



FEDERAL HOME LOAN BANK OF INDIANAPOLIS

Building Partnerships. Serving Communities.

MORTGAGE PURCHASE PROGRAM LAS Users' Guide

**FEDERAL HOME LOAN BANK OF INDIANAPOLIS
LAS USERS' GUIDE**

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MODULE I NAVIGATING IN LAS

STEP ONE: SIGNING ON TO LAS

If your computer is equipped with Microsoft Internet Explorer 6.0 and Internet access, there is no software to install or purchase to connect to LAS. Simply open Microsoft Internet Explorer on your computer and type in the address for LAS in the browser's address line.

The Internet address for LAS is
<https://mpp.fhlbi.com>

To obtain a LAS User ID and securID card, the Request for ID and Password form in appendix B must be submitted. The User ID, SecurID card, as well as instructions for use will be mailed to you by the FHLBI security staff. Follow the steps below to setup your account.

PROCEDURES FOR INITIAL LOGIN AND SETTING UP PIN

1. Enter <https://mpp.fhlbi.com> in your browser.
2. You should see the "Login to LAS" screen as shown below. Complete the following steps:

The screenshot shows the 'Login Request' page. It contains the following elements:

- Title: Login Request
- Instruction: Please enter your username and passcode.
- Username field: A text input field with an asterisk.
- Passcode field: A text input field with an asterisk. Below it is a note: "(Enter PIN number and token number together, with no space between as the passcode)".
- Buttons: "Enter" and "Clear this form".

Callouts on the right side of the screenshot:

- Enter FHLBI issued User ID (points to the Username field)
- Enter 6 digit passcode from SecurID card (points to the Passcode field)
- Click "Enter" (points to the Enter button)

3. Next, you should see the "Set PIN Number" page as shown below. The PIN should be 4 to 8 digits and numeric in scheme.

The screenshot shows the 'New PIN Assignment' page. It contains the following elements:

- Title: New PIN Assignment
- Instruction: Wait for the tokencode to change. Then enter the tokencode in the Passcode field. Then enter your new PIN and confirm it.
- Username field: A text input field with an asterisk.
- Passcode field: A text input field with an asterisk.
- New PIN field: A text input field with an asterisk.
- Confirm New PIN field: A text input field with an asterisk.
- Buttons: "Enter" and "Clear this form".

Callouts on the right side of the screenshot:

- Enter FHLBI issued User ID (points to the Username field)
- Enter 6 digit passcode from SecurID card (points to the Passcode field)
- Enter and Re-Enter Pin (points to the New PIN and Confirm New PIN fields)
- Click "Enter" (points to the Enter button)

Note: You will need to wait until the passcode number on the SecurID card refreshes before re-entering it on the New PIN Assignment screen.

4. You should then see a screen saying that your PIN number was approved. Click “Continue” and you will be redirected to the login screen.
5. For all subsequent logins, you will enter your User ID in the Username field, and your PIN immediately followed by the 6 digit secured passcode in the Passcode Field. Eg) If your PIN was 12345, and the Passcode on the SecurID care was 444555, you would enter 12345444555 in the passcode field.

STEP TWO: VIEWING MCC INFORMATION

The master review screen displays a summary of all of your MCCs (MCCs); it is also the screen you are directed to each time you sign on to LAS. The screen consists of a summary of your MCCs on the right hand side and a main navigation bar on your left hand side. This page can be navigated to display additional information about your MCCs including what mandatory delivery contracts (MDCs) are tied to a MCC and what loans have been allocated to those MDCs.

While using LAS you should navigate using the main navigation bar, which is located on the left hand side of the screen. For instance, should you decide to return to the master review screen, you would roll over commitments and select “Master Review” on the main navigation bar. This prevents the need to use the “forward” and “back” buttons in Internet Explorer.

To access master commitment information, click on the actual MCC number located under the “Master Commitment Contracts” heading on the “Master Review” screen.

Click on MCC Number

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
100400	2/28/2007	\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00	Active	CONV	details

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MDCs will now be listed under the heading “Mandatory Delivery Contracts” and are sorted by commitment number. The “Mater Commitment Contract” line will now be highlighted and in bold type to indicate the MDC list applies to this specific MCC.

To view allocated loans for a MDC, click on the MCC number under the “Mandatory Delivery Contract” heading. The MDC line will now be highlighted in bold type to indicate the loan (or group of loans) applies to this specific MDC.

Click on MDC Number

Loan Acquisition System

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/1/2006 10:59:19 AM

Master Review for Demo Bank

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONY	details

Mandatory Delivery Contracts

Commit #	Product Type	Commitment Date	Settlement Date	Amount Committed	Amount Allocated	Balance	Note Rate	Price	Status	View
2042	CONY-30YR	3/1/2006	3/15/2006	\$150,000	\$0	\$150,000	6.250	100.0595	Active	details
2043	CONY-15YR	3/1/2006	3/8/2006	\$135,000	\$0	\$135,000	6.000	100.6345	Active	details

MDC:

Menu

- » Search
- » Loans
- » Commitments
- » Reports
- » Exit LAS

Now all loans allocated to a specified MDC are displayed under the heading “Allocated Loans.”

Loans Allocated to an MDC

Loan Acquisition System

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/1/2006 10:59:19 AM

Master Review for Demo Bank

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONY	details

Mandatory Delivery Contracts

Commit #	Product Type	Commitment Date	Settlement Date	Amount Committed	Amount Allocated	Balance	Note Rate	Price	Status	View
2042	CONY-30YR	3/1/2006	3/15/2006	\$150,000	\$150,000	\$0	6.250	100.0595	Active	details
2043	CONY-15YR	3/1/2006	3/8/2006	\$135,000	\$0	\$135,000	6.000	100.6345	Active	details

Allocated Loans

Loan #	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate	Loan Type	Term (mths)	View
404040404	3421 Easy Street	Indianapolis	IN	ThomasJ	\$150,000.00	6.500	Conv	360	details

» Commitments

» Reports

» Exit LAS

STEP THREE: VIEWING MCC DETAILS

Specific details concerning the MCC can also be viewed from the master review screen. Simply click on the "Details" link under the MCC heading.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/1/2006 10:59:19 AM

Loan Acquisition System Master Review for Demo Bank

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00	Active	CONV	details

Click Details

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This will pull up details on the MCC, including the SMI premium and LRA amount, the remittance type, and the delivery fees. This page also details the servicing fee and will display the MCC composition statistics as a pool fills up.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/2/2006 9:24:00 AM

Loan Acquisition System MCC Information

FHLB MCC ID	60400	Non-Owner Fee	1.5%
PFI	Demo Bank	Second Home Fee	0%
MCC Commitment Amount	\$5,000,000	LRA Type	Spread
MCC Effective Date	2/28/2006	LRA Amount	7 bp
MCC Close Date	2/28/2007	LRA Disbursement Frequency	Monthly
MCC Expiration Date	2/28/2007	Master Servicer	Washington Mutual
MDC Limit	\$5,000,000	Cashout/Refi Fee: 70.01%-75%	0%
SMI Premium	12.2 bp	Cashout/Refi Fee: 75.01%-80%	0.25%
Product Types	CONV-15YR CONV-20YR CONV-30YR	Cashout/Refi Fee: 80.01%-85%	0.5%
SMI Company	MGIC	Cashout/Refi Fee: 85.01%-90%	0.75%
SMI Policy Number			

Dynamic Rules

Composition Statistics

Avg. FICO: 0 Avg. Loan Balance: \$0.00

Make Comment

Comments:

Add Comment

MCC History

Action	Status	Actor	Date
Create	Active	Staff, MPP	2/28/2006 11:41:31 AM

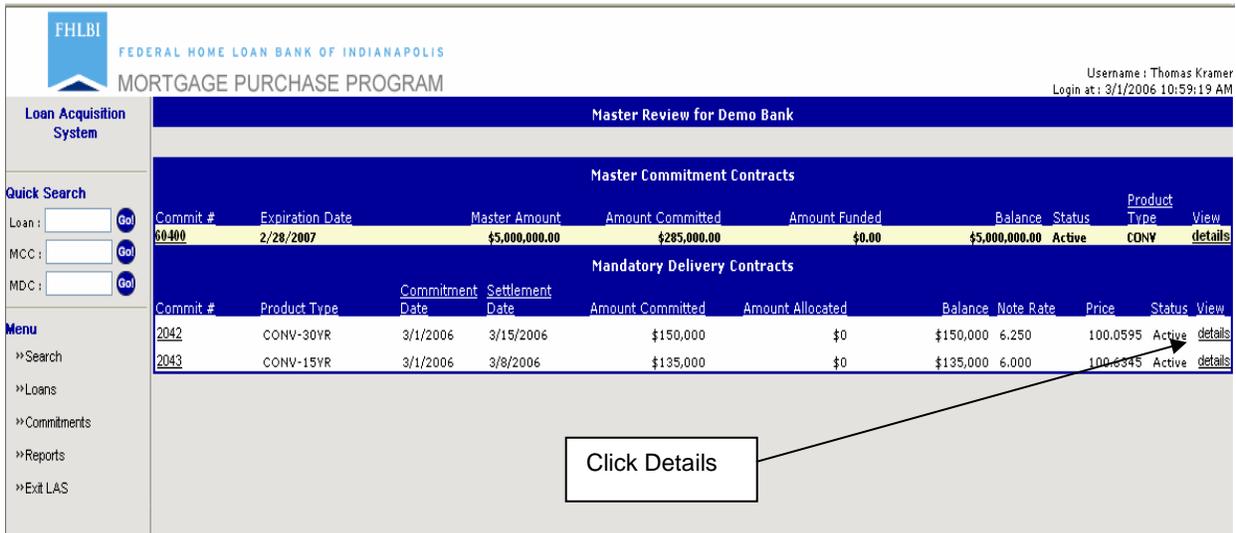
List of MDC's

MDC ID#	Commitment Date	Expiration Date	Settlement Date	\$ Committed	\$ Allocated	Product Type	Current Status
2042	3/1/2006	3/15/2006	3/15/2006	\$150,000.00	\$150,000	CONV-30YR	Active
2043	3/1/2006	3/8/2006	3/8/2006	\$135,000.00	\$0	CONV-15YR	Active

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STEP FOUR: VIEWING MDC DETAILS

From the “Master Review Screen,” click the “Details” link at the “Mandatory Delivery Contract” level.



FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS
 MORTGAGE PURCHASE PROGRAM

Username : Thomas Kramer
 Login at : 3/1/2006 10:59:19 AM

Loan Acquisition System Master Review for Demo Bank

Master Commitment Contracts

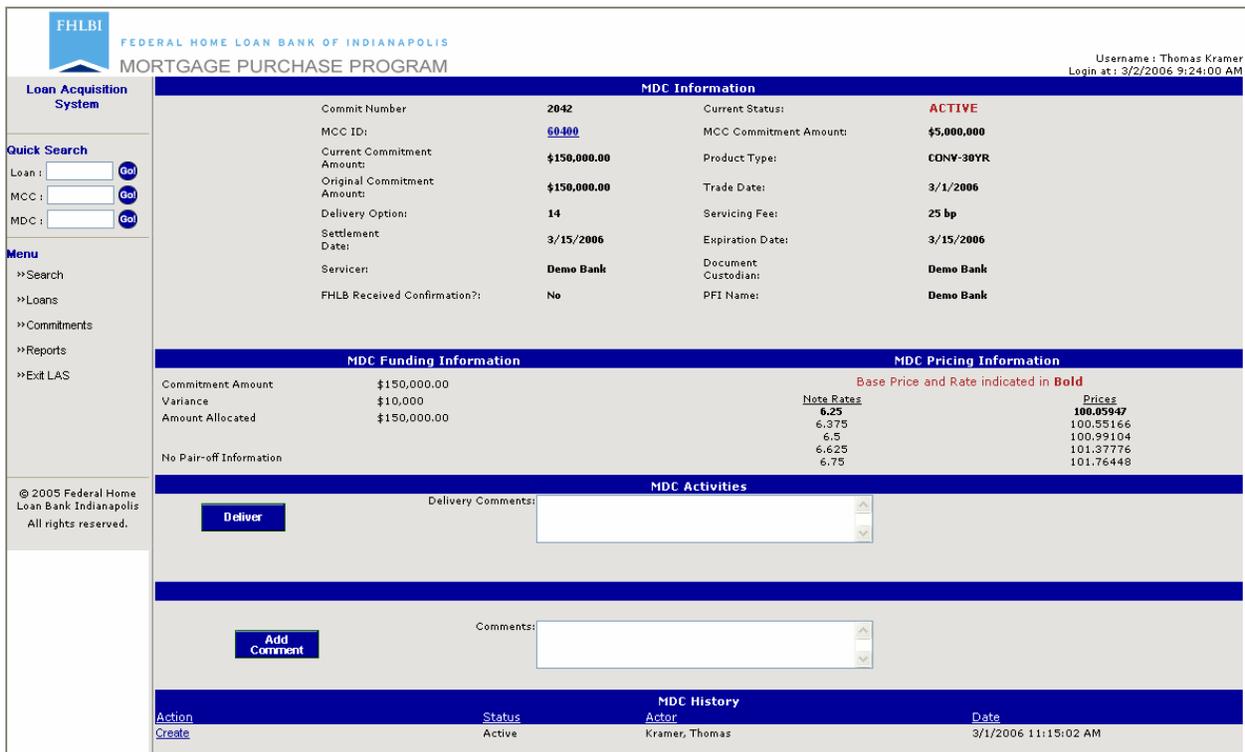
Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

Mandatory Delivery Contracts

Commit #	Product Type	Commitment Date	Settlement Date	Amount Committed	Amount Allocated	Balance	Note Rate	Price	Status	View
2042	CONV-30YR	3/1/2006	3/15/2006	\$150,000	\$0	\$150,000	6.250	100.0595	Active	details
2043	CONV-15YR	3/1/2006	3/8/2006	\$135,000	\$0	\$135,000	6.000	100.6345	Active	details

Click Details

The “MDC Information” page will pull up. This page shows details about a MDC contract such as the commitment amount, the commitment term, the settlement date, the servicer and document custodian, and the product type; see example below.



FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS
 MORTGAGE PURCHASE PROGRAM

Username : Thomas Kramer
 Login at : 3/2/2006 9:24:00 AM

Loan Acquisition System MDC Information

Commit Number	2042	Current Status:	ACTIVE
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CONV-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/15/2006	Expiration Date:	3/15/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank

MDC Funding Information		MDC Pricing Information	
Commitment Amount	\$150,000.00	Base Price and Rate indicated in Bold	
Variance	\$10,000	Note Rate	Price
Amount Allocated	\$150,000.00	6.25	100.05947
		6.375	100.55166
		6.5	100.99104
		6.625	101.37776
		6.75	101.76448

No Pair-off Information

MDC Activities

Delivery Comments:

Add Comment

Comments:

MDC History

Action	Status	Actor	Date
Create	Active	Kramer, Thomas	3/1/2006 11:15:02 AM

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STEP FIVE: EXITING LAS

When you wish to exit LAS, choose the “Exit LAS” option from the main navigation bar—this can be done from any screen. **Remember: if you do not exit LAS properly, you could experience up to a 30-minute delay to sign on to LAS again.**

The screenshot shows the Loan Acquisition System (LAS) interface. At the top left is the FHLBI logo and the text "FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM". At the top right, it displays "Username: Thomas Kramer" and "Login at: 3/2/2006 9:24:00 AM". The main header is "Search for LOAN". On the left side, there is a "Loan Acquisition System" menu with options: "Quick Search" (with input fields for Loan, MCC, and MDC), "Menu" (with sub-options: Search, Loans, Commitments, Reports, and Exit LAS), and a copyright notice "© 2005 Federal Home Loan Bank Indianapolis All rights reserved." The main content area contains search criteria fields: PFI Loan ID, MDC ID, Product Type, Note Rate, Borrower First Name, Borrower Last Name, and Date Uploaded into LAS. There is also a "Search" button. On the right side, there are checkboxes for "Loans with errors", "Unallocated Loans", "Allocated Loans", "Funded Loans", "Locked Loans", "Foreclosed Loans", and "Delinquent Loans". A callout box with an arrow points to the "Exit LAS" option in the menu, with the text "Click on Exit LAS".

