

Yield Maintenance Premium Payments: Navigating Investor Data and Information Resources

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The most prevalent form of prepayment premium found in Fannie Mae DUS pools is yield maintenance. Yield maintenance allow a borrower to voluntarily prepay their loan in full, but the borrower must also pay a yield maintenance premium, if applicable, in addition to the outstanding balance. Investors can find out if the loans that are contained within a specific pool have a yield maintenance provision by reviewing the associated at-issuance documents:

- *Prospectus Supplement* – contains the definitions and calculations for determining yield maintenance payments.
- *Schedule of Pool and Loan Information* – contains individual loan information, including whether the loan has yield maintenance or other prepayment premium features.

In this edition of *MBSenger*, we will walk through the basics of how to identify and determine the yield maintenance prepayment premium for a specific Fannie Mae Multifamily Delegated Underwriting and Servicing (DUS[®]) or Guaranteed Multifamily Structures (GeMS[™]) pool using the available data and information sources provided by Fannie Mae.

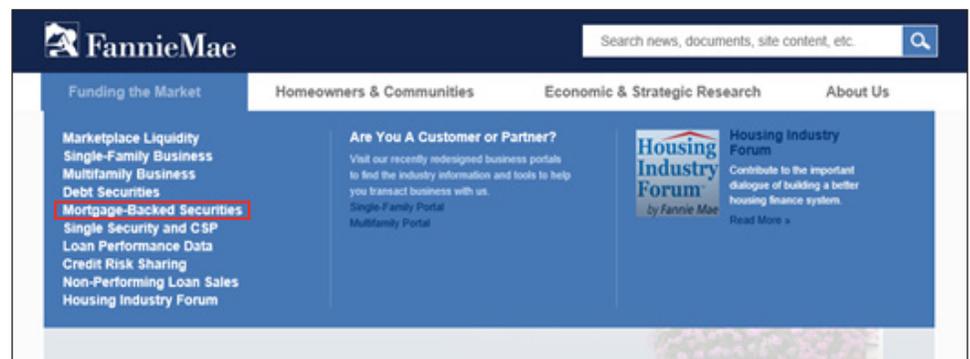
Generally, most commercial mortgage loans will contain some form of prepayment protection that either explicitly prohibits or may economically deter a borrower from paying off the loan early (unlike residential mortgage loans where the borrower can pay the loan off at any time without penalty). The most prevalent form of prepayment premium for commercial mortgage loans originated under the Fannie Mae Multifamily DUS program is yield maintenance. Loans with yield maintenance:

- Allow a borrower to voluntarily prepay their loan in full, BUT
- The borrower must also pay a yield maintenance premium, if applicable, in addition to the outstanding balance

How does an investor know to expect a yield maintenance premium payment?

If an investor received a larger payment distribution than expected and the current factor on their pool is zero, then they may have received a yield maintenance premium payment. Fannie Mae provides a monthly [yield maintenance factor file](#) available on its website to review and identify whether a DUS pool has a related yield maintenance premium.

To locate this file, proceed to the [Fannie Mae website](#), click on the **Funding The Market** header and select the **Mortgage-Backed Securities** link in the drop down menu.



On the **Mortgage-Backed Securities** page, select the **Multifamily** link on the left hand side of the page.

On the **Multifamily** page, there is a blue shaded box towards the middle of the page that has links to various reports on multifamily securities. Select the **Yield Maintenance Information** link in the bottom right hand corner.

Deceased Loans	DUS Prepayment History Report	Fannie Mae GeMSTM
Fannie Mae GeMSTM Collateral Performance Analysis Report	Loan Level Report	MBS Loan Level Delinquency
MBS Core Product Issuance Statistics	Securities Ineligible for Re-Securitization	Yield Maintenance Information

This page is a valuable resource for yield maintenance information for multifamily loans backing Fannie Mae DUS MBS. This page provides the yield maintenance factor file for pools that prepaid during a specified month.

Yield Maintenance Factor Files

PREPAY_July2015.txt	PREPAY_June2015.txt
PREPAY_May2015.txt	PREPAY_April2015.txt
PREPAY_March2015.txt	PREPAY_February2015.txt
PREPAY_January2015.txt	PREPAY_December2014.txt
PREPAY_November2014.txt	PREPAY_October2014.txt
PREPAY_September2014.txt	PREPAY_August2014.txt

The yield maintenance factor file provides monthly factor information related to yield maintenance prepayment premiums paid on multifamily MBS. This file may be used to calculate the amount of yield maintenance prepayment premium that will be passed through to investors in the current month.

