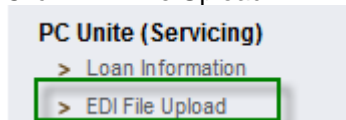


MILAR TECHNICAL FAQ

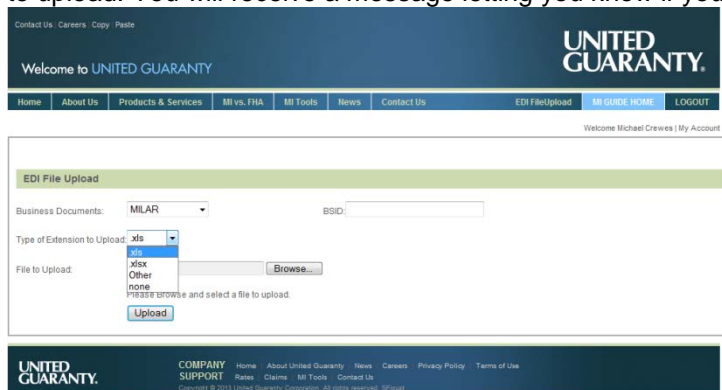
United Guaranty does not require the use of MILAR. If you choose to use MILAR, following are some questions and their answers to make your submission run smoothly for you.

1. How do I to submit MILAR data?

- Sign in to United Guaranty's MI Guide[®] using your user name and password.
- Go to the PC Unite[®] application on the left of the screen.
- Click "EDI File Upload."



- In the drop-down box, select the type of report you want to upload and drag and drop the file you want to upload. You will receive a message letting you know if your upload was successful or not.

A screenshot of the 'EDI File Upload' form within the United Guaranty MI Guide. The form includes a 'Business Documents' dropdown menu set to 'MILAR', an 'SSID' input field, a 'Type of Extension to Upload' dropdown menu set to 'xls', and a 'File to Upload' section with a 'Browse...' button. Below the 'File to Upload' section, there is a note: 'PRESS BROWSE and select a file to upload.' and an 'Upload' button. The page header shows 'Welcome to UNITED GUARANTY' and the footer includes 'UNITED GUARANTY COMPANY SUPPORT' and various navigation links.

In addition, MILAR can be submitted using your current method of submitting loss mitigation workout reporting.

2. Where can I find the new required data fields required for MILAR compared to the MI Industry Workout Report?

The new data fields can be found at the end of the template, columns FD through FM. An additional enumeration, "Removal Code," has been added to column M.

3. What is United Guaranty's preferred delivery format?

The preferred format is Pipe Delimited. A comma-separated values (CSV) file is not acceptable as many text values may have commas in the data.

4. What does the title notation "Enumerations Tab" mean?

The Enumerations Tab was added to the template for certain data fields. This is where you will find the reporting codes for Service Bureaus (Column AR), Reason for Delinquency (Column CA), and Workout Program (Column CS). Updates to enumerations will be notated at the top of the Template as "Enumerations as of month year" to alert you of any updates, for example, new workout program codes.

5. How do I indicate that a loan does not have any workout activity or is performing?

If there is no workout activity or the loan is performing, then columns CN through EN should be blank, except the **Workout Program Name** (column CS), which should be 99.

6. When should a loan be removed from the report?

- If a loan has been service transferred, the loan has paid-in-full, a claim has been paid, the loan has been deemed a charge-off/uncollectable, or MI coverage has been terminated, it can be removed from the report the month after the change is reported.

- Delinquent loans would not be reported as a delinquent loan or loan in a workout the month following the delinquency cure. For retention workouts (cures), the loans would continue to be reported as a performing loan. The loan is not technically being removed from the report, but rather changes from a delinquent loan to a performing loan.
- Loans with a liquidation workout should remain on the report until the month following the claim settlement. For example, if a claim is settled in September, include the loan on the report delivered in October and remove it from the report delivered in November.
- Loans will only be removed from the report after being reported for the following “removal code” reasons:
 - Sold/Servicing Transferred.
 - Paid-in-Full (not REO).
 - A claim has been paid.
 - Charge-off/Loan Uncollectable.
 - MI Coverage terminated.

