

New Issues Loan and Collateral Statement (NILCS)

The NILCS file includes Multifamily Delegated Underwriting and Servicing (DUS®) and Negotiated Transactions (NT) MBS Pools. The file format is available for users to program their systems to accept the file.

Record Number	Field Number	Field Name	Format
Loan and Property Record Information			
1	1	POOL NUMBER	varchar(6)
1	2	RECORD ID	varchar(2)
1	3	FANNIE MAE LOAN NUMBER	varchar(10)
1	4	FILLER	varchar(9)
1	5	LENDER NAME	varchar(80)
1	6	PROPERTY CITY NAME	varchar(40)
1	7	PROPERTY STATE	varchar(2)
1	8	PROPERTY ZIP CODE	varchar(9)
1	9	ISSUANCE UPB AMOUNT	varchar(16)
1	10	ISSUE DATE	datetime
1	11	ORIGINAL NOTE RATE	varchar(8)
1	12	ISSUANCE NOTE RATE	varchar(8)
1	13	INTEREST ACCRUAL METHOD	varchar(10)
1	14	FIRST PAYMENT DATE	datetime
1	15	MATURITY DATE	datetime
1	16	LIEN POSITION	varchar(5)
1	17	FIRST SCHEDULED PAYMENT CHANGE DATE	datetime
1	18	FIRST SCHEDULED RATE CHANGE DATE	datetime
1	19	NEXT SCHEDULED PAYMENT CHANGE DATE	datetime
1	20	NEXT SCHEDULED RATE CHANGE DATE	datetime
1	21	ARM INDEX DESCRIPTION	varchar(41)
1	22	BALLOON INDICATOR	varchar(3)
1	23	INTEREST ONLY PERIOD	varchar(3)
1	24	NOTE DATE	datetime
1	25	INTEREST TYPE	varchar(32)
1	26	VARIABLE RATE CHANGE FREQUENCY	varchar(3)
1	27	VARIABLE PAYMENT CHANGE FREQUENCY	varchar(3)
1	28	OTHER DEBT INDICATOR	varchar(3)
1	29	MEZZANINE FINANCING INDICATOR	varchar(3)
1	30	PREPAYMENT PENALTY INDICATOR	varchar(3)
1	31	ADJUSTABLE RATE TERM	varchar(3)
1	32	FIXED RATE TERM	varchar(3)
1	33	FIXED RATE TERM END DATE	datetime
1	34	PROPERTY NAME	varchar(50)
1	35	PROPERTY STREET ADDRESS LINE 1	varchar(70)
1	36	PROPERTY STREET ADDRESS LINE 2	varchar(70)
1	37	GREEN FINANCING	varchar(20)
1	38	LOAN PURPOSE	varchar(10)
1	39	ORIGINAL UPB	varchar(16)
1	40	BIFURCATED STRUCTURE INDICATOR	varchar(16)

Rate Record Information			
2	1	POOL NUMBER	varchar(6)
2	2	RECORD ID	varchar(2)
2	3	FANNIE MAE LOAN NUMBER	varchar(10)
2	4	PERCENT OF INITIAL POOL BALANCE	varchar(8)
2	5	ISSUANCE ARM MARGIN	varchar(8)
2	6	NOTE RATE CEILING	varchar(8)
2	7	NOTE RATE FLOOR	varchar(8)
2	8	STANDARD LOOKBACK	varchar(3)
2	9	NEGATIVE AMORTIZATION INDICATOR	varchar(3)
2	10	NEGATIVE AMORTIZATION LIMIT PERCENT	varchar(9)
2	11	CONVERTIBLE INDICATOR	varchar(3)
2	12	CONVERSION ELIGIBLE START DATE	datetime
2	13	CONVERSION ELIGIBLE END DATE	datetime
2	14	CONVERSION ELIGIBLE TERM	varchar(3)
2	15	ORIGINAL AMORTIZATION TERM	varchar(3)
2	16	INTEREST ONLY INDICATOR	varchar(7)
2	17	INTEREST ONLY END DATE	datetime
2	18	ARM INDEX DESCRIPTION	varchar(41)
2	19	LOAN TO VALUE / COMBINED LOAN TO VALUE	varchar(8)
2	20	NOTE RATE ROUNDING METHOD	varchar(16)
2	21	PER PAYMENT CHANGE INCREASE CAP	varchar(16)
2	22	PER PAYMENT CHANGE DECREASE CAP	varchar(9)
2	23	PER RATE CHANGE INCREASE CAP	varchar(9)
2	24	PER RATE CHANGE DECREASE CAP	varchar(9)
2	25	FIXED PRINCIPAL PAYMENT AMOUNT	varchar(16)
Prepayment Premium Record Information			
3	1	POOL NUMBER	varchar(6)
3	2	RECORD ID	varchar(2)
3	3	FANNIE MAE LOAN NUMBER	varchar(10)
3	4	PREPAYMENT PREMIUM OPTION	varchar(50)
3	5	YIELD MAINTENANCE SECURITY RATE	varchar(8)
3	6	YIELD MAINTENANCE SECURITY DUE DATE	datetime
3	7	DECLINING PREMIUM FORMULA	varchar(34)
3	8	OTHER PREPAYMENT PREMIUM DESCRIPTION	varchar(255)
3	9	PREPAYMENT PREMIUM TERM	varchar(3)
3	10	PREPAYMENT PREMIUM END DATE	datetime
3	11	TIER	varchar(14)
3	12	TIER DROP ELIGIBLE	varchar(3)
3	13	PREPAYMENT LOCKOUT TERM	varchar(3)
3	14	PREPAYMENT LOCKOUT END DATE	datetime
Defeasance Record Information			
4	1	POOL NUMBER	varchar(6)
4	2	RECORD ID	varchar(2)
4	3	FANNIE MAE LOAN NUMBER	varchar(10)
4	4	DEFEASANCE ELIGIBILITY PERIOD	varchar(3)
4	5	DEFEASANCE ELIGIBILITY END DATE	datetime
4	6	DEFEASANCE LOCKOUT TERM	varchar(3)
4	7	DEFEASANCE LOCKOUT END DATE	datetime