Fannie Mae also provides the yield maintenance factor file layout to assist with reading the factor files. This file is published on or about the fifth business day of each month and discloses the record date, payment date, CUSIP number, pool prefix, pool number, and yield maintenance factor for each MBS on which a yield maintenance prepayment premium is collected and passed through in the record date month¹.

To calculate the portion of yield maintenance payable to an investor on a specific MBS, locate the security in the yield maintenance factor file by CUSIP or Pool Number within the file. As an example, let's walk through pool AF0406 (CUSIP 31419NNY1).

```

20150701;20150725;31419AFA0; XY;AE0160;0.0037304700
20150701;20150725;31419BAQ8; XY;AE0914;0.0010595600
20150701;20150725;31419NAT6; HY;AF0017;0.0088707700
20150701;20150725;31419NCN7; HA;AF0076;0.0649257800
20150701;20150725;31419NKM0; HY;AF0299;0.0871421200
20150701;20150725;31419NNY1; HY;AF0406;0.0257893300
20150701;20150725;31419NRX9; HY;AF0501;0.0659159000
20150701;20150725;31419QFM9; HY;AF1071;0.0260293400
20150701;20150725;31419QUL4; MY;AF1486;0.0458714000
20150701;20150725;31419QX23; HY;AF1596;0.1105402700
20150701;20150725;31419QZL9; HY;AF1646;0.0873863000
20150701;20150725;31419RGY0; HY;AF2014;0.1145967600
  
```

Record Date
Payment Date
CUSIP Number
Pool Prefix Code
Pool Number
Yield Maintenance Factor

The investor should multiply the applicable monthly yield maintenance factor by the issuance unpaid principal balance (UPB) of the MBS held by the investor.

(Yield Maintenance Factor*Issuance UPB Owned) = Yield Maintenance Premium Payment

In this case, if the investor held \$300,000 of this pool the calculation would be as follows:

(.0257893300*300,000) = \$7,736.80)

For a more detailed walkthrough of how the yield maintenance factor is calculated, please refer to the [Multifamily DUS MBSenger](#).

How would an investor find the yield maintenance premium payment for Multifamily REMIC² deals?

To determine if a yield maintenance premium payment was distributed on a Multifamily REMIC deal, the investor should review the [Monthly Remittance Report](#). This section will walk through an example using CUSIP 3136ANQL4, which is part of the 2015-M08 GeMS deal. To access the Monthly Remittance Report, navigate to the **Mortgage-Backed Securities** page and select the **Structured Transactions and Megas** link on the left-hand side of the page.

¹ It is important to note that Fannie Mae will pass through to investors their share of a prepayment premium only to the extent that the premium is collected and that a portion of the collected premium remains after they have deducted their full share.

² Multifamily REMICs include GeMS™ and ACES deals.

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We have been under conservatorship, with the Federal Housing Finance Agency acting as conservator, since Sept. 6, 2008. We also have entered into a senior preferred stock purchase agreement with the U.S. Department of the Treasury pursuant to which Treasury has committed to provide funding to us under specified circumstances. More information regarding the conservatorship and our agreement with Treasury is provided in our most recent Form 10-K, and may be supplemented by information in any subsequent Form 10-Qs, which are available under "SEC Filings."

Current News and Announcements

July 22, 2015
[Fannie Mae Prices \\$760.3 Million Multifamily CUS® REMIC \(FNA 2015-M111\) Under Its GeMS™ Program](#)

July 21, 2015
[Fannie Mae Issues \\$14.5 Billion of Multifamily MBS in the Second Quarter of 2015](#)

June 30, 2015
[Getting the Most out of Fannie Mae's PoolTalk® Application](#)

June 25, 2015
[Fannie Mae Publication Schedule for MBS Disclosure Files Released in July](#)

June 17, 2015
[Fannie Mae Provides Additional Multifamily Securities Disclosures](#)

June 8, 2015

Quick Securities Locator

Search for disclosure and related documents for a single pool or trust. Search by:

CUSIP Number
 Pool Number
 Trust Number

Number (Required):

Trust Class/Tranche (Only required for locating securities by trust number):

Then click on **REMICs & Grantor Trusts**.

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Expand the sections below to view General Information, Legal Documents, and Data Collections for Megas, REMICs, Grantor Trusts, and SMBS.