The “Exit Loan Acquisition System” box will pop up, which means you have successfully exited LAS and can safely close Internet Explorer. If you wish to sign back on, click on the “Login” button.

The screenshot shows a dialog box titled "Exit Loan Acquisition System". The text inside the dialog box reads: "You have successfully logged out. Click below for Login screen." At the bottom of the dialog box, there is a blue button labeled "Login". A callout box with an arrow points to the "Login" button, with the text "Click on Login".

MODULE II VIEWING PRICING WITH LAS

STEP ONE: VIEWING PRICING

To view pricing, roll over commitments and click “view pricing” on the main navigation bar.
Remember that because you are using the main navigation bar “View Pricing” can be accessed from any screen.

The screenshot shows the FHLBI Mortgage Purchase Program interface. The main navigation bar is blue and contains the text "Master Review for Demo Bank". Below this is a table titled "Master Commitment Contracts" with the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

On the left side, there is a "Menu" section with a "Commitments" sub-menu. An arrow points from a text box "Roll over Commitments and Click View Pricing" to the "View Pricing" option in the sub-menu.

Username: Thomas Kramer
Login at: 3/2/2006 11:37:41 AM

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You will be directed to the “View Pricing” screen. In order to view current pricing, select the MCC number from the pull down menu, select the product type, and click on “Get Prices.”

The screenshot shows the "View Pricing for Demo Bank" screen. The main navigation bar is blue and contains the text "View Pricing for Demo Bank". Below this is a form with the following fields:

- Master Commitment: 60400 (dropdown menu)
- Product Type: CONV-15YR (dropdown menu)
- Get Prices (button)
- Print Prices (button)
- Download (button)
- Servicing Fee: 25 bp

Three text boxes with arrows point to the "Master Commitment" dropdown, the "Product Type" dropdown, and the "Get Prices" button, with labels "Select MCC Number", "Select Product Type", and "Click on Get Prices" respectively.

Username: Thomas Kramer
Login at: 3/2/2006 11:37:41 AM

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You will now see current pricing. ***Please remember that pricing is only good for about two minutes. To refresh pricing, repeat step one.***

Pricing is available Monday through Friday from 9:30-4:00 Eastern Time, excluding bond market holidays. Please contact an MPP representative for more details.

MODULE III CREATING AN MDC IN LAS

STEP ONE: CREATING AN MDC

Creating a MDC (MDC) in LAS begins much like viewing pricing, except you roll over commitments and select “Create MDC” from the main navigation bar.

The screenshot shows the FHLBI Mortgage Purchase Program interface. The user is logged in as Thomas Kramer. The main navigation bar is titled "Master Review for Demo Bank". Below it, the "Master Commitment Contracts" table is displayed with the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

The "Menu" on the left includes options for Search, Loans, Commitments, Reports, and Exit LAS. The "Commitments" menu is expanded, showing options: Master Review, View Pricing, Create MDC, Compliance Checker, and Loan Allocation. A callout box with an arrow points to the "Create MDC" option, containing the text: "Roll over Commitments and Click on Create MDC".

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Choose the master commitment you wish to create an MDC for, select the product type, and click on “Get Prices.”

The screenshot shows the FHLBI Mortgage Purchase Program interface for creating an MDC. The user is logged in as Thomas Kramer. The main navigation bar is titled "Create MDC for Demo Bank". The form contains the following fields and buttons:

- Master Commitment: 60400 (dropdown menu)
- Product Type: CONV-30YR (dropdown menu)
- Get Prices (button)
- Commit (button)
- Print Page (button)
- Download (button)
- Servicing Fee: 25 bp

Three callout boxes with arrows point to the following elements:

- "Choose Master Commitment Number" points to the Master Commitment dropdown.
- "Choose Product Type" points to the Product Type dropdown.
- "Click Get Prices" points to the Get Prices button.

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On the "Create MDC" screen, select a pricing range by choosing a delivery period and clicking on a price. **You should choose the lowest price within the pricing range you wish to deliver into, and LAS will automatically choose the next four higher prices to complete the range. In other words, if you choose a price at 6.0%, LAS will complete the range and show 6.0% to 6.5%.**

Pricing that you see on the screen will be good for about two minutes. If you wait longer than the allotted time to commit to a price, LAS will ask you to refresh pricing.

Master Commitment: 60400 Product Type: CONV-30YR Servicing Fee: 25 bp

Please select a pricing spread by clicking on a price, complete the required fields below, and click 'Commit'

Note Rate	7	14	28	42	56	91
4.750	91.70181	91.67849	91.63185	91.58521	91.53857	91.42197
4.875	92.82681	92.80349	92.75685	92.71021	92.66357	92.54697
5.000	93.76051	93.73719	93.69055	93.64391	93.59727	93.48067
5.125	94.52223	94.49891	94.45227	94.40563	94.35899	94.24238
5.250	95.28395	95.26063	95.21399	95.16735	95.12071	95.0041
5.375	96.04567	96.02235	95.97571	95.92907	95.88242	95.76582
5.500	96.70171	96.67735	96.62864	96.57993	96.53122	96.40944
5.625	97.21733	97.19298	97.14427	97.09555	97.04684	96.92506
5.750	97.73296	97.7086	97.65989	97.61118	97.56247	97.44069
5.875	98.24858	98.22423	98.17552	98.1268	98.07809	97.95631
6.000	98.7584	98.73086	98.67578	98.6207	98.56562	98.42792
6.125	99.27793	99.25039	99.19531	99.14023	99.08515	98.94746
6.250	99.79746	99.76992	99.71484	99.65977	99.60469	99.46699

Click on a Price

At this point, the screen will expand, and you will be able to enter a commitment amount, choose a servicer, choose a document custodian, and click on commit, which is located in the upper right hand corner of the screen.

Commitment Amount: \$200,000.00 Expiration Date: 3/16/2006 Settlement Date: 3/16/2006 Servicer: Demo Bank Document Custodian: Demo Bank

Please select a pricing spread by clicking on a price, complete the required fields below, and click 'Commit'

Note Rate	7	14	28	42	56	91
5.000	93.77614	93.75282	93.70618	93.65953	93.61289	93.49629
5.125	94.53395	94.51063	94.46399	94.41735	94.37071	94.25411
5.250	95.29176	95.26844	95.2218	95.17516	95.12852	95.01192
5.375	96.04957	96.02625	95.97961	95.93297	95.88633	95.76973
5.500	96.70171	96.67735	96.62864	96.57993	96.53122	96.40944
5.625	97.21733	97.19298	97.14427	97.09555	97.04684	96.92506
5.750	97.73296	97.7086	97.65989	97.61118	97.56247	97.44069
5.875	98.24858	98.22423	98.17552	98.1268	98.07809	97.95631
6.000	98.7584	98.73086	98.67578	98.6207	98.56562	98.42792
6.125	99.27793	99.25039	99.19531	99.14023	99.08515	98.94746
6.250	99.79746	99.76992	99.71484	99.65977	99.60469	99.46699
6.375	100.317	100.28946	100.23438	100.1793	100.12422	99.98652
6.500	100.7876	100.75887	100.70141	100.64395	100.5865	100.44285

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Enter Commitment Amount

Select Servicer and Document Custodian

Click on Commit

STEP TWO: CONFIRMING AN MDC

You will have 45 seconds to review the MDC information and then click on “Confirm Trade” to actually confirm the transaction. If you do not confirm the transaction within the allotted time frame, you will have to refresh pricing.

40 ... seconds left

Demio Bank

This trade commitment has not yet been confirmed.

Disclaimer:
Date/Time of Commitment: 3/2/2006 2:11:12 PM
Master Commitment: 60400
Commit Number: New
Commitment Amount: \$200,000.00
Settlement Date: 3/16/2006
Servicing Fee: 25 bp

Trader Name: Thomas Kramer
Expiration Date: 3/16/2006
Product Type: CONV-30YR
Document Custodian: Demio Bank
Servicer: Demio Bank

Note Rates (%)	Price
6.500	100.75887
6.375	100.28946
6.250	99.76992
6.125	99.25039
6.000	98.73086

Print

Confirm Trade Cancel

Click on Confirm Trade

Once you click on confirm trade, you will be directed to a new MDC page, which you should print for your records. **You do NOT need to fax this page to FHLBI for confirmation.**

MODULE IV UPLOADING LOANS IN LAS

There are two ways to load loan level data into LAS: (1) you can upload loans from an Excel spreadsheet as a text (tab delimited) file, or (2) you can enter loan level data manually. This module outlines how to upload loans from a properly prepared file and assumes that you have prepared this file in advance. Module V outlines how to enter loans into the system manually. ***For instructions on how to prepare the Excel text (tab delimited) file, see Appendix A.***

STEP ONE: UPLOADING LOANS

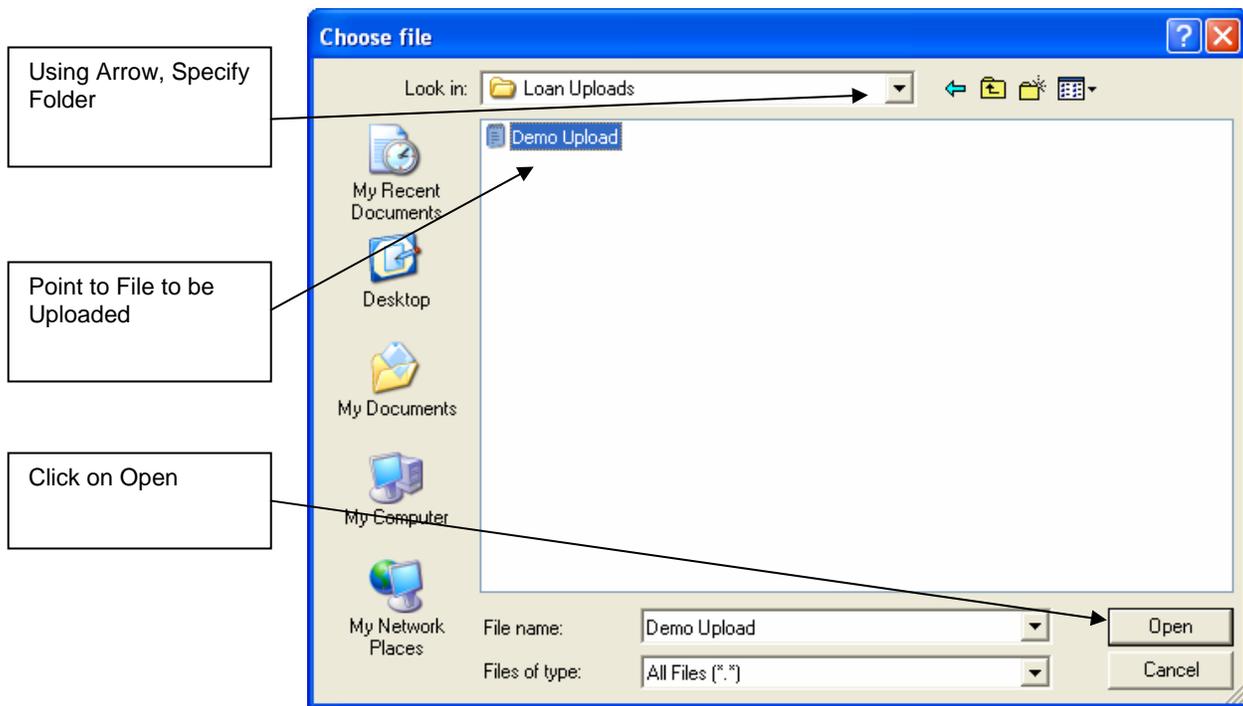
Click on “Upload Loans” from the main navigation bar.

The screenshot shows the FHLBI Mortgage Purchase Program interface. The top navigation bar includes the FHLBI logo, the text 'FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM', and the user information 'Username: Thomas Kramer Login at: 3/2/2006 4:25:54 PM'. The main content area is titled 'Master Review for Demo Bank' and contains a table of 'Master Commitment Contracts'. The table has columns for Commit #, Expiration Date, Master Amount, Amount Committed, Amount Funded, Balance, Status, Product Type, and View. A single row is visible with Commit # 80400, Expiration Date 2/28/2007, Master Amount \$5,000,000.00, Amount Committed \$285,000.00, Amount Funded \$0.00, Balance \$5,000,000.00, Status Active, and Product Type CONV. A callout box with an arrow points to the 'Upload Loans' option in the 'Loans' menu, with the text 'Roll over Loans and Click on Upload Loans'. The footer contains the copyright notice '© 2005 Federal Home Loan Bank Indianapolis All rights reserved.'

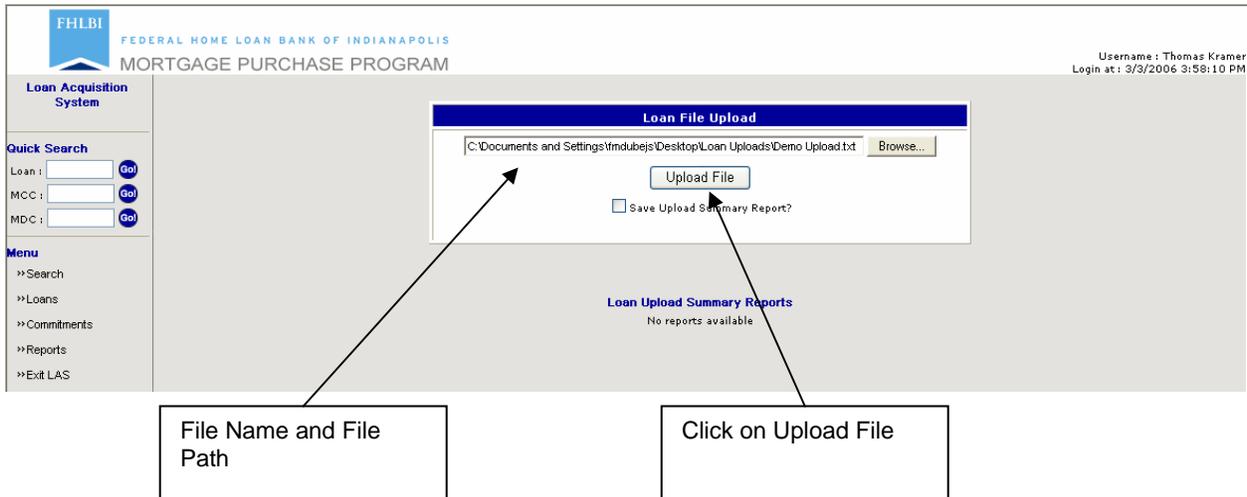
You will be directed to the “Loan File Upload” screen. Click on “Browse.”

The screenshot shows the 'Loan File Upload' screen. The top navigation bar is the same as in the previous screenshot. The main content area is titled 'Loan File Upload' and contains a text input field, a 'Browse...' button, an 'Upload File' button, and a checkbox labeled 'Save Upload Summary Report?'. Below the input field, there is a section titled 'Loan Upload Summary Reports' with the text 'No reports available'. A callout box with an arrow points to the 'Browse...' button, with the text 'Click on Browse'. The footer contains the copyright notice '© 2005 Federal Home Loan Bank Indianapolis All rights reserved.'

