

Fannie Mae Daily Prepayment Report Frequently Asked Questions (FAQs)

1. When will the daily prepayment report be published?

The report will be published weekly on Wednesday at 4:30pm (ET). The report will include payoff transactions reported to and processed by Fannie Mae for each day of the preceding week. The most recent report will be cumulative for the current month and will replace the prior week's report until the final publication, inclusive of all payoff activity for that month. If Wednesday is not a business day, then the report will be published the next business day.

The daily prepayment report aligns with the monthly servicer reporting cycle that begins the day following the second business day of the month and continues through the second business day of the following month. There may be instances when two daily prepayment reports are published on the same day: a final report to complete the activity of the prior month and a new report to begin the new month. The month in the file name will distinguish the two reports. The final report for a given month will be published by calendar day 11.

2. Where will the daily prepayment report be published?

The daily prepayment report will be published in Pooltalk® under the Data Files and Reports > Single-Class/Single-Class Resecuritization > Other folder. Additionally, the report will be available in the SFTP. The final file for a month will be available indefinitely in both locations. The file name is FNM_DPR_Fctr_CCYYMM where the month represents the associated factor when the monthly factor data will be published (i.e., Fctr202109 contains payoff data from Aug 4 to Sept 2).

3. Does the daily prepayment report include all Fannie Mae MBS?

All Fannie Mae Single-Family MBS are included in the appropriate cohort, however, only cohorts with an aggregated outstanding unpaid principal balance (UPB) of \$500 million or more will be published. If the aggregated UPBs of the underlying securities do not add up to \$500 million, the cohort will not be included in the report. The cohorts published in the report may change from one month to the next as a result of this threshold.

4. How do I associate my CUSIP to the daily prepayment report?

The daily prepayment report is aggregated at an MBS cohort-level defined by year of issuance, security type and weighted average net-interest rate (aka coupon) (e.g., 2020 30Year TBA-Eligible 3.0) and not at a CUSIP level like the monthly MBS security disclosures. The daily prepayment report is based on all underlying active CUSIPS with the same issue date, security type, and weighted average net interest rate (aka coupon).

WA NET INTEREST RATE	WA Net Interest Rate Buckets
0.50%	<0.75%
1.00%	= 0.75% to < 1.25%
1.50%	= 1.25% to < 1.75%
2.00%	= 1.75% to < 2.25%
2.50%	= 2.25% to < 2.75%



3.00%	= 2.75% to < 3.25%
3.50%	= 3.25% to < 3.75%
4.00%	= 3.75% to < 4.25%
4.50%	= 4.25% to < 4.75%
5.00%	= 4.75% to < 5.25%
5.50%	= 5.25% to < 5.75%
6.00%	= 5.75% to < 6.25%
6.50%	= 6.25% to < 6.75%
7.00%	= 6.75% to < 7.25%
7.50%	= 7.25% to < 7.75%
8.00%	= 7.75% to < 8.25%
8.50%	= 8.25% to < 8.75%
8.00%	= 8.75% to < 9.25%
8.50%	= 8.25% to < 8.75%
9.00%	= 8.75% to < 9.25%
9.50%	= 9.25% to < 9.75%
10.00%	= 9.75% to < 10.25%
10.50%	= 10.25% to < 10.75%
=>11.000%	=>10.75%

5. How does a prefix map to a cohort?

The prefix mapping to cohort is:

Prepayment Cohort Prefix Mapping			
UMBS Prefixes			
15 Year Conv Fixed Rate	30 Year Conv Fixed Rate	10 Year Conv Fixed Rate	20 Year Fixed Conv Rate
CI	CL	CN	CT
Jumbo Prefixes			
30 Year Jumbo Conv Fixed Rate		15 Year Jumbo Conv Fixed Rate	
CK		CJ	
> 15 Year Conv Fixed Rate - Other			
2L	DL	NA	NP



BL	EL	NB	NQ
CA	JL	NC	NR
CB	JZ	ND	OL
CP	K0	NE	PL
CQ	K2	NF	RE
CR	K4	NJ	
CZ	KL	NO	
<= 15 Year Conv Fixed Rate - Other			
2I	CV	DX	KI
2X	CW	J1	OI
2Y	CX	K1	PI
BI	CY	K3	RI
CS	DI	K5	RX
Reperforming Fixed Rate			
I1	I5	R3	U4
I2	I6	U1	U5
I3	R1	U2	U6
I4	R2	U3	
Government Fixed Rate			
FL	GI	TJ	TQ
GC	GL	TK	TT
GG	GO		
Adjustable Fixed Rate			
A1	LA	W5	WN
A2	LB	W7	WP
AC	LC	WA	WQ
AF	LD	WC	WS
AG	PA	WD	WT
AJ	S1	WE	WU
AK	S2	WF	WX
AS	SO	WG	WZ
AU	W1	WH	VL
AX	W2	WJ	
GA	W3	WK	



6. What does the term “Year” represent for each cohort?

The “Year” is indicating the typical origination period of the underlying loans in the related securities. We determine the “Year” by calculating the underlying securities’ Issue Date minus the Issuance Weighted Average Loan Age (WALA). The same determination is applied to our modified RPL securities, representing similar periods in which loans were modified. Although our RPL program did not commence until 2016, there may be some instances in which the Year may be reflected earlier than 2016. This is due to an older population of delinquent loans that started performing with or without a modification and then securitized, resulting in high WALA at the time of RPL issuance.

7. Why do I see a negative amount for a given date?

If the servicer reported a loan payoff incorrectly, any correction will be reflected on the date the correction was processed and not the date the payoff was originally reported.

8. How does the Unscheduled Principal Reduction Amount impact the monthly factors?

The daily prepayment report will provide an indication of the potential decrease in the following month’s factor. The Unscheduled Principal Reduction Amount excludes the scheduled principal, partial voluntary prepayments, and all involuntary prepayments, which are included in the monthly factors.

9. Are newly issued securities included in the daily prepayment report?

No, the reports are based on active securities as of the last monthly security factor processing date.

10. Does the data include all prepayment activity?

The report only provides data related to full loan pay-off and matured loan activity.

11. Why are there zeroes in Unscheduled Principal Reduction Amount on a given date?

If a loan matures in a cohort on a given date, the loan’s final payment is likely to equal the final scheduled principal amount resulting in no unscheduled principal reduction amount. If a loan matures on a given date, the loan’s final payment generally equals the final scheduled principal amount. In such case, there is no unscheduled principal reduction amount.