PoolTalk® User Guide

PoolTalk User Guide

On June 3, 2019 Fannie Mae began publishing enhanced disclosures for its Single-Family securities in support of the Single Security Initiative. The enhanced disclosures replaced most of Fannie Mae's previous disclosures and included new data attributes and enumerations, while certain existing disclosure attributes and files were retired. In conjunction with the new disclosures, PoolTalk, our web-based disclosure application, was also enhanced. Read on to learn about certain features of the application.

Any questions related to the disclosures or PoolTalk application can be directed via email to Fixed Income Marketing or by calling 800-2FANNIE (800-232-6643).

Overview

Welcome to PoolTalk

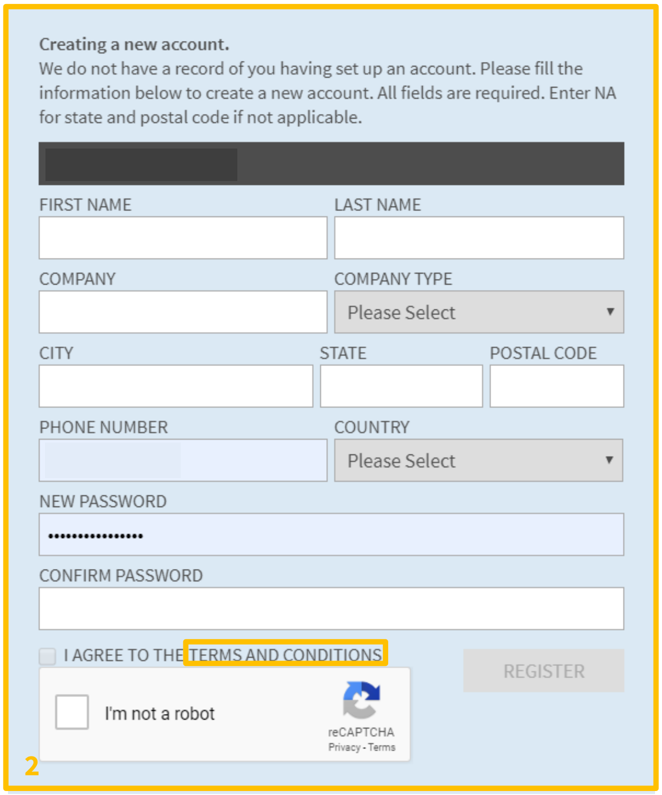
1. On the homepage, we provide resources under News and Announcements and under Helpful Links to assist you with our Single-Family Disclosures. The Disclosures Guide, file information, and other reference materials are available under Helpful Links.

2. For a basic search, enter a CUSIP, Security Identifier (formerly known as a pool number), or Trust Identifier (Trust Number) in the lighter blue box. Click the magnifying glass or hit “enter” to search.
3. For an advanced search, click on the gears icon.
4. To perform other functions, such as accessing data files, creating and saving a portfolio, and customizing screens, you will need to create an account and login.
5. Click on the "Majors” link to browse Fannie Major pools that are available for delivery and/or have been recently closed. Click here for more detailed instructions.

Create an Account

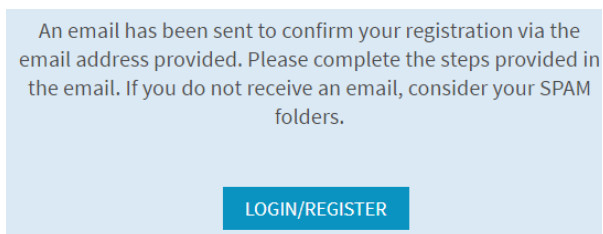
1. From the PoolTalk homepage click "Login." You will be prompted to enter the email address with which you would like to create an account.