[Expand All] | [Collapse All]

- ▾ Megas
- ▾ REMICs & Grantor Trusts**
- ▾ SMBS

Guaranty

Fannie Mae guarantees to each Mega trust, REMIC trust, Structured Transaction Grantor Trust, and SMBS trust that it will supplement amounts received by the trust as required to permit timely payments of principal and interest on the certificates.

Page originally published: 12/21/11
 Page last revised: 8/29/14

Quick Securities Locator

Search for disclosure and related documents for a single pool or trust. Search by:

CUSIP Number
 Pool Number
 Trust Number

Number (Required):

Trust Class/Tranche (Only required for

On the **REMICs & Grantor Trust** page, there is a blue box that includes links to various reports on REMICs. Select the **Monthly Remittance Reports**.

Dissolved Securities	Final Data Statements - downloadable	Final Data Statements - printable
Latest Postings	Monthly Floater Resets	Monthly REMIC Class Factors
Monthly Remittance Reports	Multifamily REMIC Loan Payment Report	Multifamily REMIC Pseudo pools Numbers
Principal Balance Schedules	Recently Priced Transactions	Recently Priced Transactions Archive
REMIC Collateral (RC) Loan Level Report	REMIC CUSIPs	Relay Files
Securities Ineligible for Re-Securitization	SIFMA Reports	Supplemental Factors
WAS REMIC Report	Whole Loan REMIC - Loan Level Report	Whole Loan REMIC Pseudo Pool Reports

On the **Monthly Remittance Report** page, the reports are organized by structure and by month. For this example, we will review the July 2015 REMIC Remittance Report.

SMBS_July_2015.html
REMIC_July_2015.html
SMBS_June_2015.html
REMIC_June_2015.html
SMBS_May_2015.html

In this next screen, the investor locates the GeMS deal in which they invested. For this example, locate the 2015-M08 deal and select the option to open an excel or pdf version of the remittance report.



REMIC Remittance Report

July 2015

2015-054(xls, pdf)	2015-053(xls, pdf)	2015-052(xls, pdf)	2015-051(xls, pdf)	2015-050(xls, pdf)	2015-049(xls, pdf)
2015-048(xls, pdf)	2015-047(xls, pdf)	2015-046(xls, pdf)	2015-045(xls, pdf)	2015-044(xls, pdf)	2015-043(xls, pdf)
2015-042(xls, pdf)	2015-041(xls, pdf)	2015-040(xls, pdf)	2015-039(xls, pdf)	2015-038(xls, pdf)	2015-037(xls, pdf)
2015-036(xls, pdf)	2015-035(xls, pdf)	2015-034(xls, pdf)	2015-033(xls, pdf)	2015-032(xls, pdf)	2015-031(xls, pdf)
2015-030(xls, pdf)	2015-029(xls, pdf)	2015-028(xls, pdf)	2015-027(xls, pdf)	2015-026(xls, pdf)	2015-025(xls, pdf)
2015-024(xls, pdf)	2015-023(xls, pdf)	2015-022(xls, pdf)	2015-021(xls, pdf)	2015-020(xls, pdf)	2015-019(xls, pdf)
2015-018(xls, pdf)	2015-017(xls, pdf)	2015-016(xls, pdf)	2015-015(xls, pdf)	2015-014(xls, pdf)	2015-013(xls, pdf)
2015-012(xls, pdf)	2015-011(xls, pdf)	2015-M10(xls, pdf)	2015-010(xls, pdf)	2015-M09(xls, pdf)	2015-009(xls, pdf)
2015-M08(xls, pdf)	2015-008(xls, pdf)	2015-M07(xls, pdf)	2015-007(xls, pdf)	2015-M06(xls, pdf)	2015-006(xls, pdf)
2015-M05(xls, pdf)	2015-005(xls, pdf)	2015-M04(xls, pdf)	2015-004(xls, pdf)	2015-M03(xls, pdf)	2015-003(xls, pdf)

On the first page of the remittance report, the distributions made for each CUSIP in this deal are shown and the investor is able to determine whether a distribution for a prepayment was made.

