



DUS Disclose[®] Daily and Monthly New Issuance File Layout

This file format is for users to program their systems and is applicable to the daily and monthly cumulative at-issuance files for Fannie Mae Multifamily MBS and Multifamily Megas. The files are presented as CSV with a “,” delimiter.

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
RECORD TYPE 1 (Security Level)			
1	Record Type	VARCHAR	1
2	Status	VARCHAR	255
3	Transaction ID	VARCHAR	38
4	CUSIP	VARCHAR	38
5	Additional Disclosure Indicator	VARCHAR	1
6	Security Footnote	VARCHAR	No Limit
7	Publication Date	DATETIME TIMESTAMP	22
8	Resecuritization	VARCHAR	10
9	Interest Type	VARCHAR	255
10	Security Type	VARCHAR	255
11	Settlement Date	DATETIME	2/2/4
12	Issue Date	DATETIME	2/2/4
13	First Payment Date	DATETIME	2/2/4
14	Maturity Date	DATETIME	2/2/4
15	Prefix	VARCHAR	255
16	ARM Subtype	VARCHAR	255
17	ARM Index	VARCHAR	255
18	Number of Loans	NUMERIC	4
19	Issuance UPB	NUMERIC	17,2
20	Maximum Loan Issuance UPB	NUMERIC	17,2
21	Minimum Loan Issuance UPB	NUMERIC	17,2
22	WA Issuance UPB	NUMERIC	17,2
23	WA Original Term - Issuance	NUMERIC	10
24	WA Amortization Term - Issuance	NUMERIC	10
25	WA Seasoning - Issuance	NUMERIC	10
26	WA Remaining Term - Issuance	NUMERIC	10

Numeric fields with decimal places are indicated in the File Layout with a “.”. For example 2,4 means there are 2 characters before the decimal point and 4 characters after the decimal point. Date fields with forward slashes are indicated in the File layout with a forward slash “/” in between the month and day, the day and year, and the month and year. For example 2/2/4 means that there are up to 2 numeric characters in the month, up to 2 numeric characters in the day and 4 numeric characters in the year. Likewise 2/4 indicates that there are up to 2 characters in the month and 4 characters in the year.

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
27	WA Accruing Note Rate - Issuance	NUMERIC	21,10
28	Paying PTR - Issuance	NUMERIC	21,10
29	Maximum Loan Pass-Through Rate	NUMERIC	21,10
30	Minimum Loan Pass-Through Rate	NUMERIC	21,10
31	WA Lifetime Pass-Through Rate Cap - Issuance	NUMERIC	21,10
32	WA Lifetime Pass-Through Rate Floor - Issuance	NUMERIC	21,10
33	WA MBS Margin - Issuance	NUMERIC	21,10
34	WA Issuance LTV	NUMERIC	17,10
35	WA NCF DSCR - Issuance	NUMERIC	17,10
36	Prepayment Provision	VARCHAR	No Limit
37	Prepayment Provision End Date	VARCHAR	No Limit
38	Green	VARCHAR	1
39	GeMS Deal	VARCHAR	1
RECORD TYPE 2 (Credit Facility Deal Level)			
1	Record Type	VARCHAR	1
2	Transaction ID	VARCHAR	38
3	Fannie Mae Transaction ID at the Facility Level	VARCHAR	No Limit
4	Maximum Borrowing Amount at the Facility Level	NUMERIC	17,2
5	Total Issuance UPB at the Facility Level	NUMERIC	17,2
6	Issuance LTV at the Facility Level	NUMERIC	17,10
7	UW NCF DSCR at the Facility Level	NUMERIC	17,10
8	UW NCF DSCR (IO) at the Facility Level	NUMERIC	17,10
9	Number of Mortgaged Properties at the Facility Level	NUMERIC	10
10	Aggregate Property Value at the Facility Level	NUMERIC	17,2
11	Value of Other Collateral (\$) at Facility Level	NUMERIC	17,2
12	Other Collateral Type at Facility Level	VARCHAR	No Limit
13	Total Collateral Value at the Facility Level	NUMERIC	17,2
14	Additional Loans Allowed (Y/N)	VARCHAR	1
15	Property Releases Allowed (Y/N)	VARCHAR	1
16	Property Additions Allowed (Y/N)	VARCHAR	1
17	Property Substitution Allowed (Y/N)	VARCHAR	1
18	Minimum Permitted DSCR of Credit Facility - Fixed Rate Loans	NUMERIC	17,10
19	Minimum Permitted DSCR of Credit Facility - ARM Loans	NUMERIC	17,10
20	Maximum Permitted LTV of Credit Facility	NUMERIC	14,10