2. Complete the information requested in the form.



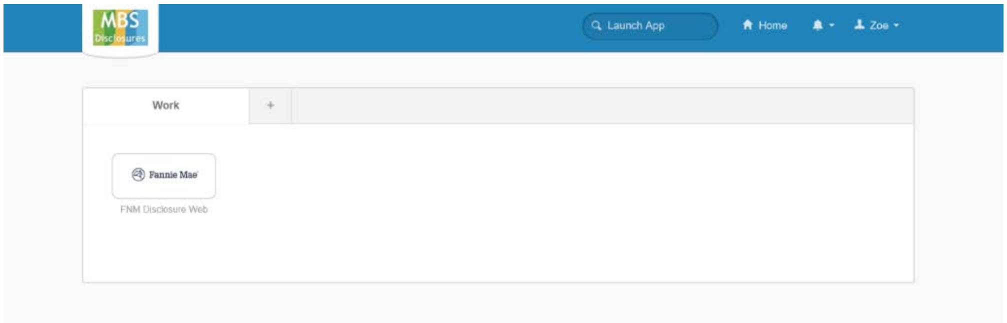
a. To agree to the Terms and Conditions, click the underlined "TERMS AND CONDITIONS" link, read the terms, and select "Agree."

b. Once you complete the form and click "Register", a message will appear regarding your email confirmation.



3. You will receive an email from no-reply@mbs-securities.com entitled "MBS Disclosure Site Account Activation." Click the "Activate Account" button. This will take you to another website (https://commonsecuritization.okta.com) to confirm your registration. If you do not receive an email, please check your email spam folder.

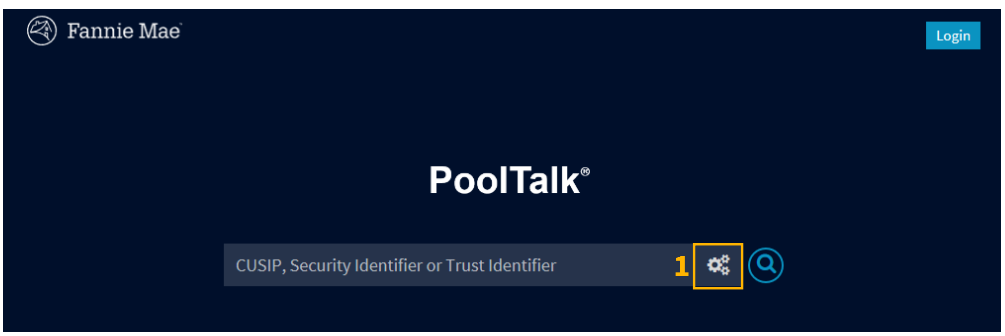
4. On the Common Securitization Solutions Okta website, click the “Fannie Mae” icon.



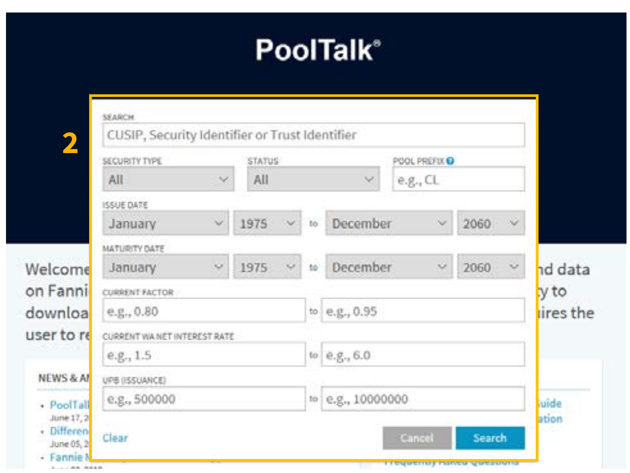
5. After clicking the Fannie Mae icon, you will be redirected to PoolTalk, where you can login with your newly created account.