This will pull up a browser box that allows you to browse and point to any file within the drives you have access to on your personal computer (including shared network drives, your desktop, your hard drive, and other internal or external drives). Using this browser box, point to the file you wish to upload and click on “Open.”



This transfers the file name and path to the “Loan File Upload” screen. Click on “Upload File.”



The “Loan Upload Summary” screen will appear (see example below). You should carefully review the items described in step two to determine if the loans were successfully uploaded and saved on the system.

**Loan Upload Summary -
3/3/2006 4:26:05 PM**

1 { **Total Loans Uploaded: 6**
New Loans Saved: 6
Existing Loans Updated: 0
Total Loans Rejected: 0

Allocation Summary

2 { **Total Allocation Attempts: 0**
Loans Allocated: 0
Loans Failing Allocation: 0

Exception Summary

3 { **Format Loans: 0**
Master Agreement Loans: 0
Fatal Loans: 1

**Level 1 Loan Errors:
Rejected Loans (Format Violations)**

4 {

<u>Record #</u>	<u>Attribute</u>	<u>Value</u>	<u>Error</u>
	No Violations Detected		

**Level 1 Loan Errors:
Rejected Loans (Master Agreement Violations)**

5 {

<u>Loan #</u>	<u>Rule #</u>	<u>Description</u>
	No Violations Detected	

**Level 2 Loan Errors:
Warnings, Fatals and MDC Allocation Errors**

6 {

<u>Loan #</u>	<u>Rule Type</u>	<u>Rule #</u>	<u>Description</u>
105	Fatal	5160	P&I differs from computed P&I by more than \$.01

STEP TWO: LOAN UPLOAD REVIEW

1. The first section of the “Loan Upload Summary” screen details how many loans were in the upload file, how many of these loans were saved on the system, how many of these loans existed on the system prior to the upload and were updated, and how many loans were rejected. In the example above, all six of the uploaded loans were saved. If any loans appear as rejected loans ***you must fix any errors and upload the loans again.***
2. The second section details the “Allocation Summary” and provides allocation details should you attempt to allocate loans with your upload file. In the example above, allocation was not indicated on the upload file, so loans will be allocated manually, and there are no details shown.
3. The third section details the “Exception Summary” and describes what exceptions were found with the loans from a very high level. If loans appear after “Format Loans,” ***you must correct the format issues (see Appendix A) and upload those loans again.*** If loans appear after “Master Agreement Loans,” ***the loan violates the master agreement and may not be sellable to FHLBI.*** If loans appear after “Fatal Loans,” ***you must correct the fatal errors prior to allocating the loan to a MDC.***
- 4 & 5 The sections labeled “Level 1 Loan Errors: Rejected Loans (Format Violations)” and “Level 1 Loan Errors: Rejected Loans (Master Agreement Violations)” detail the kind of errors present that prevented the loans from being saved. ***You must correct the errors and upload these loans again.***
6. The section labeled “Level 2 Loan Errors Warnings, Fatals, and MDC Allocation Errors” outlines errors that can be corrected either manually or through a corrected upload file.

Loan data can be edited by accessing the Loan Information Page. Only un-allocated loans can be edited. The Loan Information page can be accessed through the Master Review, Search Features (Module IX), or Compliance Checker (Module VI).

MODULE V ADDING NEW LOANS IN LAS

This module describes how to manually add loans to LAS should you choose not to upload loans directly to the system (see Module IV).

STEP ONE: NAVIGATING THE LOAN MAINTENANCE SCREEN

Click on “Add New Loan” located on the main navigation bar.

The screenshot displays the FHLBI Mortgage Purchase Program interface. The top navigation bar includes the FHLBI logo, the text "FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM", and the user information "Username: Thomas Kramer Login at: 3/8/2006 9:23:56 AM". Below the navigation bar, there are two main sections: "Master Review for Demo Bank" and "Master Commitment Contracts". The "Master Commitment Contracts" section contains a table with the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
80400	2/28/2007	\$5,000,000.00	\$285,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

On the left side, there is a "Quick Search" section with input fields for "Loan:", "MCC:", and "MDC:". Below that is a "Menu" section with the following options: "Search", "Loans", "Commitments", "Reports", and "Exit LAS". The "Loans" option is expanded, showing a sub-menu with "Add New Loan", "Upload Loans", and "Delete Unallocated Loans". An arrow points from a text box to the "Add New Loan" option.

Roll over Loans and Click “Add New Loan”

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You will be routed to the “Loan Maintenance” screen. The navigation of this screen is slightly different than other navigation in LAS because it is comprised of a series of tabs locked across the top of the screen. You will begin at the tab labeled “Borrower” each time you click on “Add New Loan.” To navigate through the screen, simply click on the various tabs such as “Property Data,” “Note Data,” etc. There is also a save button located in the upper, left-hand corner. See example on the next page.

Important:

You must have all of the information entered prior to saving a loan. The system will perform a data integrity check with each save. If you do not save the loan, you will lose all entered information. Loan information is stored in the system by the loan number you have entered.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/8/2006 9:23:56 AM

Loan Maintenance

Save FHLB Loan ID: New Date Loan Entered: 3/8/2006 9:25:20 AM

Borrower Data | Property Data | Note Data | Underwriting | Loan Sale

Primary Borrower Data

First Name: Middle Initial: Last Name: Suffix:
 SSN: Age: Date of birth:
 Gender: Data Not Provided (v) Ethnicity: Data Not Provided - mail, telephone or internet application (v)
 Race: Amer Ind or AK Native (v), Asian (v), Black or African American (v)

Co-Borrower Data

First Name: Middle Initial: Last Name: Suffix:
 SSN: Age: Date of birth:
 Gender: Data Not Provided (v) Ethnicity: Data Not Provided - mail, telephone or internet application (v)
 Race: Amer Ind or AK Native (v), Asian (v), Black or African American (v)

General Data

PFI Loan Identifier:
 Number of Borrowers:
 First Time Buyer? No (v)
 Self-Employed? No (v)

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STEP TWO: ENTERING LOAN DATA INTO LAS

Begin by entering data about the primary borrower and co-borrower (if applicable) in the data entry fields provided on the “Borrower Data” tab. Next enter a PFI Loan Identifier or loan number from your institution in the field provided under “General Data.” You should fill out all applicable fields on this tab accurately. When finished with this tab, proceed to the next screen by clicking on the “Property Data” tab.

Loan Maintenance

Save FHLB Loan ID: New Date Loan Entered: 3/14/2006 9:17:34 AM

Borrower Data | Property Data | Note Data | Underwriting | Loan Sale

Primary Borrower Data

First Name: George Middle Initial: R Last Name: Johnson Suffix:
 SSN: 222-33-4444 Age: 50 Date of birth: 1/24/1956
 Gender: Male (v) Ethnicity: Not Hispanic or Latino (v)
 Race: Amer Ind or AK Native (v), Asian (v), Black or African American (v)

Co-Borrower Data

First Name: Elaine Middle Initial: R Last Name: Johnson Suffix:
 SSN: 111-55-1111 Age: 50 Date of birth: 2/24/1956
 Gender: Female (v) Ethnicity: Hispanic or Latino (v)
 Race: White (v), Data Not Provided - mail, telephone or internet application (v), Not Applicable (v)

General Data

PFI Loan Identifier: 12345
 Number of Borrowers: 2
 First Time Buyer? No (v)
 Self-Employed? No (v)

Click on Property Data

This will pull up the “Property Data” tab, which contains fields relevant to the property itself, see example below. For every loan, you will enter information from the “Street” field down to and including the “Number of Units” field. Note that the “Unit 1 Owner Occupied?” and “Product Type” fields should also be completed for each loan. **Please note that the “Property Sales Price” and “Property Appraisal Amount” fields are to be expressed in whole dollar amounts, no cents.**

When finished entering property data, click on the “Note Data” tab.

The screenshot displays the "Loan Maintenance" application interface. At the top, there is a "Save" button and the text "FHLB Loan ID: New" and "Date Loan Entered: 3/14/2006 9:17:34 AM". Below this is a navigation bar with tabs for "Borrower Data", "Property Data", "Note Data", "Underwriting", and "Loan Sale". The "Property Data" tab is currently selected. The form contains the following fields:

- Street: 1234 Palm Dr.
- City: Orlando
- State: Florida
- Zip Code: 55555
- Property Sales Price: \$250,000.00
- Property Appraisal Amount: \$275,000.00
- Property Appraisal Type: URAR Form 1004/Form 2055
- LTV: 80 % (round up to nearest whole number)
- Combined LTV: 80 % (round up to nearest whole number)
- Property Type: Single Family
- Number of Units: 1
- Number of Bedrooms for Unit 1: [empty]
- Number of Bedrooms for Unit 2: [empty]
- Number of Bedrooms for Unit 3: [empty]
- Number of Bedrooms for Unit 4: [empty]
- Co-op Mortgage?: No
- Rent Amount for Unit 1: [empty]
- Rent Amount for Unit 2: [empty]
- Rent Amount for Unit 3: [empty]
- Rent Amount for Unit 4: [empty]
- Unit 1 Owner Occupied?: No
- Unit 2 Owner Occupied?: No
- Unit 3 Owner Occupied?: No
- Unit 4 Owner Occupied?: No
- Project Type: Not Available/Not Applicable

Annotations on the form include a box labeled "Required Fields" with an arrow pointing to the "Street" through "Property Appraisal Type" fields, and another box labeled "Click on Note Data" with an arrow pointing to the "Note Data" tab.

This will pull up the “Note Data” tab, where you will be able to enter data about the note into the appropriate fields. Refer to example below. Begin by choosing the type of loan (Fixed Rate), entering the amortization term in months, and choosing the product type (“conventional” or “FHA”). The current note rate and original note rate should be expressed as a percentage without the % symbol, i.e. 6.5 for 6.5%. Next enter the loan origination, first payment, and maturity dates expressed in the format MM/DD/YYYY. Now enter the principal and interest payment, PITI, original principal balance, current principal balance, and secondary lien amount (as applicable). Answer the remaining questions with responses from the pulldown menus. If the loan is registered on MERS, also input the MERS ID number in the appropriate field. When finished entering note data, click on the “Underwriting” tab.

Loan Maintenance

Save FHLB Loan ID: New Date Loan Entered: 3/14/2006 9:17:34 AM

Borrower Data Property Data **Note Data** Underwriting Loan Sale

Note Data

Loan Type: Fixed Rate (dropdown)
Amortization Term: 360 (months)
Product Type: Conventional (dropdown)
Current Note Rate: 6.5 %
Original Note Rate: 6.5 %
Note Date: 2/24/2006 (calendar icon)
First Payment Date: 4/1/2006 (calendar icon)
Maturity Date:
Principal & Interest Payment: \$1,264.14
Original Principal & Interest Payment:
Original PITI: \$1,400.00
Original Principal Balance: \$200,000.00
Current Principal Balance: \$200,000.00
Secondary Lien Amount: \$0.00
FHA Section of the Act: (dropdown)
Lien Position: 1st (dropdown)
Temporary Buydown: None (dropdown)
Interest Only?: No (dropdown)
Prepayment?: No (dropdown)
Balloon?: No (dropdown)
MERS Mortgage ID: 123456789123456777

Click on the Underwriting Tab

You will now be able to enter information about the loan’s underwriting. Begin by choosing an occupancy type from the pull down menu. If the loan requires mortgage insurance, enter the appropriate MI certificate number, MI coverage, and MI company. Choose the loan purpose from the pull down menu, and specify whether or not it is a third party loan. Now enter the housing expense amount and total monthly debt (expressed in whole dollar amounts—no cents). The housing ratio and total debt ratio should be entered as rounded percentages without the % symbol. The monthly income amount should be entered as a whole dollar amount—no cents. Supply automated underwriting system (AUS) key and case numbers as applicable. Lastly, enter credit score (FICO) data on the primary borrower and co-borrower (as applicable), and indicate the FICO source from the pull down menu. Refer to the example below. When finished entering underwriting data, click on “Loan Sale.”

The screenshot displays the 'Loan Maintenance' application interface. At the top, there is a 'Save' button and the text 'FHLB Loan ID: New'. Below this, the 'Date Loan Entered' is shown as '3/14/2006 9:17:34 AM'. The interface is divided into several tabs: 'Borrower Data', 'Property Data', 'Note Data', 'Underwriting', and 'Loan Sale'. The 'Underwriting' tab is currently active, showing various input fields and dropdown menus. A callout box with an arrow points to the 'Loan Sale' tab, with the text 'Click on Loan Sale'.

You will be directed to the “Loan Sale” tab where data on the loan sale is entered; refer to example below. Enter the actual paid to date (date the loan is paid to), and the scheduled paid to date (date the loan is scheduled to be paid to—may be the same as the actual paid to date). Next, fill in the servicer ID number (if unsure, contact FHLBI). From the “MDC ID” field, there is a pulldown menu that allows you to attempt MDC allocation at this time. The special code fields are not used at this time unless you are instructed otherwise by FHLBI. When finished entering loan sale data, click on “Save.”

Loan Maintenance

Save FHLB Loan ID: New **Date Loan Entered:** 3/14/2006 9:17:34 AM

Borrower Data	Property Data	Note Data	Underwriting	Loan Sale
<p>Loan Sale</p> <p>Actual Paid To Date: <input type="text" value="3/1/2006"/> </p> <p>Scheduled Paid To Date: <input type="text" value="3/1/2006"/> </p> <p>Servicer ID: <input type="text" value="9898"/></p> <p>Servicer Name: <input type="text"/></p> <p>Original Servicer Name: <input type="text"/></p> <p>MDC ID: <input type="text" value="--Do Not Allocate To MDC --"/></p> <p>Special Code 1: <input type="text"/></p> <p>Special Code 2: <input type="text"/></p> <p>Special Code 3: <input type="text"/></p> <p>Special Code 4: <input type="text"/></p> <p>Special Code 5: <input type="text"/></p> <p>Special Code 6: <input type="text"/></p>				

Click on Save

STEP THREE: SAVING DATA

After you click on “Save,” a data integrity check will automatically run. It will alert you of any errors or omissions that need to be corrected before the loan is saved one at a time so you can go back to the field with the error and resolve the error. Once the error is resolved, click on “Save” again to run the data integrity check again. ***The loan is not saved on the system until you receive the message below. When you receive this message, click on “OK.”***



STEP FOUR: EDITING AND DELETING LOANS

Should you need to correct any of the loan data or remove a loan from the system, you will need to access the Loan Information page, which is the same screen used to add a new loan. The easiest way to access the loan information page is search for the loan (see Module IX). The loan information page can also be accessed through compliance checker (see Module VI) or by the master review page (see Module I). Once the loan information page has been reached, you will be able to edit or delete the loan. **Only un-allocated loans can be edited.**

The screenshot displays the FHLBI Loan Acquisition System interface. At the top, the FHLBI logo and "FEDERAL HOME LOAN BANK OF INDIANAPOLIS" are visible. The page title is "MORTGAGE PURCHASE PROGRAM". The user is logged in as "Thomas Kramer" with a login time of "5/4/2006 10:29:43 AM".

The main content area is titled "Loan Information" and features a "Save" button on the left and a "Delete Loan" button on the right. A "Comments:" field is located next to the "Delete Loan" button. Two callout boxes provide instructions: "Edit them and Click Save." points to the "Save" button, and "-OR- Enter Comment and Click Delete." points to the "Delete Loan" button.