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
RECORD TYPE 3 (Loan Level)			
1	Record Type	VARCHAR	1
2	Transaction ID	VARCHAR	38
3	Loan Number	VARCHAR	10
4	Total Units	NUMERIC	10
5	Unit of Measure	VARCHAR	255
6	Physical Occupancy %	NUMERIC	14,10
7	Percent of Initial Pool Balance	NUMERIC	14,10
8	Original UPB	NUMERIC	17,2
9	Loan Issuance UPB (\$)	NUMERIC	17,2
10	Loan Issuance UPB / Unit (\$)	NUMERIC	17,2
11	Loan Seller	VARCHAR	200
12	Loan Servicer	VARCHAR	200
13	Original Interest Rate	NUMERIC	14,10
14	Issuance Note Rate (%)	NUMERIC	14,10
15	Pass-Through Rate	NUMERIC	14,10
16	Interest Type	VARCHAR	255
17	Interest Accrual Method	VARCHAR	255
18	Original Loan Term (months)	NUMERIC	10
19	Remaining Loan Term (months)	NUMERIC	10
20	Seasoning (months)	NUMERIC	10
21	Original Interest Only Period (months)	NUMERIC	10
22	Interest Only End Date	DATETIME	2/2/4
23	Amortization Type	VARCHAR	255
24	Original Amortization Term (months)	NUMERIC	10
25	Remaining Amortization Term (months)	NUMERIC	10
26	Prepayment Provision	VARCHAR	No Limit
27	Prepayment Provision End Date	VARCHAR	No Limit
28	Monthly Debt Service	NUMERIC	17,2
29	Monthly Debt Service Amount - Partial IO	NUMERIC	17,2
30	Fixed Principal Payment Amount	NUMERIC	17,2
31	Note Date	DATETIME	2/2/4
32	First Payment Date	DATETIME	2/2/4

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
33	Maturity Date	DATETIME	2/2/4
34	Loan Purpose	VARCHAR	255
35	Lien Position	VARCHAR	255
36	Property Value (\$)	NUMERIC	17,2
37	Issuance LTV	NUMERIC	14,10
38	All-In Issuance LTV	NUMERIC	14,10
39	UW NCF DSCR (x)	NUMERIC	17,10
40	UW NCF DSCR (I/O) (x)	NUMERIC	17,10
41	UW NCF DSCR at Cap (x)	NUMERIC	17,10
42	UW NCF DSCR All-In (x)	NUMERIC	17,10
43	UW NCF Debt Yield (%)	NUMERIC	17,10
44	UW Economic Occupancy (%)	NUMERIC	14,10
45	UW Effective Gross Income (\$)	NUMERIC	17,2
46	UW Total Operating Expense (\$)	NUMERIC	17,2
47	UW Replacement Reserves (\$)	NUMERIC	17,2
48	UW NCF (\$)	NUMERIC	17,2
49	Cross Collateralized (Y/N)	VARCHAR	1
50	Cross Defaulted (Y/N)	VARCHAR	1
51	Crossed Transaction ID & Loan Number	VARCHAR	No Limit
52	Tax Escrow (Y/N)	VARCHAR	7
53	ARM Index	VARCHAR	255
54	ARM Margin (%)	NUMERIC	14,10
55	Note Rate Cap (%)	NUMERIC	14,10
56	Note Rate Floor (%)	NUMERIC	14,10
57	Rate Reset Frequency (months)	NUMERIC	10
58	Payment Reset Frequency (months)	NUMERIC	10
59	First Scheduled Rate Change Date in Trust	DATETIME	2/2/4
60	First Scheduled Payment Change Date in Trust	DATETIME	2/2/4
61	Lookback Period (days)	NUMERIC	10
62	Periodic Rate Change Increase (%)	NUMERIC	14,10
63	Periodic Rate Change Decrease (%)	NUMERIC	14,10
64	Periodic Payment Change Increase (%)	NUMERIC	14,10
65	Periodic Payment Change Decrease (%)	NUMERIC	14,10