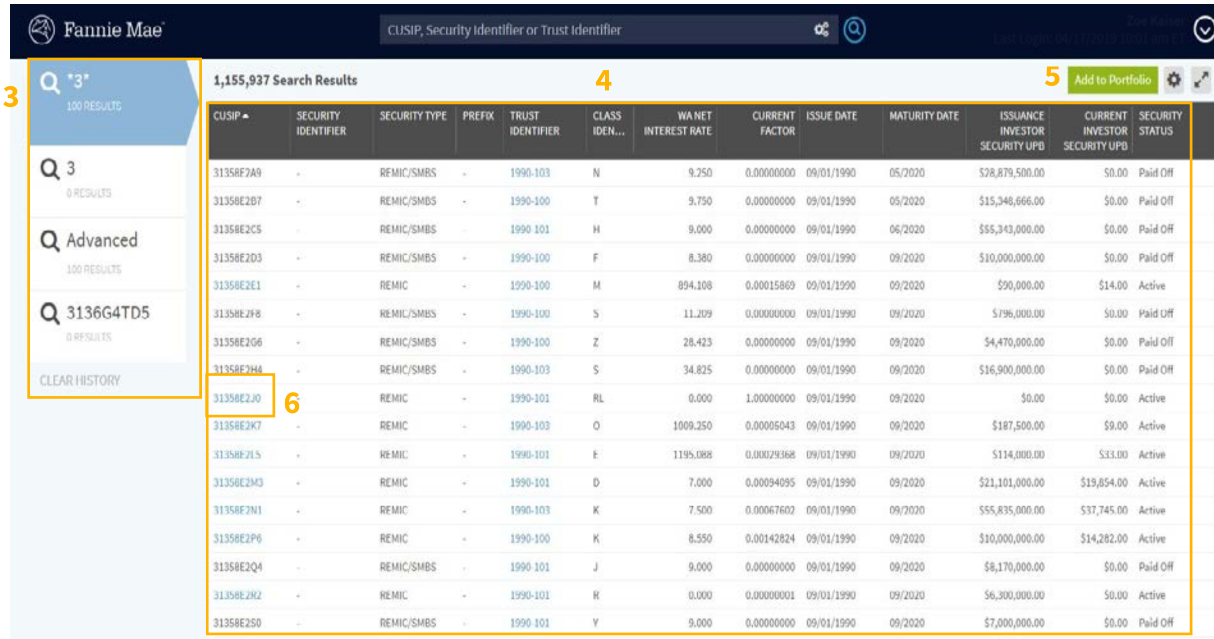
Advanced Search

1. Clicking the gears icon in the search box will open the advanced search menu.



2. Choose any combination of the criteria and click the Search button.



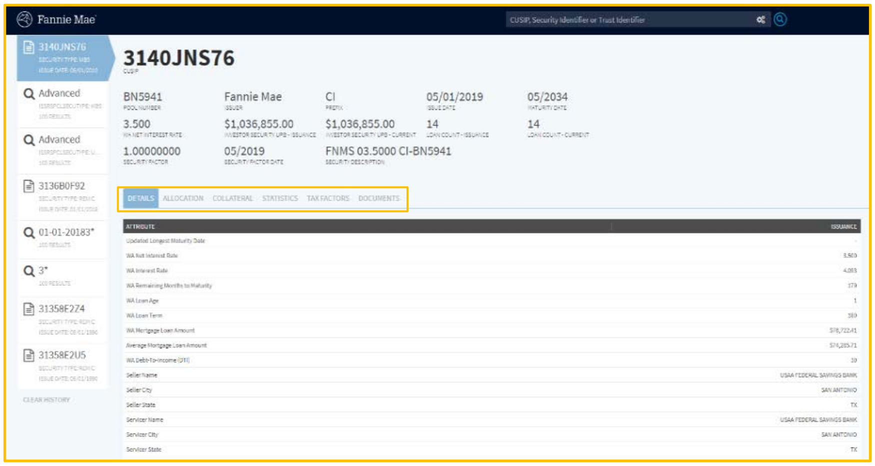


3. While the search is running the blue chevron on the left will indicate that the request is processing. Once the search is complete, you will see the total number of search results above the table of results. The number displayed in the chevron is the number of results per page, which you can change at the bottom of the screen. You can see your search history in separate tiles on the left and can revisit any of those queries by clicking on them in your current session.
4. Click on any column heading to sort by those characteristics.
    a. To customize the columns of data shown on the screen, click the wheel button. You need to be logged in to save your customization.
    b. The search results on your screen can be maximized by clicking the diagonal arrows.
5. To add any of the results from your search to your portfolio, click the green “Add to Portfolio” button (you need to be logged in).
6. Click on the CUSIP hyperlink to access data for a specific security.

Security Details Overview

Once you select the CUSIP in the advanced search results the security detail screen is displayed. MBS (Mortgage Backed Securities), UMBS™ (Uniform Mortgage Backed Securities), ESF* (Excess Servicing Fee), Fannie Megas®, and Supers™ all have the same tabs outlined below.

*ESF securities exclude the Allocation tab and displays information in deciles rather than quartiles.