7. If a loan has both primary and pool with the same MI company, should the loan be on the same row or different rows?

If a loan has both primary and pool coverage with the same MI company, then the information should reside on one row. The row must contain the Primary Certificate Number (C), Contract ID (D), if applicable, and the Pool Certificate Number (E).

8. When are we required to complete the Sub-Servicer fields (AT through BA)?

These fields are only required if the sub-servicer is not responsible for reporting to the MI companies. In this case, the primary servicer would report the loan and complete these fields to indicate that there is a sub-servicer or special servicer involved with the servicing activities for that loan.

9. Is there a preferred naming convention for the files?

The MI companies would like to have a standardized file name so we have added the following naming conventions to the template Instructions tab.

FILE NAMING CONVENTION	
MILAR ReportingYear>_<ReportingMonth>_<ServicerShortName>_<ReportVersion>_<MasterPolicyNumber>.txt	
MILAR	This is text that should be consistent on each monthly submission.
ReportingYear	Four-digit number to indicate year (e.g., 2012).
ReportingMonth	Two-digit number to indicate month (e.g., January would be “01”).
ServicerShortName	Abbreviated name for servicer; must be consistent on each monthly submission.
ReportVersion	Initial submission would always be “01” however if there is a need to regenerate the same report for a given month this number would be incremented.
MasterPolicyNumber	MI Master Policy Number (Note: This may not be required by all MI companies). United Guaranty does not require the Master Policy Number.



QUESTIONS SPECIFIC TO LOAN WORKOUTS

10. How do the various dates relate to each other for each of the workout types on an executed workout?

See Exhibit 1

11. How would a loan with a modification that failed look on the report over time?

See Exhibit 2

12. Do I need to report the workout activity columns for a loan if the Workout Status (CP) did not change from the prior month?

Yes, while the workout information (columns CN through EN) may not change from what was previously reported it should remain on the report. The only exception to this is for Trial Modification Forbearance: the "Borrower current on trial payment (Y/N)" field (EJ) which should be updated on a monthly basis.

13. Which columns should be populated if there has been more than one workout on a loan?

The file should reflect the most recent workout and only the columns that relate to the *most recent* workout should be completed. No data from previous workouts should be on the report.

14. What if the workout status changes more than once during the reporting period?

If the workout status changes more than once during the reporting month, please report the *most recent* workout information only. The template is designed to have only one line per certificate number.

15. How do I identify the appropriate code in field (CS) Workout Program Name?

The template has been updated to include an enumeration tab for all program codes. For any questions regarding custom programs, contact the MI company.

16. If I can't report the Workout Status (CP) of a Trial Period Plan as a "Closed" workout, what should I do?

The MI companies will accept either 2 (Approved) or 3 (Closed) as the Workout Status for a Trial Period Plan. All other Workout Types will require that the workout be closed for it to be recorded as such.

For additional information, contact your United Guaranty Account Executive. For help with technical issues, contact United Guaranty's ReadResource Center® at 877.MI.CHOICE (877.642.1642).

EXHIBIT 1: Examples of how various dates relate to each other for each of the workout types on an executed workout:

Workout Type	Major Data Elements	Definition	Example
Standard Forbearance	Workout Status (CP)	Closed.	3
	Workout Approved Date (CT)	Date the forbearance was approved by all parties.	10/01/2011

Workout Type	Major Data Elements	Definition	Example
	Workout Close Date (CW)	Date all required documents for the forbearance have been signed, executed, and/or recorded in order to finalize, or make the subject workout official.	10/15/2011
	Workout Effective Date (CX)	1st skipped or partial payment due date under the plan.	11/01/2011
	Plan Start Date (EM)	First payment due date under the forbearance plan.	11/01/2011
	Plan End Date (EN)	The last installment due date under the forbearance plan.	02/01/2012 (4 month's forbearance)
Payment Plan	Workout Status (CP)	Closed.	3
	Workout Approved Date (CT)	Date the payment plan was approved by all parties.	09/01/2011
	Workout Close Date (CW)	Date all required documents for the payment plan have been signed, executed and/or recorded in order to finalize, or make the subject workout official.	09/15/2011
	Workout Effective Date (CX)	First payment due under the plan.	10/01/2011
	Plan Start Date (EM)	First payment due date under the payment plan.	10/01/2011
	Plan End Date (EN)	The last installment due date under the payment plan.	04/01/2012 (6 mo. payment plan)
Trial	Workout Status (CP)	Closed.	3