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
66	Note Rate Rounding Methodology	VARCHAR	255
67	Convertible (Y/N)	VARCHAR	1
68	Conversion Eligibility Start Date	DATETIME	2/2/4
69	Conversion Eligibility End Date	DATETIME	2/2/4
70	Initial Fixed Term	NUMERIC	10
71	Initial Fixed Term End Date	DATETIME	2/2/4
72	Tier	VARCHAR	255
73	Tier Drop Eligible (Y/N)	VARCHAR	1
74	Additional Debt Type	VARCHAR	255
75	Additional Debt Transaction ID & Loan Number	VARCHAR	200
76	Total Debt Current UPB (\$)	NUMERIC	17,2
77	Green Financing Type	VARCHAR	255
78	Loan & Collateral Footnote	VARCHAR	500
79	Loan Prepayment Type	VARCHAR	255
80	Loan Prepayment End Date	DATETIME	2/2/4
RECORD TYPE 4 (Property Level)			
1	Record Type	VARCHAR	1
2	Transaction ID	VARCHAR	38
3	Loan Number	VARCHAR	10
4	Property ID	NUMERIC	38
5	Property Name	VARCHAR	200
6	Property Address	VARCHAR	200
7	Property City	VARCHAR	200
8	Property State	VARCHAR	6
9	Property Zip Code	VARCHAR	5
10	Property County	VARCHAR	200
11	Metropolitan Statistical Area	VARCHAR	200
12	General Property Type	VARCHAR	255
13	Specific Property Type	VARCHAR	255
14	Phase Year / Units	VARCHAR	No Limit
15	Total Units	NUMERIC	10
16	Unit of Measure	VARCHAR	255
17	Physical Occupancy %	NUMERIC	14,10

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
18	Physical Occupancy As-of-Date	DATETIME	2/2/4
19	Loan Issuance UPB (\$)	NUMERIC	17,2
20	Loan Issuance UPB / Unit (\$)	NUMERIC	17,2
21	Ownership Interest	VARCHAR	255
22	Property Value (\$)	NUMERIC	17,2
23	Property Value As-of-Date	DATETIME	2/2/4
24	UW Economic Occupancy (%)	NUMERIC	14,10
25	UW Effective Gross Income (\$)	NUMERIC	17,2
26	UW Total Operating Expense (\$)	NUMERIC	17,2
27	UW Replacement Reserves (\$)	NUMERIC	17,2
28	UW NCF (\$)	NUMERIC	17,2
29	Terrorism Insurance (Y/N)	VARCHAR	1
30	Affordable Housing Type	VARCHAR	255
31	% of Units At or Below 50% Area Median Income	NUMERIC	14,2
32	% of Units At or Below 60% Area Median Income	NUMERIC	14,2
33	% of Units At or Below 80% Area Median Income	NUMERIC	14,2
34	Units with Income or Rent Restrictions (%)	NUMERIC	14,10
35	Age Restricted (Y/N)	VARCHAR	1
36	HAP Remaining Term (months)	NUMERIC	3
37	Green Building Certification	VARCHAR	255
38	Source Energy Use Intensity	NUMERIC	14,10
39	Filler	N/A	N/A
40	ENERGY STAR® Score	NUMERIC	20,0
41	Energy Score Date	DATETIME	2/4
42	EPA Water Score	NUMERIC	20,0
43	Water Use Intensity	NUMERIC	14,10
44	Additional Addresses	VARCHAR	1
RECORD TYPE 5 (Additional Debt)			
1	Record Type	VARCHAR	1
2	Associated Transaction ID	VARCHAR	38
3	Associated Loan Number	VARCHAR	10
4	Additional Debt Transaction ID & Loan Number	VARCHAR	200
5	Additional Debt Type	VARCHAR	255
6	Additional Debt Lien Priority	VARCHAR	255
7	Additional Debt UPB (\$)	NUMERIC	17,2