- Details: View the maturity date, WA net interest rate, WA loan age, WA mortgage loan amount, seller name, and more.
- Allocation: View the securities for which that specific security is collateral. When available, the CUSIP will be a hyperlink to the security on PoolTalk for the allocated security. If it is a Freddie Mac-issued security, there will be a link to Freddie Mac's disclosure webpage.
- Collateral: View the collateral, which may be loans or securities, backing the security. *See Figure 1.*
- Statistics: View the issuance and the monthly statistics related to the collateral such as loan purpose, occupancy status, quartile distribution, and other information, when available. *See Figure 2.*
- Tax Factors: Select the year to obtain information about the interest class, original amount, interest accrual method, security classification, and more.
- Documents: View legal documents relevant for the security.

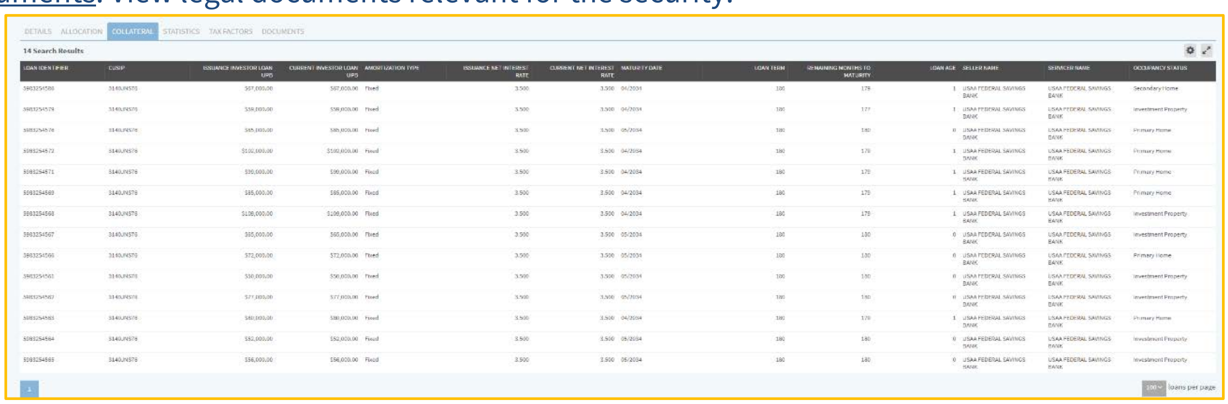


Figure 1, Collateral tab: Browse the collateral (loans or securities) backing the security.

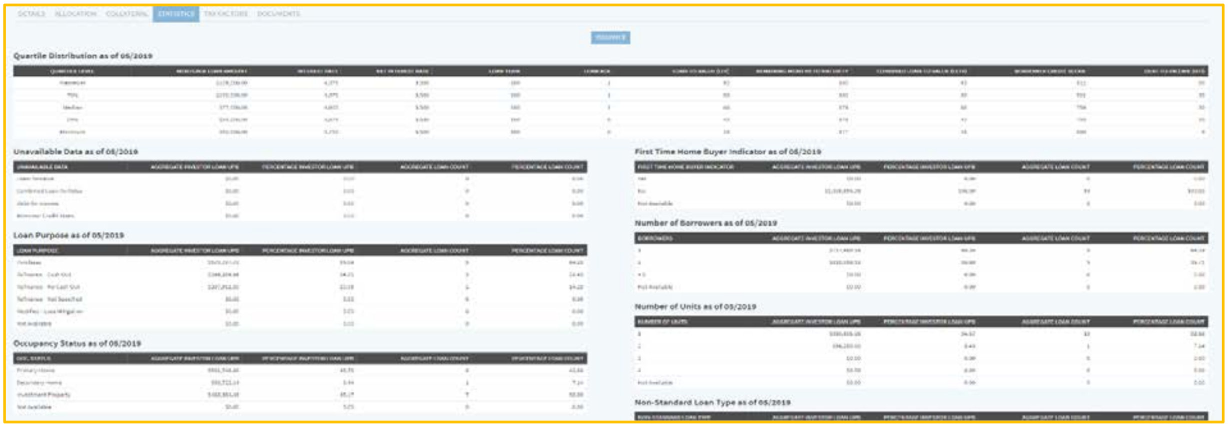
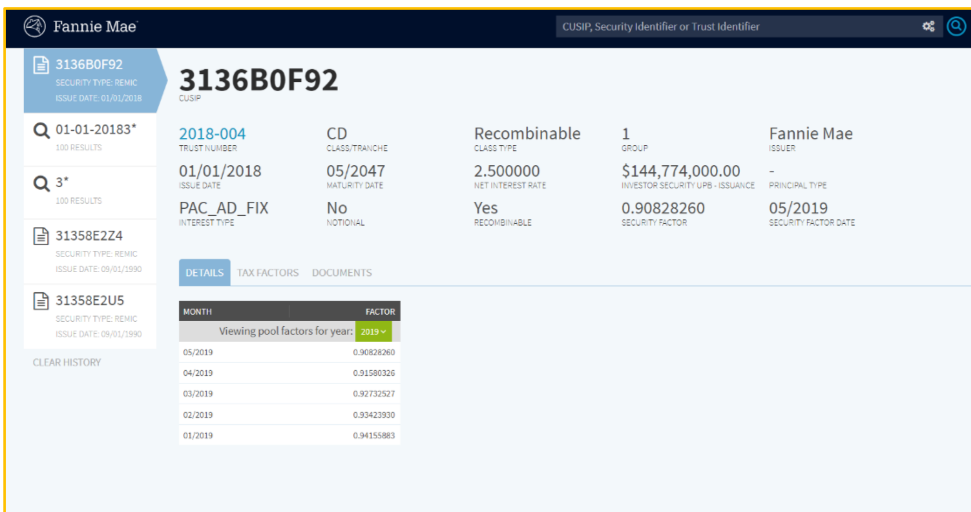