Fannie Mae REMIC Trust - 2015-M08

Report Date : 7/17/15 3:22 AM Contact: MBS Helpline
BESTMBS@fanniemae.com
1-800-237-8627
1-202-752-5858

Distribution Summary - 07/2015

Class	CUSIP	Group	Interest Rate	Beginning/Notional Class Balance	Interest Distribution	Prepayment Penalties/Yield Maintenance	Principal Distribution	Ending/Notional Class Balance	Total Distribution	Paid Off Date
FA	3136ANMF1	1	0.35620	331,260,208.01	96,329.07	0.00	2,732,257.37	328,527,950.64	2,830,586.44	
SA	3136ANQL4	1	5.13122	331,260,208.01	1,416,474.97	258,723.27	0.00	328,527,950.64	1,675,198.24	
A1	3136ANRH2	2	2.34400	92,751,675.69	181,174.94	0.00	423,224.26	92,328,451.42	604,399.20	
A2	3136ANSB4	2	2.90000	525,395,000.00	1,269,704.58	0.00	0.00	525,395,000.00	1,269,704.58	
AB1	3136ANTN7	2	2.09700	12,647,910.30	22,102.22	0.00	57,712.42	12,590,197.89	79,814.64	
AB2	3136ANXJ1	2	2.82900	71,644,844.00	168,902.72	0.00	0.00	71,644,844.00	168,902.72	
X2	3136ANYS0	2	0.18491	702,439,430.55	108,242.67	0.00	0.00	701,958,493.94	108,242.67	
R	3136ANYT8		0.00000	0.00	0.00	0.00	0.00	0.00	0.00	
RL	3136ANYU5		0.00000	0.00	0.00	0.00	0.00	0.00	0.00	
Totals				1,033,699,638.00	3,264,931.17	258,723.27	3,213,194.05	1,030,486,443.95	6,736,848.49	

NOTE: N/A - Not Available, N/AP - Not Applicable. * RCR Classes. ** Refer to either the Prospectus Supplement or to the Excel file for tranches supported by more than one group.
 *** Please contact MBS Helpline for interest rate information.
 Disclaimer: Please refer to the REMIC and SMBS Legal Notice on our site for important information pertaining to this report.

The report shows a prepayment distribution was made against this deal for a prepayment.

For additional information, the investor can look at the Fannie Mae GeMS Collateral Performance Report to locate the yield maintenance factor on the underlying paid off collateral. This report is located on the **Multifamily** page under the link called **Fannie Mae GeMS Collateral Performance Analysis Report**.

Deceased Loans	DUS Prepayment History Report	Fannie Mae GeMSTM
Fannie Mae GeMSTM Collateral Performance Analysis Report	Loan Level Report	MBS Loan Level Delinquency
MBS Core Product Issuance Statistics	Securities Ineligible for Re-Securitization	Yield Maintenance Information

The GeMS Collateral Performance Analysis report facilitates the analysis of the prepayment behavior of Fannie Mae GeMS. This is an ongoing disclosure, which shows cumulative performance data that is updated and published monthly. For our example, the investor would review the July 2015 report.

- [Fannie Mae GeMS Collateral Performance Analysis Report July2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report June2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report May2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Apr2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Mar2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Feb2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Jan2015.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Dec2014.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Nov2014.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Oct2014.txt](#)
- [Fannie Mae GeMS Collateral Performance Analysis Report Sep2014.txt](#)

The file format is as follows:

2015-M8	AF1891	31419RC57	0.95112312	N/A	N/A	0	
2015-M8	AF2014	31419RGY0	0.00000000	0.11459676		07/2015	0
2015-M8	AF2068	31419RJN1	0.95476351	N/A	N/A	0	
2015-M8	AF2125	31419RLF5	1.00000000	N/A	N/A	0	
2015-M8	AF2133	31419RLP3	0.95412276	N/A	N/A	0	

GeMS Transaction Pool Number CUSIP Mortgage Factor Yield Maintenance Factor Paydown Record Date Days Delinquent

In this file the investor would search for the GeMS transaction that received the yield maintenance premium payment and then be able to determine which underlying collateral for that deal had a Paydown Record Date for the month in which the premium payment was received.

In the example above, the investor can see that one CUSIP had a prepayment premium payment in July for the 2015-M8 deal.

When the investor multiplies the yield maintenance factor by the original UPB of the CUSIP (which can be found in [PoolTalk](#)) that paid off, they can calculate the distribution that was shown on the remittance report.

Ex. $\$2,257,684 * .11459676 = \$258,723.27$

Please note that GeMS deals have multiple tranches and may be collateralized with multiple CUSIPs, which could prepay and distribute a prepayment premium payment. In this example, this particular deal had only one underlying collateral prepay.