8	Additional Debt Lien Holder	VARCHAR	200
9	Additional Debt Current Interest Rate	NUMERIC	14,10
10	Additional Debt Monthly Payment Amount	NUMERIC	17,2
11	Additional Debt Maximum Monthly Payment	NUMERIC	17,2
12	Additional Debt ARM Margin (%)	NUMERIC	14,10
13	Additional Debt Minimum Interest Rate (%)	NUMERIC	14,10
14	Additional Debt Maturity Date	DATETIME	2/2/4
15	Additional Debt Original Amortization Term	NUMERIC	10
16	Additional Debt Balloon (Y/N)	VARCHAR	1
17	Additional Debt Last Interest Only End Date	DATETIME	2/2/4
18	Additional Debt Line of Credit Full Amount (\$)	NUMERIC	17,2
19	Mezzanine Loan UPB (\$)	NUMERIC	17,2
20	Mezzanine Loan Provider	VARCHAR	200
21	Mezzanine Loan Interest Accrual Method	VARCHAR	255
22	Mezzanine Loan Initial Term Maturity Date	DATETIME	2/2/4
23	Mezzanine Loan First Monthly Payment Due Date	DATETIME	2/2/4
24	Mezzanine Monthly Payment Amount (\$)	NUMERIC	17,2
25	Mezzanine Loan Initial Term Interest Rate (%)	NUMERIC	14,10
26	Mezzanine Loan Amortization Term	NUMERIC	10
27	Mezzanine Loan Interest Only End Date	DATETIME	2/2/4
28	Mezzanine Loan Prepayment Provision	VARCHAR	255
29	Mezzanine Loan Prepayment Provision End Date	DATETIME	2/2/4
30	Mezzanine Loan Prepayment Provision Term	NUMERIC	10
RECORD TYPE 6 (Mega Relationships)			
1	Record Type	VARCHAR	1
2	Transaction ID	VARCHAR	38
3	CUSIP	VARCHAR	38
4	Mega Collateral Transaction ID	VARCHAR	38
5	Mega Collateral CUSIP	VARCHAR	38
6	Prefix	VARCHAR	255
7	ARM Subtype	VARCHAR	255
8	ARM Index	VARCHAR	255
9	Issue Date	DATETIME	2/2/4
10	Maturity Date	DATETIME	2/2/4

POSITION	ATTRIBUTE NAME	TYPE	MAX LENGTH*
11	Original Balance	NUMERIC	17,2
12	Cut-Off Date Balance	NUMERIC	17,2
13	WA Accruing Note Rate – Current	NUMERIC	21,10
14	Paying PTR – Current	NUMERIC	21,10
15	WA MBS Margin – Current	NUMERIC	21,10
16	Next Rate Change Date	DATETIME	2/2/4
17	Interest Accrual Method	VARCHAR	255
18	Number of Loans	NUMERIC	4
19	WA Original Term – Issuance	NUMERIC	10
20	WA Remaining Term – Current	NUMERIC	10
21	WA Amortization Term – Issuance	NUMERIC	10
22	WA Original I/O Term	NUMERIC	10
23	WA Seasoning – Current	NUMERIC	10
24	Prepayment Provision	VARCHAR	No Limit
25	Prepayment Provision End Date	VARCHAR	No Limit
26	WA Issuance LTV	NUMERIC	17,10
27	WA NCF DSCR – Current	NUMERIC	17,10
28	Percent Pledged	NUMERIC	21,10
29	Green	VARCHAR	1
30	Status	VARCHAR	255
31	Publication Date	DATETIME TIMESTAMP	22