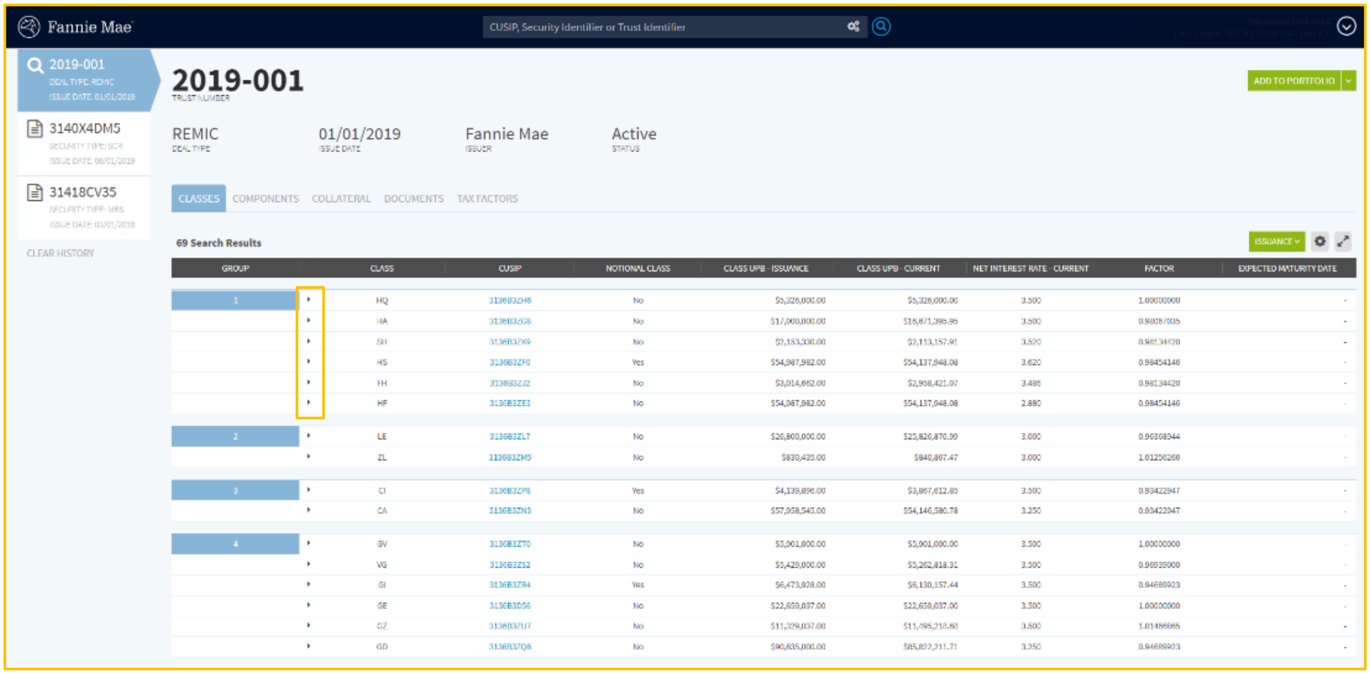
Figure 2, Statistics tab: Browse summary information about the securities and underlying collateral.