Additionally, Fannie Mae makes available the [SIFMA Report](#), which provides an aggregate view of distribution history for Fannie Mae REMICs (including GeMS). In this report, the investor can locate the cumulative prepayment premiums paid on a deal.

For more information on Multifamily Yield Maintenance or other Investor Inquiries, please contact the Fannie Mae Fixed-Income Securities Marketing Help Line at 1-800-2FANNIE (1-800-232-6643), Option 2 or via [email](#).

Top Fannie Mae Multifamily Disclosure Web Site Links

Multifamily Securities Locator Service

Provides pool information, loan information, collateral information, and at-issuance documents (including the Schedule A, Base Prospectus, Prospectus Supplement Narrative, and Pool Statistics) for a specific pool or CUSIP.

<https://fapt.efanniemae.com/MFSecuritiesLocator/jsp/general/welcome.jsp>

New Issues Pool Statistics (NIPS)

Provides daily issuance information, including the pool number, CUSIP, issue date, Fannie Mae pool prefix, pass-through rate (PTR), weighted-average coupon (WAC) weighted-average maturity (WAM), maturity date, unpaid principal balance (UPB), and loan-to-value ratio.

<https://mbsdisclosure.fanniemae.com/PoolTalk2/index.html>

New Issues Loan and Collateral Statement

Provides daily at-issuance loan and collateral data for MF MBS pools published the previous 30 days.

<https://mbsdisclosure.fanniemae.com/PoolTalk2/index.html>

DUS Prepayment History Report

Provides a view of prepayment activity by original balance and loan count presented in several different data categories.

<http://www.fanniemae.com/portal/funding-the-market/mbs/multifamily/dusprepayment-history.html>

Yield Maintenance Factor File

Provides monthly factor information for use in calculating the amount of yield maintenance that will be passed through to investors in the current month.

<http://www.fanniemae.com/portal/jsp/mbs/data/multifamily/yieldmaintenance.html>

MBS Loan Level Delinquency 60-Plus Days Report

Provides a list of multifamily loans backing an MBS that are at least 60 days delinquent in payment of monthly principal and interest.

<http://www.fanniemae.com/portal/jsp/mbs/data/multifamily/delinquencyreport.html>

Multifamily Loan Level Detail Report

Provides data related to certain loans backing specified currently outstanding multifamily Fannie Mae MBS. For each loan backing Fannie Mae multifamily MBS, this report provides the pool number, the city, state, and zip code of the properties' address, the current unpaid principal balance and the initial interest rate.

<http://www.fanniemae.com/portal/jsp/mbs/data/multifamily/loanleveldetail.html>

Multifamily Master Trust Agreements and Trust Indentures

Provides a link to the Trust Agreements and Trust Indentures for Fannie Mae MBS, both single-family and multifamily.

<http://www.fanniemae.com/portal/jsp/mbs/documents/mbs/trustindentures/index.html>

Multifamily Prospectuses

Provides a link to all Fannie Mae MBS Prospectuses, both single-family and multifamily.

<http://www.fanniemae.com/portal/jsp/mbs/documents/mbs/prospectus/index.html>

Defeased Loans

Provides a list of pools that contain at least one loan that has defeased, by reference to pool number and Fannie Mae Loan Number. The file is updated on or before the 10th business day of each month and will contain defeased loans for the preceding month.

<http://www.fanniemae.com/mbs/data/multifamily/defeasedloans.jhtml>

Fannie Mae GeMS Archives

This page provides links for News Releases and Term Sheets for GeMS deals beginning from January 2011.

http://www.fanniemae.com/mbs/mbsmultifamily/gems_archive.jhtml

Provides a list of collateral for each Fannie Mae GeMS deal since January 2011. The report includes the current factor and whether or not the pool contains a delinquent loan, and if so, the number of days delinquent.

<http://www.fanniemae.com/portal/funding-the-market/mbs/multifamily/gems-report.html>

Fannie Mae Credit Supplement

Fannie Mae publishes the Credit Supplement quarterly as part of the 10-Q and 10-K. This provides detailed information about the credit performance of multifamily securities.

<http://www.fanniemae.com/portal/about-us/investor-relations/quarterly-annual-results.html>

Fannie Mae exists to expand affordable housing and bring global capital to local communities in order to serve the U.S. housing market. Fannie Mae has a federal charter and operates in America's secondary mortgage market to enhance the liquidity of the mortgage market by providing funds to mortgage bankers and other lenders so that they may lend to home buyers. Our job is to help those who house America.

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