Property Information			
5	1	POOL NUMBER	varchar(6)
5	2	RECORD ID	varchar(2)
5	3	FANNIE MAE LOAN NUMBER	varchar(10)
5	4	PROPERTY TYPE	varchar(23)
5	5	NUMBER OF UNITS	numeric(38)
5	6	NET OPERATING INCOME	numeric(20,2)
5	7	PROPERTY VALUE	numeric(15)
5	8	ECONOMIC OCCUPANCY	varchar(9)
5	9	DEBT SERVICE COVERAGE RATIO	varchar(5)
5	10	DEBT SERVICE COVERAGE RATIO YEAR	integer(5)
5	11	PHYSICAL OCCUPANCY	varchar(8)
5	12	LOW INCOME HOUSING TAX CREDITS	varchar(14)
5	13	TAXES CURRENTLY ESCROWED INDICATOR	varchar(14)
5	14	% OF UNITS AT OR BELOW 60% OF MEDIAN INCOME	varchar(8)
5	15	% OF UNITS AT OR BELOW 50% OF MEDIAN INCOME	varchar(8)
5	16	YEAR BUILT	smallint(6)
5	17	LAND OWNERSHIP RIGHTS	varchar(14)
5	18	TERRORISM INSURANCE COVERAGE INDICATOR	varchar(14)
5	19	SEISMIC ZONE	varchar(15)
5	20	INITIAL DEPOSIT TO REPLACEMENT RESERVES	varchar(14)
5	21	GEOGRAPHIC MSA DESCRIPTION	varchar(255)
5	22	DEBT SERVICE COVERAGE RATIO AT MAXIMUM PAYMENT	varchar(15)
5	23	PHASE YEAR	varchar(4)
5	24	PHASE YEAR NUMBER OF UNITS	varchar(7)
5	25	GREEN BUILDING CERTIFICATION	varchar(100)
5	26	AFFORDABLE HOUSING TYPE	varchar(52)
5	27	% OF UNITS AT OR BELOW 80% OF MEDIAN INCOME	varchar(8)
5	28	UNITS WITH INCOME OR RENT RESTRICTION %	varchar(8)
5	29	HAP REMAINING TERM	varchar(3)
5	30	AGE RESTRICTED INDICATOR	varchar(14)
Other Debt/Lien-Holder Information			
6	1	POOL NUMBER	varchar(6)
6	2	RECORD ID	varchar(2)
6	3	FANNIE MAE LOAN NUMBER	varchar(10)
6	4	OTHER DEBT POSITION	varchar(5)
6	5	OTHER DEBT HOLDER	varchar(50)
6	6	OTHER DEBT CURRENT ACTUAL UPB AMOUNT	varchar(14)
6	7	OTHER DEBT MATURITY DATE	datetime
6	8	OTHER DEBT BALLOON INDICATOR	varchar(3)
6	9	OTHER DEBT MONTHLY DEBT SERVICE AMOUNT	varchar(14)
6	10	OTHER DEBT CURRENT INTEREST RATE	varchar(9)
6	11	OTHER DEBT AMORTIZATION TERM	varchar(3)
6	12	OTHER DEBT MAXIMUM PAYMENT AMOUNT	varchar(16)
6	13	LINE OF CREDIT FLAG	varchar(3)
6	14	LINE OF CREDIT FULL AMOUNT	varchar(16)
6	15	OTHER DEBT NOTE RATE FLOOR	numeric(8)
6	16	OTHER DEBT ARM MARGIN	varchar(8)
6	17	OTHER DEBT INTEREST ONLY END DATE	datetime
Footnotes			
7	1	POOL NUMBER	varchar(6)
7	2	RECORD ID	varchar(2)
7	3	POOL FOOTNOTE	text(4000)

7	4	LOAN FOOTNOTE	text(4000)
7	5	COLLATERAL FOOTNOTE	text(4000)