The views available for REMIC (Real Estate Mortgage Investment Conduit) and SMBS (Stripped Mortgage Backed Securities) include the following tabs:



- Details: See the Security Factor for selected periods.
- Tax Factors: Select the year to obtain tax information about the interest class, original amount, interest accrual method, security classification, and more.
- Documents: View legal documents relevant for that security.

For REMIC deals, you will have access to information on various tabs including classes, components, collateral, documents, and tax factors.

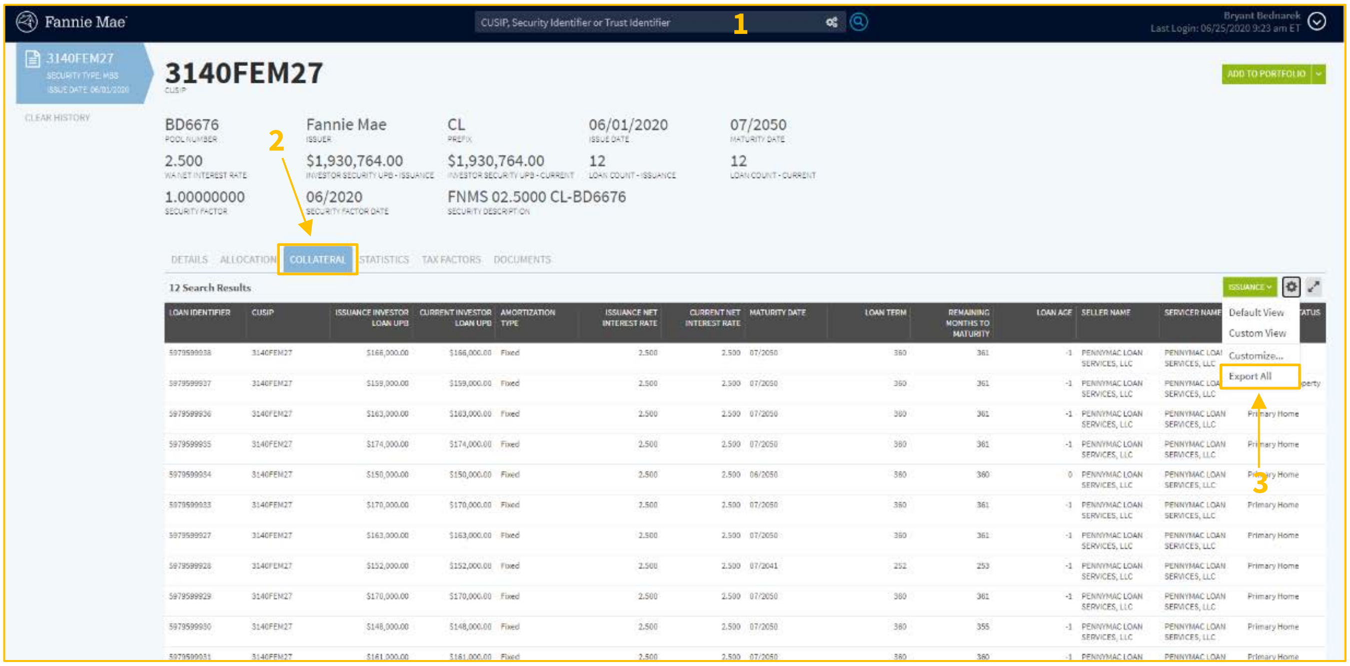


- Classes: For information on a specific class, click the arrow next to the class.