The "Borrower Data" section is divided into "Primary Borrower Data" and "Co-Borrower Data".

Primary Borrower Data:

- First Name: Sheila
- Middle Initial: [Empty]
- Last Name: Smith
- Suffix: [Empty]
- SSN: 111-11-1113
- Age: 39
- Date of birth: 6/29/1965
- Gender: Female
- Ethnicity: Not Hispanic or Latino
- Race: Amer Ind or AK Native, Asian, Black or African American

Co-Borrower Data:

- First Name: JAMES
- Middle Initial: [Empty]
- Last Name: Smith
- Suffix: [Empty]
- SSN: 222-22-2224
- Age: 42
- Date of birth: 10/31/1961
- Gender: Male
- Ethnicity: Not Hispanic or Latino
- Race: Amer Ind or AK Native, Asian, Black or African American

General Data:

- PFI Loan Identifier: 102
- Number of Borrowers: 2
- First Time Buyer? No
- Self-Employed? No

On the left side, there is a "Quick Search" section with fields for "Loan:", "MCC:", and "MDC:", each with a "Go!" button. Below that is a "Menu" section with options: "» Search", "» Loans", "» Commitments", "» Reports", and "» Exit LAS". At the bottom left, there is a copyright notice: "© 2005 Federal Home Loan Bank Indianapolis. All rights reserved."

MODULE VI USING COMPLIANCE CHECKER IN LAS

Compliance checker allows you to check saved loans against either a Master Commitment or MDC. It is not required that you run compliance checker before attempting to allocate loans (see Module VII) but it can be a useful tool in helping you manage any saved loans or MDCs that you may have on LAS.

STEP ONE: NAVIGATING COMPLIANCE CHECKER

To access compliance checker, roll over “Commitments,” and click on “Compliance Checker.”

The screenshot shows the FHLBI Loan Acquisition System interface. The top navigation bar includes the FHLBI logo, the text 'FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM', and the user information 'Username: Thomas Kramer Login at: 3/17/2006 3:43:06 PM'. The main content area is titled 'Master Review for Demo Bank' and contains a table of 'Master Commitment Contracts'. The table has columns for Commit #, Expiration Date, Master Amount, Amount Committed, Amount Funded, Balance, Status, Product Type, and View. A single row is visible with Commit # 60400, Expiration Date 2/28/2007, Master Amount \$5,000,000.00, Amount Committed \$785,000.00, Amount Funded \$0.00, Balance \$5,000,000.00, Status Active, and Product Type CONV. On the left side, there is a 'Quick Search' section with input fields for Loan, MCC, and MDC, and a 'Menu' section with options like Search, Loans, Commitments, Reports, and Exit LAS. The 'Commitments' menu is expanded, showing options: Master Review, View Pricing, Create MDC, Compliance Checker (highlighted with a callout box), and Loan Allocation. A callout box with an arrow points to the 'Compliance Checker' option, containing the text 'Click on Compliance Checker'.

This will bring you to the “Compliance Checker” screen. From here you can view MCCs that are available to check loans against on the upper portion of the screen as well as loans you have saved on the lower portion of the screen, which are sorted by loan number.

The screenshot shows the 'Compliance Checker' screen in the FHLBI Loan Acquisition System. The top navigation bar includes the FHLBI logo, the text 'FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM', and the user information 'Username: Thomas Kramer Login at: 3/17/2006 3:43:06 PM'. The main content area is titled 'Compliance Checker' and contains the instruction 'Select either a MCC or expand the MCC to view and select its MDCs'. Below this, there is a section for 'Unallocated loans' with a dropdown menu showing '60400' and a 'Go' button. Below that, it says 'Displaying 1 to 8 of 8 loans'. The main part of the screen is a table of 'Saved Loans' with columns for PFI Loan ID, Note Rate, Product, Borrower Last Name, and Settlement Balance (\$). The table has 8 rows of data. On the left side, there is a 'Menu' section with options like Search, Loans, Commitments, Reports, and Exit LAS. Two callout boxes are present: one pointing to the '60400' dropdown menu with the text 'MCCs Displayed', and another pointing to the 'Loan ID' column of the 'Saved Loans' table with the text 'Saved Loans Displayed'. At the bottom of the screen, there are three buttons: 'Submit To Compliance Checker', 'Check all loans', and 'Uncheck all loans'.

PFI Loan ID:	Note Rate:	Product:	Borrower Last Name:	Filter Loans
Loan ID	Note Rate %	Product	Last Name	Settlement Balance (\$)
<input type="checkbox"/> 100	5.875	CONV-30YR	Thompson	\$170,016.48
<input type="checkbox"/> 101	6.125	CONV-30YR	Clark	\$245,000.00
<input type="checkbox"/> 102	6.000	CONV-30YR	Smith	\$139,860.62
<input type="checkbox"/> 103	6.000	CONV-30YR	James	\$252,240.61
<input type="checkbox"/> 104	5.875	CONV-30YR	Tate	\$263,460.36
<input type="checkbox"/> 105	6.000	CONV-30YR	Reeves	\$151,369.16
<input type="checkbox"/> 1234	6.500	CONV-30YR	Smith	\$200,000.00
<input type="checkbox"/> 12345	6.500	CONV-30YR	Johnson	\$200,000.00

STEP TWO: CHECKING LOANS AGAINST AN MDC

Once you have successfully loaded and saved loans to the system, you can proceed to checking a loan against individual MDCs. This will help you determine whether or not a specific loan meets the criteria of an MDC such as: note rate range, loan amount, and loan term. Using compliance checker is particularly helpful if you manage a portfolio and trade using estimates going forward. It can also be used to check a loan you wish to substitute for another.

You begin by clicking on the “+” button to reveal various MDCs.

This reveals the MDC identification numbers, the date the MDCs expire, the settlement dates, the commitment amounts, and the amounts delivered. The unallocated loans are shown on the lower portion of the screen listed by loan number.

The screenshot shows the 'Compliance Checker' interface. At the top, there is a header with the FHLBI logo and 'MORTGAGE PURCHASE PROGRAM'. A user login information is visible in the top right: 'Username: Thomas Kramer, Login at: 3/21/2006 2:32:22 PM'. Below the header, there is a navigation menu on the left with options like 'Quick Search', 'Menu', and 'Exit LAS'. The main area is titled 'Compliance Checker' and contains a '+ 60400' button. A callout box points to this button with the text 'Click on \"+\" Button'. Below this, there is a table of 'Unallocated loans' with columns for 'PFI Loan ID', 'Note Rate', 'Product', 'Borrower Last Name', and 'Settlement Balance (\$)'. The table lists six loans with their respective details. At the bottom, there are three buttons: 'Submit To Compliance Checker', 'Check all loans', and 'Uncheck all loans'. A callout box on the left points to the 'Unallocated Loans' section of the table.

PFI Loan ID:	Note Rate:	Product:	Borrower Last Name:	Filter Loans
<input type="checkbox"/> 100	5.875	CONV-30YR	Thompson	\$170,016.48
<input type="checkbox"/> 102	6.000	CONV-30YR	Smith	\$139,860.62
<input type="checkbox"/> 103	6.000	CONV-30YR	James	\$252,240.61
<input type="checkbox"/> 104	5.875	CONV-30YR	Tate	\$263,460.36
<input type="checkbox"/> 1234	6.500	CONV-30YR	Smith	\$200,000.00
<input type="checkbox"/> 12345	6.500	CONV-30YR	Johnson	\$200,000.00

To test a loan against an MDC, click on the box next to the MDC you wish to test the loan against, click on the box next to the loan you wish to test, and click on “Submit to Compliance Checker.”

The screenshot shows the 'Compliance Checker' interface with the MDCs expanded. A callout box points to the expanded MDC list with the text 'Lists Available MDC's'. The MDC list has columns for 'MDC ID', 'Date Of Expiration', 'Settlement Date', 'Commitment Amount', and 'Amount Allocated'. Below this, there is a table of 'Unallocated loans' with columns for 'Loan ID', 'Note Rate', 'Product', 'Last Name', and 'Settlement Balance (\$)'. A callout box points to the checkbox next to MDC ID 2044 with the text 'Click on Box Next to MDC'. Another callout box points to the checkbox next to Loan ID 103 with the text 'Click on Box Next to Loan Number'. At the bottom, there are three buttons: 'Submit To Compliance Checker', 'Check all loans', and 'Uncheck all loans'. A callout box points to the 'Submit To Compliance Checker' button with the text 'Click on Submit to Compliance Checker'.

MDC ID	Date Of Expiration	Settlement Date	Commitment Amount	Amount Allocated
<input type="checkbox"/> 2042	3/15/2006	3/15/2006	\$150,000.00	\$150,000.00
<input type="checkbox"/> 2043	3/8/2006	3/8/2006	\$135,000.00	\$0.00
<input checked="" type="checkbox"/> 2044	3/31/2006	3/31/2006	\$500,000.00	\$245,000.00

Loan ID	Note Rate %	Product	Last Name	Settlement Balance (\$)
<input type="checkbox"/> 100	6.000	CONV-30YR	Thompson	\$170,190.00
<input type="checkbox"/> 102	6.000	CONV-30YR	Smith	\$139,860.62
<input checked="" type="checkbox"/> 103	6.000	CONV-30YR	James	\$252,240.61
<input type="checkbox"/> 104	5.875	CONV-30YR	Tate	\$263,460.36
<input type="checkbox"/> 1234	6.500	CONV-30YR	Smith	\$200,000.00
<input type="checkbox"/> 12345	6.500	CONV-30YR	Johnson	\$200,000.00

The results of the compliance checker run will be displayed, showing the loan identification number, the MCC number with results, and the MDC number with results. In the example below, the loan passes both the MCC and the MDC rules and is ready for allocation.

Results Of Compliance Checker

Loan ID	103		
MCC	60400	Passes General MCC Rules	
MDC	2044	Passes MDC Rules	

Callout boxes identify: Loan ID Number, MCC Number, MDC Number, and Results of Compliance Checker.

In this next example, a different loan does not fit in the MDC because the debt ratio exceeds the limit for the particular MCC. You would not be able to allocate this loan to this particular MDC.

Results Of Compliance Checker

Loan ID	100		
MCC	60400	Total Debt Ratio Exceeds Maximum	
MDC	2044	Passes MDC Rules	

The MDC field (2044) is highlighted in red, indicating a failure.

For instructions on how to allocate loans to an MDC, refer to Module VII.

STEP THREE: RUNNING ADVANCED DATA CHECKS

You can also use the compliance checker to check groups of loans against single or multiple MDCs, or you can run single loans against multiple MDCs. Your search depends on your reason for using compliance checker and can be varied by clicking loans and MDCs either on or off.

For instance, you may have a loan that you wish to run against several MDCs to look for the best fit in terms of length of delivery. To check this loan against all MDCs within an MCC, simply click on the box next to the MCC number, click on the loan number, and click on "Submit to Compliance Checker."

Click on Box next to MCC Number

Click on Box next to Loan Number

Click on Submit to Compliance Checker

PFI Loan ID:	Note Rate:	Product:	Borrower Last Name:	Filter Loans
<input type="checkbox"/> 100	6.000	CONV-30YR	Thompson	\$170,190.00
<input type="checkbox"/> 102	6.000	CONV-30YR	Smith	\$139,860.62
<input checked="" type="checkbox"/> 103	6.000	CONV-30YR	James	\$252,240.61
<input type="checkbox"/> 104	5.875	CONV-30YR	Tate	\$263,460.36
<input type="checkbox"/> 1234	6.500	CONV-30YR	Smith	\$200,000.00
<input type="checkbox"/> 12345	6.500	CONV-30YR	Johnson	\$200,000.00

Here you will see a quick glance of all the MDCs and whether or not this loan will fit their terms. In the example below, the loan could be allocated to MDC number 2044.

Results Of Compliance Checker

Loan ID	MCC ID	MDC	Results
103	60400		Passes General MCC Rules
		MDC 2042	Note Rate Not in Pricing Spread MDC Allocated Amount Exceeded
		MDC 2043	Loan Term Outside Product GuideLines MDC Allocated Amount Exceeded
		MDC 2044	Passes MDC Rules
		MDC 2047	Loan Term Outside Product GuideLines MDC Allocated Amount Exceeded

You can also select multiple loans to test against one MDC. You would begin by expanding your view to select the MDC by clicking on the “+” button.

Next, click on the box next to the MDC you wish to test against, click on “Check all Loans,” and then click on the “Submit to Compliance Checker” button.

Compliance Checker
Select either a MCC or expand the MCC to view and select its MDCs

MDC ID	Date Of Expiration	Settlement Date	Commitment Amount	Amount Allocated
<input type="checkbox"/> 60400				
<input type="checkbox"/> 2042	3/15/2006	3/15/2006	\$150,000.00	\$150,000.00
<input type="checkbox"/> 2043	3/8/2006	3/8/2006	\$135,000.00	\$0.00
<input checked="" type="checkbox"/> 2044	3/31/2006	3/31/2006	\$500,000.00	\$245,000.00
<input type="checkbox"/> 2047	4/4/2006	4/4/2006	\$200,000.00	\$0.00

Unallocated loans
Displaying 1 to 6 of 6 loans

Loan ID	Note Rate	Product	Borrower Last Name	Settlement Balance (\$)
<input checked="" type="checkbox"/> 100	6.000	CONV-30YR	Thompson	\$170,190.00
<input checked="" type="checkbox"/> 102	6.000	CONV-30YR	Smith	\$139,860.62
<input checked="" type="checkbox"/> 103	6.000	CONV-30YR	James	\$252,240.61
<input checked="" type="checkbox"/> 104	5.875	CONV-30YR	Tate	\$263,460.36
<input checked="" type="checkbox"/> 1234	5.500	CONV-30YR	Smith	\$200,000.00
<input checked="" type="checkbox"/> 12345	6.500	CONV-30YR	Johnson	\$200,000.00

Buttons: Submit To Compliance Checker, Check all loans, Uncheck all loans

In the example below, two of the loans can not be allocated because the debt ratio exceeds the limit.

Results Of Compliance Checker

Loan ID	MCC	MDC	Result
100	60400	2044	Total Debt Ratio Exceeds Maximum
102	60400	2044	Passes MDC Rules
103	60400	2044	Passes General MCC Rules
104	60400	2044	Total Debt Ratio Exceeds Maximum
1234	60400	2044	Passes MDC Rules
12345	60400	2044	Passes General MCC Rules

MODULE VII ALLOCATION AND DELIVERY OF LOANS IN LAS

To allocate a loan in LAS is to assign it to a particular mandatory delivery contract (MDC). The loan delivery step essentially locks the loan data in the system, generates the Schedule of Mortgages, and enables the MDC to receive its Initial Certification. Keep in mind that loan allocation can be performed either manually through the loan allocation screen or automatically while uploading loans to the system. This Module describes manual allocation; you should refer to Module IV to review automated uploads.

STEP ONE: ALLOCATING LOANS

To access the loan allocation screen, roll over “Commitments” and click “Loan Allocation.”

The screenshot shows the FHLBI Mortgage Purchase Program interface. The top navigation bar includes the FHLBI logo, the text "FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM", and the user information "Username: Thomas Kramer Login at: 3/17/2006 4:09:46 PM". The main content area is titled "Master Review for Demo Bank" and contains a table of "Master Commitment Contracts".

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$785,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

On the left side, there is a "Quick Search" section with input fields for "Loan:", "MCC:", and "MDC:". Below it is a "Menu" section with options: "Search", "Loans", "Commitments", "Reports", and "Exit LAS". The "Commitments" option is expanded, showing a sub-menu with "Master Review", "View Pricing", "Create MDC", "Compliance Checker", and "Loan Allocation". An arrow points from a box labeled "Click on Loan Allocation" to the "Loan Allocation" option in the sub-menu.