Workout Type	Major Data Elements	Definition	Example
Modification Forbearance	Workout Approved Date (CT)	Date the trial plan was approved by all parties.	09/01/2011
	Workout Close Date (CW)	Date all required documents for the trial plan have been signed, executed, and/or recorded in order to finalize, or make the subject workout official.	09/15/2011
	Workout Effective Date (CX)	1st payment of trial period.	10/01/2011
	Trial Period Begin Date (EG)	Date the modification trial period began.	10/01/2011
	Trial Period End Date (EI)	Last installment due date under the modification trial period.	12/01/2011 (3 mo. trial)
Loan Modification	Workout Status (CP)	Closed.	3
	Workout Approved Date (CT)	Date on which the permanent loan modification was approved by all parties.	12/05/2011
	Workout Close Date (CW)	Date on which all required documents for the permanent loan modification have been signed, executed, and/or recorded in order to finalize, or make the subject workout official.	12/15/2011
	Workout Effective Date (CX)	1st payment date of the newly modified loan (could be a future date). This would also be the date on which any change in the mortgage insurance coverage under the terms of the modification would go into effect.	01/01/2012
Pre-	Workout Status (CP)	Closed.	3

Workout Type	Major Data Elements	Definition	Example
foreclosure Sale	Workout Approved Date (CT)	Date on which the pre-foreclosure sale was approved by all parties.	08/31/2011
	Workout Effective Date (CX)	Date the real estate sale closed.	10/23/2011
	Workout Close Date (CW)	Date all required documents for the pre-foreclosure have been signed, executed, and/or recorded in order to finalize, or make the subject workout official.	10/23/2011
	Pre-foreclosure Sale Closing Date (DE)	Date of pre-foreclosure sale (i.e., Close of Escrow).	10/23/2011
Deed-in-Lieu	Workout Status (CP)	Closed.	3
	Workout Approved Date (CT)	Date the deed-in-lieu was approved by all parties.	09/20/2011
	Workout Close Date (CW)	Date all required documents for the deed-in-lieu have been signed, executed, and/or recorded in order to finalize, or make the subject workout official.	10/23/2011
	Workout Effective Date (CX)	Date the borrower executes the Deed.	10/23/2011
	Date Voluntary Conveyance Accepted (DF)	Date the servicer accepted title to the subject property.	10/23/2011

EXHIBIT 2: Example of how a loan with a modification that failed looks like on the report over time

Activity	Modification request received & review	Modification approved	Modification Closed	Borrower made 1st payment on	Borrower failed to make 2nd payment, so are	Changed workout type to Pre-foreclosure Sale

	started			4/1/12	delinquent as of 5/31/12	
Month (last day)	Jan	Feb	Mar	Apr	May	Jun
Removal Code (M)	00	00	01		00	00
Workout Status (CP)	1	2	3		5	1
Date of Workout Submission (CN)	01/01/2012	01/01/2012	01/01/2012		01/01/2012	06/1/2012
Workout Status Date (CQ)	01/15/2012	02/01/2012	03/01/2012		05/01/2012	06/1/2012
Workout Review Start Date (CR)	01/15/2012	01/15/2012	01/15/2012		01/15/2012	
Workout Approval Date (CT)		02/03/2012	02/03/2012			
Workout Denied Date (CU)						
Workout Failed Date (CV)					05/01/2012	
Workout Close Date (CW)			03/01/2012			
Workout Effective Date (CX)			04/01/2012			

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