Export Data on MBS Collateral Tab

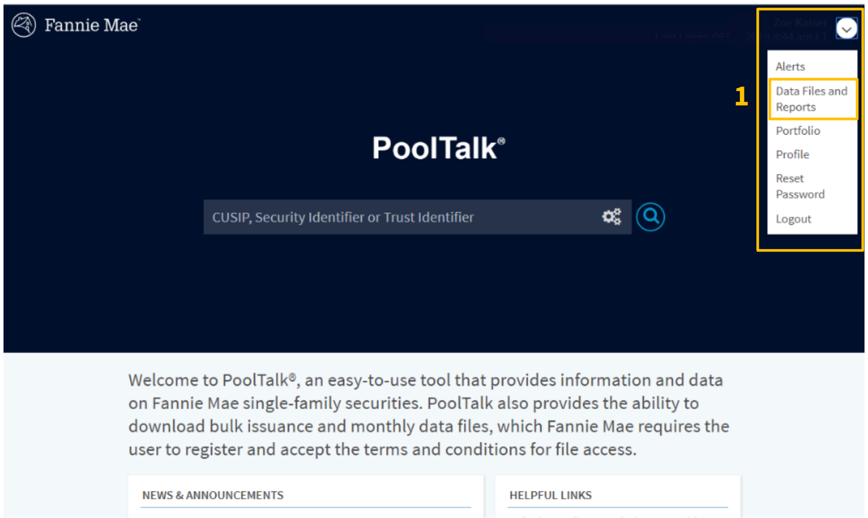
For MBS (Mortgage Backed Securities) and UMBS (Uniform Mortgage Backed Securities) securities, the Collateral tab on the security detail screen allows the user to download the collateral details into a pipe delimited (i.e., "|") .txt file. To download this file:

1. Search for an individual MBS or UMBS using the search box or through an advanced search.
2. Navigate to the Collateral tab on the security detail page.
3. Select the gear icon (as illustrated below) and select the Export All option from the drop-down menu to download the collateral information to a .txt file.
4. To use this data in an Excel file:
    a. Open the .txt file and copy all the contents.
    b. Open a blank Excel file and paste the contents into cell A1.
    c. Highlight column A
    d. On the ribbon above, navigate to the Data tab and select Text to Columns.
    In the dialogue box that appears, enter the following: Delimited > Next > Check Other and type "|" into the adjacent box > Next > Finish.

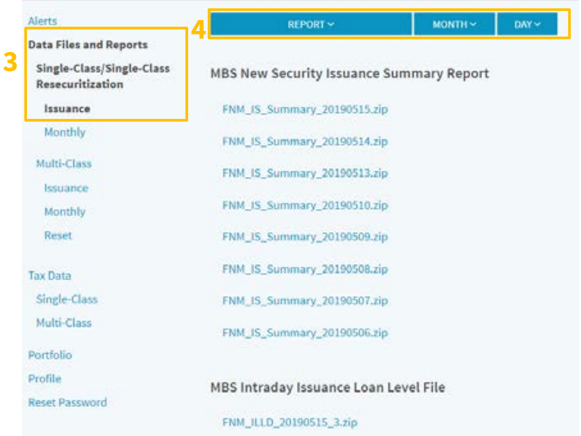


Access Data Files and Reports

1. After creating an account and logging in, a user can access data files and reports. Click on the button with the downward arrow in the top right corner near the user's name. Click on Data Files and Reports in the menu.
2. To view specific reports or to view a full list of data files and reports, along with the publication timing, you can browse the [Single-Family MBS Disclosures Guide] in the Helpful Links section of the homepage.



3. The default view is the Single-Class/Single-Class Resecuritization Issuance files.
4. You can change the report type, month, and year by clicking on the drop-down menus. Some options include:
    a. MBS New Security Issuance Summary Report;
    b. MBS Intraday Issuance Loan Level File; and
    c. MBS Intraday Security Supplemental Issuance File.



5. The Monthly subsection contains monthly files.
6. Again, you can change the report type, month, and year by clicking on the dropdown menus. Some report options include:
    a. MBS Monthly Loan Level File;
    b. MBS Monthly Security Factor File; and
    c. MBS Monthly Security Supplemental File.
7. Similarly, the Multi-Class section displays Issuance, Monthly, and Reset information. You can select reports by report type, month, and year. The reset options include delay and no-delay indices" files. Other file options include:
    a. Excess Servicing Fee files;
    b. REMIC factor files; and
    c. SMBS factor files.
8. Tax Data files are available for Single-Class and Multi-Class, organized by year and quarter.