At the bottom left, there is a copyright notice: "© 2005 Federal Home Loan Bank Indianapolis All rights reserved."

This brings you to the loan allocation page. Click on the arrow, and choose a MCC number from the pull down list.

The screenshot shows the FHLBI Mortgage Purchase Program interface on the "Loan Allocation Page". The top navigation bar includes the FHLBI logo, the text "FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM", and the user information "Username: Thomas Kramer Login at: 3/17/2006 4:09:46 PM". The main content area is titled "Loan Allocation Page" and contains a section for "Master Commitment Contract".

Below the "Master Commitment Contract" header, there is a label "Choose Master Commitment Contract:" followed by a dropdown menu. The dropdown menu is open, showing the following options: "----Select----", "----Select----", and "60400". An arrow points from a box labeled "Click on Arrow" to the dropdown menu. Another arrow points from a box labeled "Choose MCC" to the "60400" option in the dropdown menu.

On the left side, there is a "Quick Search" section with input fields for "Loan:", "MCC:", and "MDC:". Below it is a "Menu" section with options: "Search", "Loans", "Commitments", "Reports", and "Exit LAS".

Once you choose an MCC, all of the open MDCs under that MCC will be displayed. In addition, all loans that have been successfully saved on the system with no errors, but are unassigned to a particular MDC will be listed as un-allocated loans.

To allocate a loan to an MDC, click on the MDC you wish to allocate it to.

The screenshot shows the 'Loan Allocation Page' for the 'MORTGAGE PURCHASE PROGRAM'. The 'Master Commitment Contract' is set to 60400. Under 'Mandatory Delivery Contracts', three MDCs are listed: 2043, 2044, and 2047. MDC 2044 is highlighted in green, indicating it has eligible loans. Below, the 'Un-Allocated Loans' table lists six loans. Loans 100, 102, and 104 are highlighted in green, while loans 1234 and 12345 are in red, indicating they do not meet the MDC requirements. A callout box points to the MDC number 2044 with the text 'Click on MDC Number'.

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2043	CONV-15YR	4/11/2006	\$135,000.00	\$0.00	\$135,000.00	6.000	6.500
2044	CONV-30YR	4/25/2006	\$500,000.00	\$496,746.81	\$3,253.19	6.000	6.500
2047	CONV-15YR	4/4/2006	\$200,000.00	\$0.00	\$200,000.00	6.000	6.500

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
102	66 James St	Ridley Park	PA	Smith, S	\$139,860.62	6.000	Conv	360
104	14 Maple Dr	Grand Blanc	MI	Tate, D	\$263,460.36	5.875	Conv	360
1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

If you choose an MDC that does not have any loans that match it (due to term, note rate, etc.), no loans will appear as un-allocated. Simply click on "Show all MDCs" to reveal all available MDCs again.

Loans that meet all of the MCC and MDC requirements will be displayed in green, while loans that do not comply will be displayed in red. Attempting to allocate a red loan will result in an error report. To allocate an eligible loan, check the box next to the loan(s) you wish to allocate and click "Add to MDC."

This screenshot shows the same interface as the previous one, but with MDC 2044 selected. A 'Show All MDCs' button is visible. The 'Un-Allocated Loans' table now shows six loans, with loans 101 and 103 checked. A callout box points to these checked boxes with the text 'Check Box next to Loan(s) to be Allocated'. Another callout box points to the 'Add to MDC' button with the text 'Click on Add to MDC'. The 'Allocated Loans' table is currently empty, with a message stating 'There are no allocated loans for this Mandatory Delivery Contract.'

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2044	CONV-30YR	4/25/2006	\$500,000.00	\$0.00	\$500,000.00	6.000	6.500

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
<input checked="" type="checkbox"/> 101	111 12th Street	Gilbertsville	PA	Clark, L	\$244,761.87	6.125	Conv	360
<input type="checkbox"/> 102	66 James St	Ridley Park	PA	Smith, S	\$139,860.62	6.000	Conv	360
<input checked="" type="checkbox"/> 103	10 Ryan Dr.	Charlotte Hall	MD	James, T	\$251,984.94	6.000	Conv	360
<input type="checkbox"/> 1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
<input type="checkbox"/> 12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

You will now see the loan move from the un-allocated area to the allocated area. In this example, since the two allocated loans are within the tolerance amount of the MDC, a message was received saying, "The MDC is full. It can now be delivered."

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer Login at: 4/21/2006 4:06:35 PM

Loan Acquisition System

Loan Allocation Page

Master Commitment Contract

Choose Master Commitment Contract: 60400

Mandatory Delivery Contracts Show All MDCs

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2044	CONY-30YR	4/25/2006	\$500,000.00	\$496,746.81	\$3,253.19	6.000	6.500

Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 101	111 12th Street	Gilbertsville	PA	Clark,L	\$244,761.87	6.125	Conv	360
<input type="checkbox"/> 103	10 Ryan Dr.	Charlotte Hall	MD	James,T	\$251,984.94	6.000	Conv	360

Un-allocate Loans Select All Unselect All Deliver

Microsoft Internet Explorer

The MDC is Full. It can now be delivered.

Click OK

Both Loans are Allocated

Click OK

Un-Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
<input type="checkbox"/> 102	66 James St	Ridley Park	PA	Smith, S	\$139,860.62	6.000	Conv	360
<input type="checkbox"/> 1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
<input type="checkbox"/> 12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

Add to MDC Delete Loans Select All Unselect All

STEP TWO: DELIVERING THE MDC

After you have allocated the loan(s) and received the message stating "The MDC is full. It can now be delivered," the loans can be delivered by adding a comment to the comment box and clicking the "Deliver" button.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer Login at: 4/21/2006 4:06:35 PM

Loan Acquisition System

Loan Allocation Page

Master Commitment Contract

Choose Master Commitment Contract: 60400

Mandatory Delivery Contracts Show All MDCs

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2044	CONY-30YR	4/25/2006	\$500,000.00	\$496,746.81	\$3,253.19	6.000	6.500

Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 101	111 12th Street	Gilbertsville	PA	Clark,L	\$244,761.87	6.125	Conv	360
<input type="checkbox"/> 103	10 Ryan Dr.	Charlotte Hall	MD	James,T	\$251,984.94	6.000	Conv	360

Un-allocate Loans Select All Unselect All Deliver

Comments:

Add Delivery Comments

Click Deliver

Un-Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
<input type="checkbox"/> 102	66 James St	Ridley Park	PA	Smith, S	\$139,860.62	6.000	Conv	360
<input type="checkbox"/> 1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
<input type="checkbox"/> 12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

Add to MDC Delete Loans Select All Unselect All

The Schedule of Mortgages will be generated at the time of delivery. Be sure that any pop-up blocker settings on your PC are set to allow pop-ups from the LAS website, as this report is created in a pop-up window.

SCHEDULE OF MORTGAGES Federal Home Loan Bank of Indianapolis EST												
PFI:		Demo Bank					Custodian:			Demo Bank		
PFI Number:		989898					Servicer:			Demo Bank		
Mandatory Delivery Commitment Number:		2044					Servicer Number:			9898		
Master Commitment Contract Number:		60400					Settlement Date:			4/25/2006		
Borrower Last Name	PFI Loan #	Property Address	Property City	Property State	Property Zip	Original Balance	First Pmt Date	Note Rate	P & I Payment	Note Date	Maturity Date	Term
Clark	101	111 12th Street	Gilbertsville	PA	19525	\$245,000.00	4/1/2006	6.125	\$1,488.65	2/23/2006	3/1/2036	360
James	103	10 Ryan Dr.	Charlotte Hall	MD	20622	\$253,000.00	4/1/2006	6	\$1,516.87	2/25/2006	3/1/2036	360
TOTAL		2 LOANS				\$498,000.00			\$3,005.52			
AVERAGE						\$249,000.00						

[Print](#)

STEP THREE: UN-ALLOCATING LOANS (IF NECESSARY)

Should you decide that you no longer wish a particular loan or group of loans to be allocated to a certain MDC, you have the option of un-allocating the loan prior to completing the sale. However, if the loan has already been delivered, you will need to contact an MPP staff member to have the loan return-delivered before un-allocating.

Begin un-allocating a loan by following step one. Roll over "Commitments", click "Loan Allocation", select the appropriate MCC, and then click on the appropriate MDC.

FEDERAL HOME LOAN BANK OF INDIANAPOLIS
Username: Thom
Login at: 3/22/2006 8:

MORTGAGE PURCHASE PROGRAM

Loan Acquisition System

Quick Search

Loan: [Go!](#)

MCC: [Go!](#)

MDC: [Go!](#)

Menu

Loan Allocation Page

Master Commitment Contract

Choose Master Commitment Contract:

Mandatory Delivery Contracts

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2042	CONV-30YR	3/15/2006	\$150,000.00	\$150,000.00	\$0.00	6.250	6.750
2043	CONV-15YR	3/8/2006	\$135,000.00	\$0.00	\$135,000.00	6.000	6.500
2044	CONV-30YR	3/31/2006	\$500,000.00	\$384,860.62	\$115,139.38	6.000	6.500
2047	CONV-15YR	4/4/2006	\$200,000.00	\$0.00	\$200,000.00	6.000	6.500

Un-Allocated Loans

Displaying 1 to 5 of 5 loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
103	10 Ryan Dr.	Charlotte Hall	MD	James, T	\$252,240.61	6.000	Conv	360
104	14 Maple Dr	Grand Blanc	MI	Tate, D	\$263,460.36	5.875	Conv	360
1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

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Click on MDC Number

Now, click on the box next to the loan you wish to un-allocate, and click on "Un-allocate Loans."

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Loan Acquisition System

Quick Search
 Loan: Go
 MCC: Go
 MDC:

Loan Allocation Page

Master Commitment Contract
 Choose Master Commitment Contracts: 60400

Mandatory Delivery Contracts
 Show All MDCs

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2044	CONY-30YR	3/31/2006	\$500,000.00	\$384,860.62	\$115,139.38	6.000	6.500

Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 101	111 12th Street	Gilbertsville	PA	Clark,L	\$245,000.00	6.125	Conv	360
<input checked="" type="checkbox"/> 102	66 James St	Ridley Park	PA	Smith,S	\$139,860.62	6.000	Conv	360

Un-allocate Loans Select All Unselect All

Un-Allocated Loans

Displaying 1 to 4 of 4 loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
<input type="checkbox"/> 103	10 Ryan Dr.	Charlotte Hall	MD	James, T	\$252,240.61	6.000	Conv	360
<input type="checkbox"/> 1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
<input type="checkbox"/> 12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

Displaying 1 to 4 of 4 loans

Add to MDC Delete Loans Select All Unselect All

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Click on Box next to Loan

Click Un-Allocate Loans

The loan will move to the un-allocated loan area on the screen, and the loan is made available for allocating to this or another MDC.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Loan Acquisition System

Quick Search
 Loan: Go
 MCC: Go
 MDC:

Loan Allocation Page

Master Commitment Contract
 Choose Master Commitment Contracts: 60400

Mandatory Delivery Contracts
 Show All MDCs

MDC ID	Product Type	Settlement Date	Commitment Amount	Amount Allocated	Amount Remaining	Min Note Rate	Max Note Rate
2044	CONY-30YR	3/31/2006	\$500,000.00	\$245,000.00	\$255,000.00	6.000	6.500

Allocated Loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 101	111 12th Street	Gilbertsville	PA	Clark,L	\$245,000.00	6.125	Conv	360

Un-allocate Loans

Un-Allocated Loans

Displaying 1 to 5 of 5 loans

Loan ID	Property Address	City	State	Borrower Name	Current Loan Amount	Note Rate(%)	Loan Type	Term (mths)
<input type="checkbox"/> 100	444 5th Street	Crown Point	IN	Thompson, D	\$170,190.00	6.000	Conv	360
<input type="checkbox"/> 102	66 James St	Ridley Park	PA	Smith, S	\$139,860.62	6.000	Conv	360
<input type="checkbox"/> 103	10 Ryan Dr.	Charlotte Hall	MD	James, T	\$252,240.61	6.000	Conv	360
<input type="checkbox"/> 1234	123 Sunset	Orlando	FL	Smith, G	\$200,000.00	6.500	Conv	360
<input type="checkbox"/> 12345	1234 Palm Dr.	Orlando	FL	Johnson, G	\$200,000.00	6.500	Conv	360

Displaying 1 to 5 of 5 loans

Add to MDC Delete Loans Select All Unselect All

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Click on Un-Allocate Loans

Loan is in Un-Allocated Area

Important: Even if a loan is allocated to an MDC, the sale is not completed. Please review Module VIII to complete the sale in LAS.

ALTERNATE DELIVERY OPTION:

Once the loan has been allocated to the MDC, the MDC can also be delivered from the MDC information page. This method of loan delivery will be the most efficient should you decide to allocate loans from the loan sale tab when adding a loan to the system as shown in Module V. The MDC information page can be reached by entering the MDC number in the quick search toolbar, or through the master review page.

Click on Commitment Number

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

Click on the “Details” link that corresponds to the MDC number of the MDC you want to deliver.

Click on Details Link

Commit #	Product Type	Commitment Date	Settlement Date	Amount Committed	Amount Allocated	Balance	Note Rate	Price	Status	View
2042	CONV-30YR	3/1/2006	3/22/2006	\$150,000	\$150,000	\$0	6.250	100.0595	Active	details
2043	CONV-15YR	3/1/2006	3/8/2006	\$135,000	\$0	\$135,000	6.000	100.6345	Active	details
2044	CONV-30YR	3/17/2006	3/31/2006	\$500,000	\$245,000	\$255,000	6.000	98.7239	Active	details
2047	CONV-15YR	3/21/2006	4/4/2006	\$200,000	\$0	\$200,000	6.000	100.0602	Active	details

Confirm that you wish to deliver this MDC, enter delivery comments, and click on "Deliver."

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/22/2006 8:36:37 AM

MDC Information

Commit Number	2042	Current Status:	ACTIVE
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CDNY-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/22/2006	Expiration Date:	3/22/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank
		Remittance Type:	S/S

MDC Funding Information

Commitment Amount	\$150,000.00
Variance	\$10,000
Amount Allocated	\$150,000.00

MDC Pricing Information

Base Price and Rate indicated in Bold

Note Rates	Prices
6.25	100.05947
6.375	100.55166
6.5	100.99104
6.625	101.37776
6.75	101.76448

MDC Activities

Delivery Comments:

Add Comment

Comments:

MDC History

Action	Status	Actor	Date
Edit	Active	Staff, MPP	3/22/2006 9:12:12 AM
Create	Active	Kramer, Thomas	3/1/2006 11:15:02 AM

Callouts: "Enter Delivery Comments" points to the "Deliver" button. "Click on Deliver" points to the "Deliver" button.

The "Schedule of Mortgages" will be available for printing, see example below. Click on "Print" to print the schedule.

SCHEDULE OF MORTGAGES
Federal Home Loan Bank of Indianapolis EST

PFI: Demo Bank
PFI Number: 989898
Mandatory Delivery Commitment Number: 2042
Master Commitment Contract Number: 60400

Custodian: Demo Bank
Servicer: Demo Bank
Servicer Number: 9898
Settlement Date: 3/22/2006

Borrower Last Name	PFI Loan #	Property Address	Property City	Property State	Property Zip	Original Balance	First Pmt Date	Note Rate	P & I Payment	Note Date	Maturity Date	Term
Thomas	4040404040	3421 Easy Street	Indianapolis	IN	46240	\$150,000.00	4/1/2006	6.5	\$948.10	2/24/2006	3/1/2036	360
TOTAL	1 LOANS					\$150,000.00			\$948.10			
AVERAGE						\$150,000.00						

Callout: "Click on Print" points to the "Print" button.

