Origination Date	The date of the note.	
Payment Change Date	The next scheduled date a payment may occur for an ARM loan.	
Periodic Interest Rate Cap	The maximum percentage that the interest rate can adjust between subsequent adjustment periods for an ARM loan.	
Prepayment Premium Mortgage Flag	An indicator that denotes if the obligor is subject to a prepayment premium when voluntarily prepaying the mortgage loan.	
Plan Number	Code identifying the standardized plan under which the adjustable rate mortgage is originated and delivered to Fannie Mae.	For ARMs only. For more details, see Fannie Mae's "Standard Arm Plan Matrix"
Primary Mortgage Insurance Percent	The percentage of mortgage insurance coverage obtained for an insured conventional mortgage loan and used following the occurrence of an event of default to calculate the insurance benefit, as defined by the underlying master primary insurance policy.	
Product Type	<p>An indicator that denotes whether a mortgage loan is a fixed-rate or adjustable-rate mortgage.</p> <ul style="list-style-type: none"> • ARM • FRM 	
Property State	A two-letter abbreviation indicating the state or territory within which the property securing the mortgage loan is located.	
Property Type	<p>An indicator that denotes whether the property type secured by the mortgage loan is a condominium (CONDO), co-operative (CO-OP), planned urban development (PUD), manufactured home (MH), or single-family home (SF).</p> <ul style="list-style-type: none"> • Condo • Co-op • PUD • MH • SF 	
Reference Pool ID	A unique identifier for the reference pool.	
Remaining Months to Legal Maturity	The number of calendar months remaining until the mortgage loan is due to be paid in full based on the maturity date as defined in the mortgage documents.	



Data Element	Description	Notes
Seller Name	The name of the entity that delivered the mortgage loan to Fannie Mae. <ul style="list-style-type: none">• Seller Name• Other	For sellers whose combined loans' contribution to the At Issuance UPB represents less than 1% of the total At Issuance reference pool UPB, the file will reflect "Other".
Servicer Name	The name of the entity that serves as the primary servicer of the mortgage loan. <ul style="list-style-type: none">• Servicer Name• Other	For servicers whose combined loans' contribution to the At Issuance UPB represents less than 1% of the total At Issuance reference pool UPB, the file will reflect "Other".
UPB at Issuance	The unpaid principal balance of the loan as of the cut-off date of the reference pool.	
Zip Code Short	Limited to the first three digits of the code designated by the U.S. Postal Service where the subject property is located.	