STEP TWO: CHECKING DELIVERY STATUS

Once you close the "Schedule of Mortgages," the MDC will be shown as delivered on the "MDC Information" page.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer Login at: 3/22/2006 8:36:37 AM

Loan Acquisition System

Quick Search
 Loan: Go
 MCC: Go
 MDC: Go

MDC has a Delivered Status

MDC Information

Commit Number	2042	Current Status:	DELIVERED
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CONV-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/22/2006	Expiration Date:	3/22/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank
		Remittance Type:	S/S

MDC Funding Information

Commitment Amount	\$150,000.00
Variance	\$10,000
Amount Allocated	\$150,000.00

MDC Pricing Information

Base Price and Rate indicated in **Bold**

Note Rates	Prices
6.25	100.05947
6.375	100.55166
6.5	100.99104
6.625	101.37776
6.75	101.76448

MDC Activities

Schedule of Mortgages

[Run Report](#) [Download](#)

[Add Comment](#) Comments:

MDC History

Action	Status	Actor	Date
Deliver	Delivered	Kramer, Thomas	3/22/2006 9:19:48 AM
Edit	Active	Staff, MPP	3/22/2006 9:12:12 AM
Create	Active	Kramer, Thomas	3/1/2006 11:15:02 AM

The status is also shown as delivered on the "Master Review" page.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer Login at: 3/22/2006 8:36:37 AM

Loan Acquisition System

Quick Search

MDC has a Delivered Status

Master Review for Demo Bank

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

Mandatory Delivery Contracts

Commit #	Product Type	Commitment Date	Settlement Date	Amount Committed	Amount Allocated	Balance	Note Rate	Price	Status	View
2042	CONV-30YR	3/1/2006	3/22/2006	\$150,000	\$150,000	\$0	6.250	100.05	Delivered	details
2043	CONV-15YR	3/1/2006	3/8/2006	\$135,000	\$0	\$135,000	6.000	100.6345	Active	details
2044	CONV-30YR	3/17/2006	3/31/2006	\$500,000	\$245,000	\$255,000	6.000	98.7239	Active	details
2047	CONV-15YR	3/21/2006	4/4/2006	\$200,000	\$0	\$200,000	6.000	100.0602	Active	details

Please Note: You will need to complete the document certification process (see Module IX) in order to receive funding for an MDC.

MODULE VIII DOCUMENT CERTIFICATION IN LAS

Prior to funding, and after the MDC is delivered (see Module VII), the document custodian must certify that the initial documentation has been received and is in safekeeping. The custodian will have sign-on authority to take care of this specific function.

Please remember that the transaction will not be funded unless the MDC is certified.

STEP ONE: SEARCHING FOR AN MDC

The screen that is shown upon a document custodian's login is the Master Review Screen. In order to certify an MDC, the document custodian needs to access the MDC information page. There are multiple ways to reach that page. We will assume the document custodian has the MDC number which can be found on the attached Schedule or Mortgages. Keep in mind that a document custodian has the ability to search LAS in a variety of ways (refer to Module X).

Begin by entering the MDC number in the "MDC" box and in the Quick Search Toolbar and clicking "Go."

Enter MDC Number and Click Go

FEDERAL HOME LOAN BANK OF INDIANAPOLIS
MORTGAGE PURCHASE PROGRAM

Username: Elaine Davis
Login at: 3/30/2006 10:19:33 AM

Master Review for Demo Bank

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$385,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

Quick Search
Loan: [] Go
MCC: [] Go
MDC: 2042 Go

Menu
» Search
» Commitments
» Reports
» Exit LAS

This will take you directly to the MDC information page.

STEP TWO: PULLING THE SCHEDULE OF MORTGAGES

Once you have reached the MDC Information page, the schedule of mortgages should be pulled to verify that the note data is accurate. This can be performed by either running a Schedule of Mortgages Report, or by downloading the data in a text tab delimited format. The following screenshots show how to run the report. To download the report, simply click the download button and save the file to the desired directory.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS
MORTGAGE PURCHASE PROGRAM

Username : Elaine Davis
Login at : 6/9/2006 2:26:48 PM

Loan Acquisition System

Quick Search
 Loan:
 MCC:
 MDC:

Menu
 >> Search
 >> Commitments
 >> Reports
 >> Exit LAS

MDC Information

Commit Number	2042	Current Status:	DELIVERED
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CONY-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/30/2006	Expiration Date:	3/30/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank
		Remittance Type:	S/S

MDC Funding Information

Commitment Amount	\$150,000.00
Variance	\$10,000
Amount Allocated	\$150,000.00

No Pair-off Information

MDC Pricing Information

Base Price and Rate indicated in Bold

Note Rates	Price
6.25	100.05947
6.375	100.55166
6.5	100.99104
6.625	101.37776
6.75	101.76448

MDC Activities

Certification Comments:

Comments:

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Check Schedule of Mortgages and Click Run Report

The Schedule of Mortgages Report will then be generated as shown below.

SCHEDULE OF MORTGAGES
Federal Home Loan Bank of Indianapolis, EST

PFI: Demo Bank
 PFI Number: 989898
 Mandatory Delivery Commitment Number: 2042
 Master Commitment Contract Number: 60400

Custodian: Demo Bank
 Servicer: Demo Bank
 Servicer Number: 9998
 Settlement Date: 3/30/2006

Borrower Last Name	PFI Loan #	Property Address	Property City	Property State	Property Zip	Original Balance	First Pmt Date	Note Rate	P & I Payment	Note Date	Maturity Date	Term
Thomas	4040404040	3421 Easy Street	Indianapolis	IN	46240	\$150,000.00	4/1/2006	6.5	\$948.10	2/24/2006	3/1/2036	360
TOTAL	1 LOANS					\$150,000.00			\$948.10			
AVERAGE						\$150,000.00						

STEP THREE: GRANTING INITIAL CERTIFICATION

After the note data has been verified, you can grant the initial certification from the MDC Information page by entering a comment and clicking on "Grant IC."

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS
MORTGAGE PURCHASE PROGRAM

Username : Elaine Davis
Login at: 3/30/2006 10:19:33 AM

Loan Acquisition System

Quick Search
Loan: Go
MCC: Go
MDC: Go

Menu
» Search
» Commitments
» Reports
» Exit LAS

MDC Information

Commit Number	2042	Current Status:	DELIVERED
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CONV-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/30/2006	Expiration Date:	3/30/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank
		Remittance Type:	S/S

MDC Funding Information

Commitment Amount	\$150,000.00
Variance	\$10,000
Amount Allocated	\$150,000.00

MDC Pricing Information
Base Price and Rate indicated in Bold

Note Rates	Prices
6.25	100.05947
6.375	100.55166
6.5	100.99104
6.625	101.37776
6.75	101.76448

MDC Activities

Schedule of Mortgages

Certification Comments:

Comments:

Enter Certification Comments and Click Grant IC

Upon granting the initial certification, a funding schedule will be produced, which you should print and then close. Click on "Print" on the lower left portion of the screen.

FHLB FUNDING SCHEDULE
3/30/2006 10:50:19 AM

MDC #	2042	PFI NAME	Demo Bank
MDC REP DATE	3/30/2006	PFI	60656
MCC REF#	60400	LFA	7 tps
SETT DATE	3/30/2006		
INTEREST BASIS	30/90		
REMITTANCE TYPE	SC		

Borrower Name	PFI Loan #	Note Rate	Orig Princ Bal	Settlement Prin Bal	Purch Price	Sched Paid To Date	Actual Paid To Date	First Due Date	PFI Payment	Serv Fee	FHLB Premium Cdc	Prin Pdc	# Days Int	Interm Int	Net Proceed	LRA	Risk Adj	Occ CD
Thomas, Jerry	40404040	6.500%	150,000.00	150,000.00	100.99104%	3/1/2006	3/1/2006	4/1/2006	948.10	0.25%	1,486.56	151,486.56	29	755.21	152,241.77	0.00	0.00	1
Sub Total:				150,000.00							151,486.56	755.21	152,241.77	0.00				
Grand Total:				150,000.00	100.9910%						151,486.56	755.21	152,241.77	0.00				

Click Print

The current status of the MDC is shown on the "MDC Information" page.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM

Username : Elaine Davis
Login at: 3/30/2006 10:19:33 AM

Loan Acquisition System

MDC Information

Commit Number	2042	Current Status:	CERTIFIED AND DELIVERED
MCC ID:	60400	MCC Commitment Amount:	\$5,000,000
Current Commitment Amount:	\$150,000.00	Product Type:	CDNY-30YR
Original Commitment Amount:	\$150,000.00	Trade Date:	3/1/2006
Delivery Option:	14	Servicing Fee:	25 bp
Settlement Date:	3/30/2006	Expiration Date:	3/30/2006
Servicer:	Demo Bank	Document Custodian:	Demo Bank
FHLB Received Confirmation?:	No	PFI Name:	Demo Bank
		Remittance Type:	S/S

MDC Funding Information

Commitment Amount	\$150,000.00
Variance	\$10,000
Amount Allocated	\$150,000.00

No Pair-off Information

MDC Pricing Information

Base Price and Rate indicated in Bold

Note Rates	Prices
6.25	100.05947
6.375	100.55166
6.5	100.99104
6.625	101.37776
6.75	101.76448

MDC Activities

Schedule of Mortgages Funding Schedule

[Run Report](#) [Download](#)

[Add Comment](#) Comments:

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The MDC can now be funded on the settlement date.

MODULE IX USING THE SEARCH FUNCTION IN LAS

The search function in LAS allows you to pull information from the system in a quick and manageable fashion. You can search by MCC level, MDC level, or loan level.

STEP ONE: USING THE QUICK SEARCH FEATURE

If you know the specific loan number, MCC number, or MDC number you would like to look up, the easiest way to access it is by using the Quick Search Feature. Simply enter the Loan, MCC, or MDC number you would like to view, and LAS will take you directly to the information page.

The screenshot shows the FHLBI Mortgage Purchase Program interface. The top navigation bar includes the FHLBI logo, the text "FEDERAL HOME LOAN BANK OF INDIANAPOLIS", and "MORTGAGE PURCHASE PROGRAM". The user's name "Thomas Kramer" and login time "3/30/2006 11:29:42 AM" are displayed in the top right. The main content area is titled "Master Review for Demo Bank" and "Master Commitment Contracts". A table displays the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
80400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

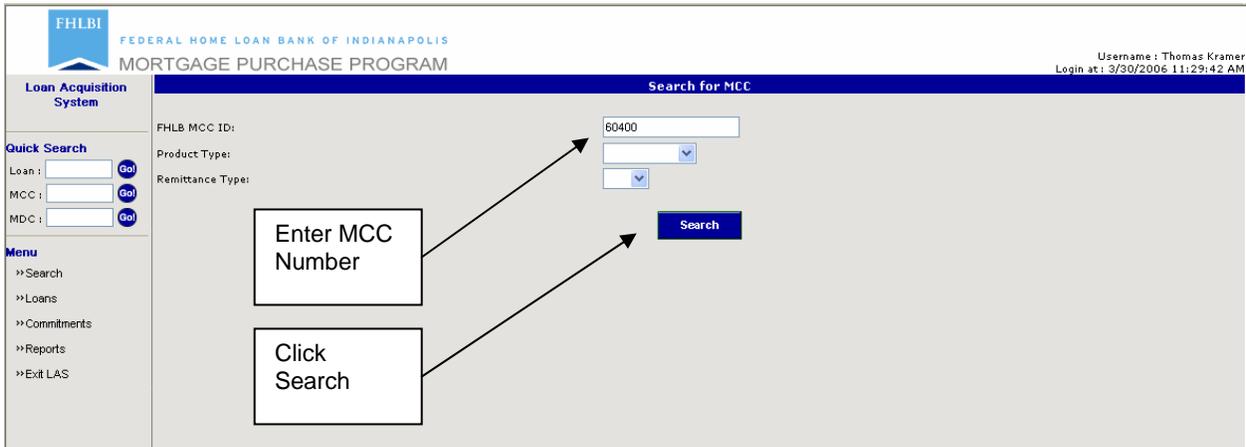
On the left side, there is a "Quick Search" section with input fields for "Loan:", "MCC:", and "MDC:", each followed by a "Go" button. A "Menu" section below it lists "Search", "Loans", "Commitments", "Reports", and "Exit LAS". A text box with an arrow points to the "Go" buttons, containing the text: "Enter the Loan, MCC, or MDC Number and Click Go."

STEP TWO: SEARCHING MCCs

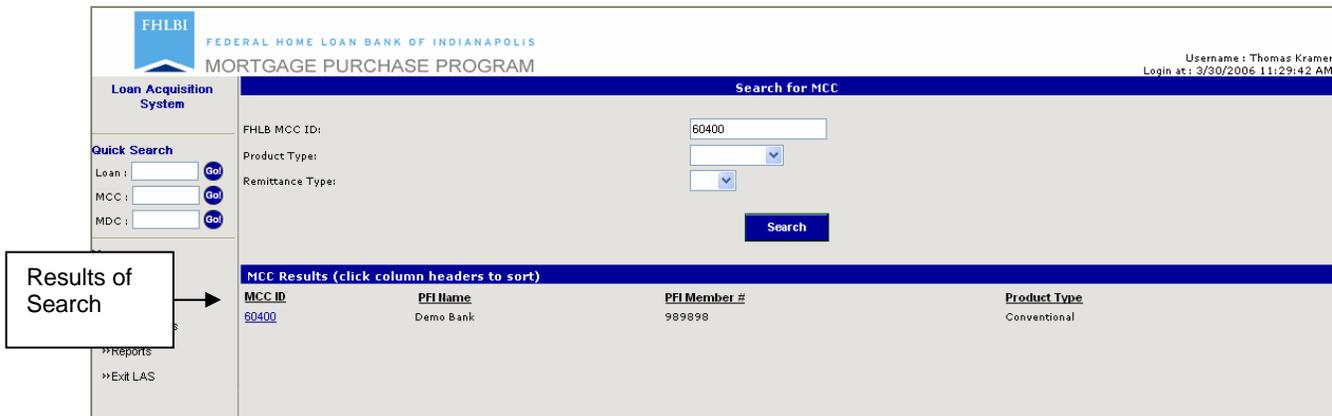
From the main navigation bar, rollover Search, and click "MCCs"

The screenshot shows the same FHLBI Mortgage Purchase Program interface. The "Quick Search" section is now empty. The "Menu" section shows the "Search" option highlighted, with a dropdown menu open showing "MCCs", "MDCs", and "Loans". A text box with an arrow points to the "MCCs" option, containing the text: "Roll over Search and click MCCs".

This will bring you to the "Search for MCC" page which allows you to search by MCC number, product type (Conventional or FHA), or remittance type (Scheduled/Scheduled or Actual/Actual, if applicable). Enter search criteria and click "Search."



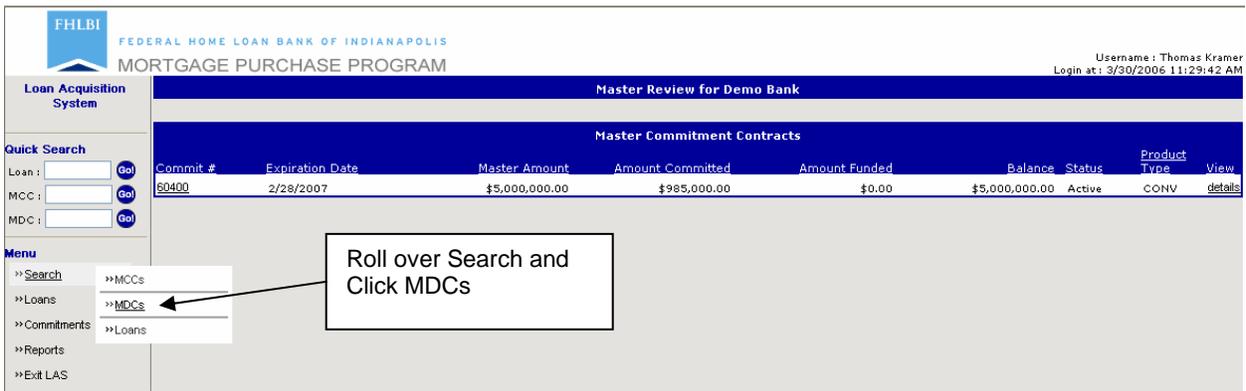
This will pull up the corresponding search results. To view additional information, click on the MCC number.



The MCC Information page displays information such as amount, trade limit, SMI premium, LRA amount, remittance type, etc.

STEP THREE: SEARCHING MDCs

Begin by rolling over "Search" and clicking MDCs.



The “Search for MDC” page allows you to perform a variety of different searches including searching by MDC ID, trader name, settlement date, expiration date, and product type. Depending on how much information you enter, your search can become specific—see below.

For example, if Thomas Kramer wants to pull all the trades he made that settle during April of 2006, he can search just by entering his first and last name, as well as the appropriate dates to narrow his search. After entering the information, he would click on “Search.”

The screenshot shows the 'Search for MDC' interface. On the left, there is a 'Quick Search' section with fields for Loan, MCC, and MDC, each with a 'Go!' button. The main search area contains the following fields:

- MDC ID:
- Trader Last Name: (Callout: Enter Last and First Name)
- Trader First Name: (Callout: Enter Last and First Name)
- Settlement Date: from to (Callout: Enter dates)
- Expire Date: from to
- Product: (dropdown)
- Remittance Type:

A blue 'Search' button is located below the main search area. A callout 'Click on Search' points to this button.

The search below shows all trades Thomas Kramer made that settle in April.

The screenshot shows the search results page. The search criteria are the same as in the previous screenshot. Below the search form is a table of results:

MDC Results (click column headers to sort)						
ID	PFI Name	Expire Date	Settle Date	Trader	Product	Status
2043	Demo Bank	4/11/2006	4/11/2006	Kramer, Thomas	CONV-15YR	Active
2044	Demo Bank	4/17/2006	4/17/2006	Kramer, Thomas	CONV-30YR	Active
2047	Demo Bank	4/4/2006	4/4/2006	Kramer, Thomas	CONV-15YR	Active

A callout 'Results of Search' points to the table.

In time, the above list of trades will grow, and it might be necessary to narrow the search further. For instance, Thomas Kramer may wish to view all trades he made for 15 year product that will settle in May 2006. He would enter his last name, enter his first name, enter the settlement dates, choose conventional 15 year product, and click on “Search.”

STEP THREE: SEARCHING LOANS

To access the search loans function, click on “Search Loans” from the main navigation bar.

The screenshot shows the FHLBI Mortgage Purchase Program interface. The top navigation bar includes the FHLBI logo, the text 'FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM', and the user information 'Username: Thomas Kramer Login at: 3/30/2006 11:29:42 AM'. Below the navigation bar, there are two main sections: 'Master Review for Demo Bank' and 'Master Commitment Contracts'. The 'Master Commitment Contracts' section displays a table with the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

On the left side, there is a 'Quick Search' section with input fields for 'Loan:', 'MCC:', and 'MDC:', each with a 'Go!' button. Below this is a 'Menu' section with options: '>>Search', '>>Loans', '>>Commitments', '>>Reports', and '>>Exit LAS'. A callout box with the text 'Roll over Search and Click Loans' has an arrow pointing to the '>>Loans' option in the menu.

Much like the “Search for MDC” page, the “Search for Loans” page allows you to perform a variety of different searches, which can be as broad or concise as you choose. You can search by loan ID number, MDC number (which pulls up all loans allocated to a particular MDC), product type, note rate, borrower first and last name, upload date, MCC number, loans with errors, unallocated loans, allocated loans, funded loans, locked loans, foreclosed loans, or delinquent loans. You can also use these search items together to fine tune a search. For instance, Thomas Kramer wishes to view all loans with a note rate between 5.75% and 6.00% that are on the system, he would specify the appropriate rates and then click on “Search.”

The screenshot shows the 'Search for LOAN' page in the FHLBI Mortgage Purchase Program. The top navigation bar is identical to the previous screenshot. The main content area contains a search form with the following fields and options:

- PFI Loan ID: [input field]
- MDC ID: [input field]
- FHLB MCC ID: [input field]
- Product Type: [dropdown menu]
- Note Rate: [input field] 5.75 to [input field] 6
- Borrower First Name: [input field]
- Borrower Last Name: [input field]
- Date Uploaded into LAS: [input field] to [input field]
- Loans with errors:
- Unallocated Loans:
- Allocated Loans:
- Funded Loans:
- Locked Loans:
- Foreclosed Loans:
- Delinquent Loans:

On the left side, there is a 'Quick Search' section with input fields for 'MDC:' and 'Go!'. Below this is a 'Menu' section with options: '>>Search', '>>Loans', '>>Commitments', '>>Reports', and '>>Exit LAS'. A callout box with the text 'Enter Rate Range' has an arrow pointing to the 'Note Rate' input field. Another callout box with the text 'Click Search' has an arrow pointing to the 'Search' button.

The results of this search are shown at the bottom of the screen.

FHLBI FEDERAL HOME LOAN BANK OF INDIANAPOLIS
MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/30/2006 1:50:36 PM

Loan Acquisition System Search for LOAN

Quick Search

Loan:

MCC:

MDC:

Menu

>> Search

PFI Loan ID:

MDC ID:

Product Type:

Note Rate: 5.75 to 6

Borrower First Name:

Borrower Last Name:

Date Uploaded into LAS: to

FHLB MCC ID:

Loans with errors

Unallocated Loans

Allocated Loans

Funded Loans

Locked Loans

Foreclosed Loans

Delinquent Loans

LOAN Results (click column headers to sort) 1 through 4 of 4 total records displayed

<u>Loan ID</u>	<u>PFI Name</u>	<u>MDC ID</u>	<u>Status</u>	<u>Last Name</u>	<u>First Name</u>	<u>Note Rate (%)</u>	<u>Product</u>	<u>Settlement Balance</u>
100	Demo Bank		no errors	Thompson	Dennis	6	CONV-30YR	\$170,190.00
102	Demo Bank		no errors	Smith	Sheila	6	CONV-30YR	\$139,860.62
103	Demo Bank		no errors	James	Timothy	6	CONV-30YR	\$252,240.61
104	Demo Bank		no errors	Tate	Dale	5.875	CONV-30YR	\$263,460.36

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To further narrow the search, additional parameters could be entered into any of the fields at this point. Clicking search will display the updated results.

MODULE X RUNNING REPORTS IN LAS

The reporting function in LAS was designed to provide helpful information in a report format that is easy to print. You will find that much of the information available through the reporting function can also be obtained through various screens in the master review; however, the reporting functionality allows for ease of both access and printing. There are three main types of reports you can pull: MCC aging reports, MDC aging reports, and PFI daily activity reports.

STEP ONE: RUNNING THE MCC AGING REPORT

To run the MCC aging report, Roll over Reports and click “MCC Aging Report”

The screenshot shows the FHLBI Loan Acquisition System interface. The top navigation bar includes the FHLBI logo, the text 'FEDERAL HOME LOAN BANK OF INDIANAPOLIS MORTGAGE PURCHASE PROGRAM', and the user information 'Username: Thomas Kramer Login at: 3/30/2006 1:50:36 PM'. The main content area is titled 'Master Review for Demo Bank' and contains a table of 'Master Commitment Contracts'. The table has columns for Commit #, Expiration Date, Master Amount, Amount Committed, Amount Funded, Balance, Status, Product Type, and View. A single row is visible with Commit # 60400, Expiration Date 2/28/2007, Master Amount \$5,000,000.00, Amount Committed \$985,000.00, Amount Funded \$0.00, Balance \$5,000,000.00, Status Active, and Product Type CONV. On the left side, there is a 'Quick Search' section with input fields for Loan, MCC, and MDC, each with a 'Go' button. Below that is a 'Menu' section with options: Search, Loans, Commitments, Reports, and Exit LAS. The 'Reports' option is expanded, showing a sub-menu with 'MCC Aging Report', 'MDC Aging Report', and 'Other Reports'. A callout box with the text 'Roll over Reports and Click on MCC Aging Report' has an arrow pointing to the 'MCC Aging Report' option in the sub-menu.

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

This will bring you to the “MCC Aging Reports” screen. In the drop down box, select whether you’d like to include all, active, inactive, or closed MCCs, and click Run Report.

The screenshot shows the FHLBI Loan Acquisition System interface for the 'MCC Aging Reports' screen. The top navigation bar is the same as in the previous screenshot. The main content area is titled 'MCC Aging Reports'. On the left side, there is a 'Quick Search' section with input fields for Loan, MCC, and MDC, each with a 'Go' button. Below that is a 'Menu' section with options: Search, Loans, Commitments, Reports, and Exit LAS. The 'Reports' option is expanded, showing a sub-menu with 'MCC Aging Report', 'MDC Aging Report', and 'Other Reports'. In the main content area, there is a 'Status' dropdown menu with 'All' selected. Below the dropdown menu is a 'Run Report' button. Two callout boxes are present: one with the text 'Select Desired Status' and an arrow pointing to the 'Status' dropdown menu, and another with the text 'Click on Run Report' and an arrow pointing to the 'Run Report' button.

This will pull up the MCC report that displays information about your total MCCs that expire within the given range. See example below.

MCC AGING REPORT FOR Demo Bank 3/30/2006 2:18:51 PM										
MCC STATUS	MCC_CLOSE_DATE	MCC_EXPIRATION_DATE	PFI NAME	FHLB MCC IDENTIFIER	MCC_CREATION_DATE	MASTER_AMT (a)	MDCs FUNDED (b)	UNFUNDED AMOUNT (c) (a-b)	COMMITTED BUT NOT FUNDED (d) (e+f)	REMAINING AMOUNT (g) (c-d)
Active	02/28/2007	2/28/2007	Demo Bank	60400	02/28/2006	\$5,000,000	\$0.00	\$5,000,000.00	\$985,000.00	\$4,015,000.00
Subtotal:						\$5,000,000	\$0.00	\$5,000,000.00	\$985,000.00	\$4,015,000.00

[Print](#)

(b) Settlement balances of MDCs funded
 (e) "Delivered" and "Certified and Delivered" MDC settlement balances
 (f) MDC amounts committed but not yet delivered

STEP THREE: RUNNING THE MDC AGING REPORT

The MDC aging report summarizes the current status, expiration information, and remaining balances of all active MDCs on a particular business date. To run the report, roll over "Reports" and click on "MDC Aging Report" from the main navigation bar.

The screenshot shows the FHLBI Mortgage Purchase Program interface. On the left is a navigation menu with options: Search, Loans, Commitments, Reports, and Exit LAS. The 'Reports' option is expanded, showing sub-options: MCC Aging Report, MDC Aging Report, and Other Reports. An arrow points from a text box 'Click on MDC Aging Report' to the 'MDC Aging Report' option. The main content area displays a table titled 'Master Commitment Contracts' with the following data:

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

See example of an MDC aging report below.

MDC AGING REPORT FOR Demo Bank 3/30/2006 2:21:28 PM									
MDC ID	EXPIRATION	SETTLEMENT DATE	CURRENT STATUS	COMMITTED AMT	AMT ALLOC	REMAINING BAL	PRODUCT	BASE PRICE(%)	BASE RATE(%)
MCC: 60400									
2042	3/30/2006	3/30/2006	Certified and Delivered	\$150,000	\$150,000.00	\$0.00	CONV-30YR	100.05947	6.250
2047	4/4/2006	4/4/2006	Active	\$200,000	\$0.00	\$200,000.00	CONV-15YR	100.06024	6.000
2043	4/11/2006	4/11/2006	Active	\$135,000	\$0.00	\$135,000.00	CONV-15YR	100.63446	6.000
2044	4/17/2006	4/17/2006	Active	\$500,000	\$0.00	\$500,000.00	CONV-30YR	98.72390	6.000

[Print](#)

STEP FOUR: RUNNING DAILY ACTIVITY REPORTS

Begin by rolling over Reports and clicking "Other Reports."



FEDERAL HOME LOAN BANK OF INDIANAPOLIS
MORTGAGE PURCHASE PROGRAM

Username: Thomas Kramer
Login at: 3/30/2006 1:50:36 PM

Master Review for Demo Bank

Loan Acquisition System

Quick Search

Loan: [Go](#)

MCC: [Go](#)

MDC: [Go](#)

Menu

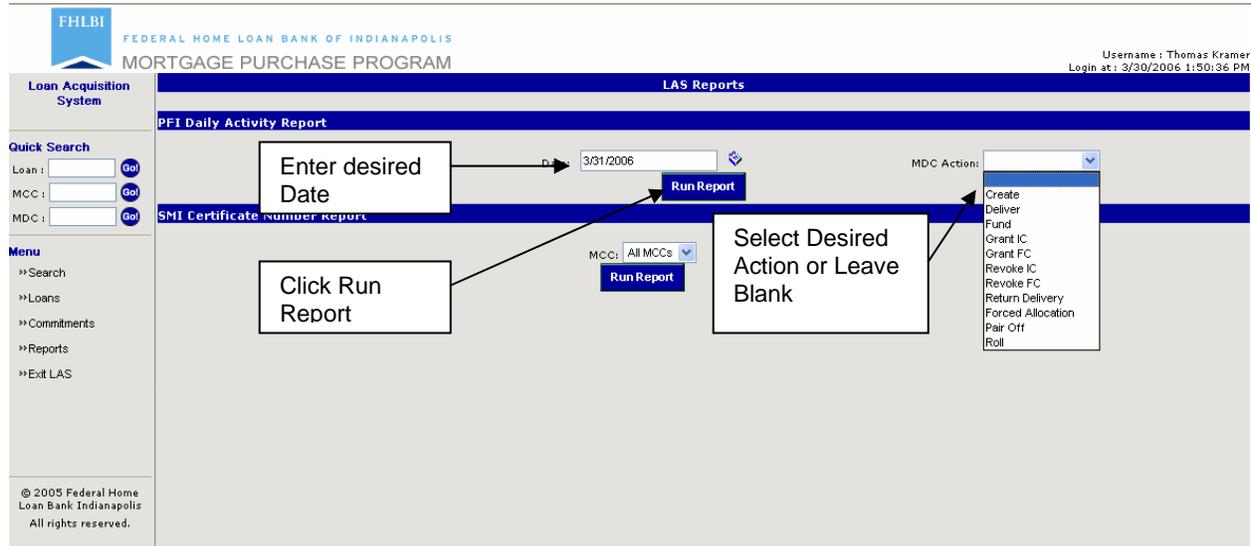
- >> Search
- >> Loans
- >> Commitments
- >> Reports
 - >>> MCC Aging Report
 - >>> MDC Aging Report
 - >>> Other Reports
- >> Exit LAS

Master Commitment Contracts

Commit #	Expiration Date	Master Amount	Amount Committed	Amount Funded	Balance	Status	Product Type	View
60400	2/28/2007	\$5,000,000.00	\$985,000.00	\$0.00	\$5,000,000.00	Active	CONV	details

Click on Other Reports

This will bring up the "LAS Reports" screen. From here, you can run reports on MDCs that were created, delivered, or funded. You can also run reports on initial certifications, or revoked certifications. Other options include return delivery reports, forced allocation reports, pair off reports, and roll reports. These functions are particularly important for a manager to check work that was assigned. For instance, you could check all of the activity on LAS for a day you were not in the office. To do this, you would input the date you wish to run the report for and you would leave the MDC Action drop down menu blank.



Below is an example of this report. It shows that both MDC 2042 and 2043 were created by T. Kramer. No further activity was recorded.

FHLB DAILY ACTIVITY REPORT FOR 03/31/2006											
Date/Time of Report: 3/30/2006 2:49:50 PM											
Create	MDC IDENTIFIER	MDC CREATION DATE & TIME	PFI TRADER NAME	MDC COMMITTED AMT	MDC EXPIRATION DATE	BASE NOTE RATE	MDC PURCHASE PRICE	PRODUCT	PRICING TYPE	MDC CURRENT STATUS	BEFIT TYPE
PFI Demo Bank											
MCC : 60400											
	2042	3/1/2006 11:19:02 AM	Kramer T	\$150,000	3/30/2006	6.250	100.05947	CONV-30YR	Note Rate	Active	S/S
	2043	3/1/2006 11:18:12 AM	Kramer T	\$135,000	4/11/2006	6.000	100.63446	CONV-15YR	Note Rate	Active	S/S
Subtotal:				\$285,000							
DELIVERED : NO ACTIVITY RECORDED											
FUNDED : NO ACTIVITY RECORDED											
INITIAL CERTIFICATION : NO ACTIVITY RECORDED											
FINAL CERTIFICATION : NO ACTIVITY RECORDED											
REVOKED IC : NO ACTIVITY RECORDED											
REVOKED FC : NO ACTIVITY RECORDED											
RETURN DELIVERY : NO ACTIVITY RECORDED											
FORCED LOAN ALLOCATION : NO ACTIVITY RECORDED											
PAIR-OFF : NO ACTIVITY RECORDED											
ROLL : NO ACTIVITY RECORDED											
---end of report---											
Print											

Appendix A
Excel File Format

Loan Delivery File Layout

LAS Version 2.3.2

Last Revision: 8/10/2007

Column Number	FHLB Field Name	Format	Description	Logic/Edits	Error Type
1	Commitment Number	9(6)	This number will be assigned to the Lender at the time a Mandatory Commitment is executed	Must be blank or a valid commitment number	Fatal
2	Group Number	9(6)	Group Number is equivalent to Master Commitment Contract Number	There are no edits against this field at this time	
3	Seller Number	9(9)	FHLB assigned member number	Must exist and match member number	Fatal
4	Servicer Number	9(9)	FHLB assigned servicer number	Must exist and match commitment if present	Fatal
5	Remittance Type	9(1)	optional, ignored.		
6	Product Type	9(2)	See attached list for codes.	Must exist	Fatal
7	Loan Type	9(2)	See attached list for codes.		Fatal
8	Loan Purpose	X(1)	See attached list for codes.	Must exist	Fatal
9	Asset Verification Indicator	X(1)	N = No, Y = Yes	Must exist for CONV Purchase Loans	Fatal
10	Lender Loan #	X(15)	Lenders unique loan number	Must exist and be unique by Seller Number	Fatal
11	Property Address	X(32)	Property Address	Must exist	Fatal
12	City	X(50)	Property City	Must exist	Fatal
13	Postal State	X(2)	Property Postal State	Must exist and be a valid state code	Fatal
14	Zip Code	9(9)	Property Zip Code	Must exist and be either 5 or 9 digits	Fatal
15	Occupancy Code	X(1)	See attached list for codes.	FHA: Must be P. Others Fatal Error Conv: Must be P, I or S. Others Fatal Error	Fatal
16	Property Type	9(2)	See attached list for codes.	Must exist	Fatal
17	Documentation Type	X(1)	See attached list for codes.	Must exist	Fatal
18	Appraisal Type	9(2)	See attached list for codes.	Must exist	Fatal
19	Prepayment Penalty Indicator	X(1)	N= No, Y= Yes	Default to N	
20	Self Employed Borrower Indicator	X(1)	N= No, Y= Yes	Must exist for CONV Loans	Fatal
21	Temporary Buy-downs	9(1)	See attached list for codes.		Warning
22	Number of Units	9(1)	Must be >=1 <= 4	FHA: Warning Error. Conv: Fatal Error	Fatal
23	Third Party Origination	X(1)	N= No, Y= Yes	Can be left blank	
24	Original LTV Ratio	9(3)	Whole number (0 decimal places, rounded up) for conventional loans	Orig. Loan Amount/ (lesser of Appraisal Amount or Purchase Price) Round result to upwards to nearest whole percentage.	Fatal
25	CLTV	9(3)	Whole number (0 decimal places, rounded up) for conventional loans	Sum of simultaneous second and Original Loan Amount divided by lesser of Sale Price or Appraised Value CLTV cannot exceed 95% If CLTV(25) > LTV(24) must have Second Lien Amount (26)	Fatal

26	Second Lien Amount	9(9).9(2)	Dollar amount of simultaneous second lien	Must exist if CLTV(26) > LTV(25); If > 0 must populate LTV(25)	Fatal
27	MI Code	9(2)	See attached list for codes.	Must exist for CONV with LTV>80%	Fatal
28	Note Rate	9(2).9(4)	Gross Mortgage Note Rate	Must exist	Fatal
29	First Payment Date	MM/DD/YYYY	Due date of first regularly scheduled payment	Must exist; must not be greater than third month past settlement month if Product Type is 2 or 3, second month if Product Type not 2 or 3	Fatal
30	Original Loan Amount	9(9).9(2)	May not exceed Statutory GSE Limits	Must exist within allowable limits.	Fatal
31	Constant P&I	9(9).9(2)	Principal and Interest	Must be accurate based on term, rate and loan amount	Fatal
32	Settlement Date Principal Balance	9(9).9(2)	Loan balance after application of payment due on first of settlement month. (May be projected)	Amortize loan a number of months equal to Settlement Date minus Last paid Installment. Must be greater than 0.	Fatal
33	Date Actual Paid To	MM/DD/YYYY		Must Exist and cannot show delinquency	Fatal
34	Current Balance	9(9).9(2)	Loan balance after receipt of the Last Paid Installment	Calculate balance using note rate, term , PI and Orig. Loan Amount. Must be greater than 0.	Fatal
35	Percent MI Coverage	9(3)	N/A For FHA	If Product Type =3 and LTV>80% then show required coverage. Wrong coverage is Warning Error. Blank or "0" is Fatal Error	Warning or Fatal
36	MI Certificate #	X(10)	N/A For FHA	If Product Type = 3 and LTV >80% must exist	Warning
37	Project Type	X(1)	See attached list for codes.	Invalid value results in warning error.	Warning
38	Special Feature Code 1	X(50)	Special Feature Codes may be placed in any of these fields.	Special Feature Codes may be placed in any of these fields.	
39	Special Feature Code 2				
40	Special Feature Code 3				
41	Special Feature Code 4				
42	Special Feature Code 5				
43	Special Feature Code 6				
44	AVM Code	9(2)	See attached list for codes.	Must exist if Appraisal Type is AVM; Must not exist if Appraisal Type is not AVM	Fatal or Warning
45	Amortization Term	9(3)	In months the term used to calculate the PI payment	Must exist	Fatal
46	FHA Section of Act	X(5)	See attached list for codes.	If Product Type = 1 then section code must exist	Warning
47	Borrower Race	9(1)	See attached list for codes. Can include a delimited string	Must exist	Warning
48	Co-Borrower Race	9(1)	See attached list for codes. Can include a delimited string	Valid code must exist if number of borrowers >1	Warning
49	Borrower Gender	9(1)	See attached list for codes.	Must exist. defaults to 3	Warning
50	Co-Borrower Gender	9(1)	See attached list for codes.	Must exist if number of borrowers >1 defaults to 3	Warning
51	Age Borrower	9(2)	Age of Borrower in years Changed in version 2.2.7 to optional	Must exist and be >= 18 and <= 99, Either Age or DOB must be present	Fatal
52	Age Co-Borrower	9(2)	Age of Co-borrower in years Changed in version 2.2.7 to optional	Must exist and be >= 18 and<= 99 if # Bwrs > 1	Warning
53	First Time Homebuyer	X(1)	N= No, Y= Yes		Fatal
54	Number Borrowers	9(2)	Number of Borrowers	Must be >=1. If Co-borrower information exists, warning generated if <= 1.	Fatal
55	No. Bedrooms Unit 1	9(1)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code = I and # units >= 1 OR Occ Code = P and # units >= 2	Fatal
56	No. Bedrooms Unit 2	9(1)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code =I and # units >= 2 OR Occ Code =P and # units >= 3	Warning
57	No. Bedrooms Unit 3	9(1)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code = I and # units >= 3 OR Occ Code =P and # units >= 4	Warning
58	No. Bedrooms Unit 4	9(1)	Applies to non-owner occupied units	Must exist if Occ Code = I and # units =4	Warning

59	Eligible Rent - Unit 1	9(5)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code =I and # units >= 1 OR Occ Code =P and # units >= 2	Warning
60	Eligible Rent - Unit 2	9(5)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code =I and # units >= 2 OR Occ Code =P and # units >= 3	Warning
61	Eligible Rent - Unit 3	9(5)	Applies to non-owner occupied units FHA and Conventional Loans	Must exist if Occ Code = I and # units >= 3 OR Occ Code =P and # units >= 4	Warning
62	Eligible Rent - Unit 4	9(5)	Applies to non-owner occupied units	Must exist if Occ Code = I and # units =4	Warning
63	Monthly Debt Expense	9(5)	Combined debt for all borrowers (excludes housing expenses).	Must be >= 0	Warning
64	Monthly Income	9(6)	Combined income for all borrowers	Must be > Monthly Debt and > P&I	Fatal
65	Appraisal Amount	9(9).9(2)		Must be > 0	Fatal
66	Purchase Price	9(9)		Must exist if Loan Purpose = P	Fatal
67	Date Mortgage Note	MM/DD/YYYY	Must be in second month preceding first payment date	Must be valid date	Fatal
68	Borrower Last Name	X(35)		Must exist	Fatal
69	Borrower First Name	X(25)		Must exist	Fatal
70	Borrower Middle Initial	X(1)			
71	Borrower Suffix	X(4)			
72	Borrower Social Sec #	9(9)		Must exist with 9 digits	Fatal
73	Borrower Credit Score	9(3)	FICO score or equivalent. Use 111 if no score computed	Must be > 400 < 900 except 111	Fatal
74	Co-Borrower Last Name	X(35)		Must exist if # borrowers >1	Fatal
75	Co-Borrower First Name	X(25)		Must exist if # borrowers >1	Fatal
76	Co-Borrower Middle Initial	X(1)			
77	Co-Borrower Suffix	X(4)			
78	Co-Borrower Social Sec#	9(9)		Must exist with 9 digits if # borrowers >1	Fatal
79	Co-Borrower Credit Score	9(3)	FICO score or equivalent. Use	Must be > 400 < 900 except 111	Warning
80	MERS Mortgage ID Number (MIN)	X(18)	If lender chooses to register with MERS enter the number	If not blank, number must be unique to all others	Fatal
81	PITI	9(9).9(2)	Borrowers PITI Payment	Must exist	Fatal
82	Scheduled Paid To Date	MM/DD/YYYY		Must exist	Fatal
83	Borrower Ethnicity	9(2)	See attached list for codes.	Must exist	Warning
84	Co-Borrower Ethnicity	9(2)	See attached list for codes.	Must exist if # borrowers >1	Warning
85	Borrower NextGen FICO Indicator	X(1)	N= No, Y= Yes	Must exist if Borrower FICO score is provided	Fatal
86	Co-Borrower NextGen FICO Indicator	X(1)	N= No, Y= Yes	Must exist if # borrowers >1 and Co-Borrower FICO Score is provided	Fatal
87	Borrower DOB	MM/DD/YYYY	Borrower Date of Birth	Must exist	Fatal
88	Co-Borrower DOB	MM/DD/YYYY	Co-Borrower Date of Birth	Must exist if # of borrowers > 1	Warning

6	Product Type
1	FHA
2	VA
3	CONV

7	Loan Type
10	Fixed Rate
11	Buydown
16	ARM
51	5yr Balloon
52	7yr Balloon
999	Not Available

8	Loan Purpose
P	Purchase
R	Rate/Term Refinance
C	Cash-out Refinance

15	Occupancy Code
P	Owner
S	Second Home
I	Investor

16	Property Type
1	Single Family
2	PUD
4	Two Family
6	Condo
9	Three/Four Family
11	Manufactured Housing
12	Cooperative
13	Mixed-Use Property
14	Raw Land or Non-Residential
99	Not Available

17	Documentation Type
C	No Employment/Income Verification
E	No Asset/Employment/Income Verification
N	Not Available
V	Verbal Verification of Employment (VVOE)
W	One Paystub Obtained
X	11 Months or less Income & Employment Verified
Y	12 to 23 Months Income & Employment Verified
S	Streamline Refi
Z	24 Months Income and Employment Verification

18	Appraisal Type
01	Tax Assessment
02	Broker Price Opinion (BPO)
03	Drive-By Form 704
04	URAR Form 1004
05	Form 2065
06	Form 2055 (Exterior Only)
07	Form 2055 (with Interior Inspection)
08	Approved Automation Valuation Model (AVM)
10	URAR Form1004/Form 2055

21	Temporary Buy Downs
0	NONE
1	1/1
2	2/1
3	3/2/1

27	MI Company Codes
00 or Spaces	No MI
1	Radian Guaranty
4	GE Mortgage Insurance Co.
10	MGIC
11	PMI
12	RMIC
17	United Guarantee
19	Triad Guaranty
20	Other AA MI
21	Lender Paid MI
57	CMG Mtg. Ins. Co.

37	Project Type
Blank	Not Available/Not Applicable
A	FHLMC Condo Type A
B	FHLMC Condo Type B
C	FHLMC Condo Type C
E	FHLMC PUD Type E
F	FHLMC PUD Type F

46 - FHA Sec of Act
184
203b
234c
220d3
247
248
503
703
203
534
734
320
220
520
583
783
203
296
796
797
283
259
759

44	AVM Code
HG	Freddie Mac (HVGGold)
HV	Freddie Mac (Home Value Explorer - HVE)
LS	LSI (LSI Indicator)
MR	MRAC (HPA 2000)
PS	Basis100 (PASS)
AV	C&S Marketing (AVM Select)
CA	Countrywide Home Loans (CAPES)
VS	FNIS (Value Sure)
VP	FARES (ValuePoint PLUS)
OT	Other

47, 48	Race Codes
1	American Indian or Alaska Native
2	Asian
3	Black or African American
4	Native Hawaiian or other Pacific Islander
5	White
6	Data Not Provided - mail, telephone, or internet applicator
7	Not Applicable

49, 50	Gender Codes
1	Male
2	Female
3	Data Not Provided
4	Not Applicable

83,84	Ethnicity Codes
1	Hispanic or Latino
2	Not Hispanic or Latino
3	Data Not Provided - mail, telephone, or internet application
4	Not Applicable

Appendix B
Form for Signing up Users

