



Global Payments Inc. On-line

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Cash Remittances via GPI On-line

You can now remit funds due to Freddie Mac by using GPI on-line available through the Investor AccountingSM (IAM) instead of using the Touch-Tone Phone System. GPI on-line version provides you with the same functionalities currently available on the Multifield Touch-Tone Phone system

Note:

If you experience any technical difficulties when using GPI on-line; and need to remit funds to Freddie Mac, simply refer to the Multifield Touch-Tone Phone procedures to process your remittances.

Benefits

When you use GPI on-line you will be able to:

- Visually inspect your remittances before they are submitted.
- Establish better tracking and control on your daily remittances.
- On-line changing and deleting of remittances, without the need of an operator.

Up and Running in less than five minutes

When you are ready to remit funds to Freddie Mac, simply click on the GPI Interface option on the IAM home page. The GPI on-line interface will be displayed and will prompt you for your GPI Identification Number. You will now be ready to initiate your remittances due to Freddie Mac.

Cutoff Time

You must complete your remittances via GPI on-line by 9:00 p.m. ET one business day before the remittance due date. Late remittances will result in the assessment of late remittance fees.

Types of Payments

GPI on-line enables you to identify payments into three categories:

Non-Payoffs, remittances net of REO and FHA/VA foreclosure interest advance which includes:

- Monthly principal and interest
- Curtailments and reductions in negative amortization
- Proceeds from third-party sales foreclosures
- Reinstatement interest
- Cash adjustments requested by Freddie Mac
- Multifamily remittances

Payoff Proceeds

Multifamily Fees

- Non-compliance
- Interest reimbursement

Functions

Add a New Remittance

GPI on-line provides you with the ability to remit funds due to Freddie Mac in just a few steps:

- Enter the amount due for each payment category.
- Enter your computed two-digit verification code.
- Submit your remittance(s).

If your record is accepted successfully, you will get a four digit verification code by the system. If your transaction is rejected, you will get a message that your record was not added. You can visually inspect the amount(s) entered and revise any of the values displayed on the screen.

Note:

You should refer to the four digit verification code when making an inquiry regarding a remittance.

Tip:

The dollar amount(s) entered should not contain any currency characters (dollar signs or commas).

Display a list of Daily Remittances

GPI on-line displays the daily remittances that you made prior to the cut-off time of 9:00 p.m., ET. On this screen (Current Transactions) you have the ability to change or delete any remittance made on the cut-off date and prior to the cut-off time of 9:00 p.m. ET. Identify the remittance, choose either the Change or Delete option and click on the verification code associated with the remittance that was previously accepted.

GPI on-line also displays daily remittances that you have made within the last five days. To display a list of remittances, including previous remittances, simply click on the All Transactions menu item. You can not change or delete a transaction while in this screen.

Change a Remittance

GPI on-line allows you to change any remittance made prior to the cut-off time of 9:00 p.m. ET. To change a remittance previously accepted, simply click on the Current Transactions menu item, select the Change Option and click on the Verification Code of the record you wish to change. The Change Transaction screen displays. Make any necessary changes to any of the values previously entered, enter your two-digit verification code and click submit. Remember you must get a four digit verification code by the system in order to ensure that the record was changed successfully.

Delete a Remittance

GPI on-line allows you to delete a remittance made prior to the cut-off time of 9:00 p.m. ET. To delete a record previously accepted, simply click on the Current Transactions menu item, select the Delete Option and click on the Verification Code of the record you wish to delete. The Delete Transaction screen displays. Verify that this is the record you wish to delete and click on submit to delete the remittance. A pop up window asks you to confirm the deletion. Click the Cancel button and it will take you back to the Delete Transaction screen. Click OK to delete the remittance. Remember you must get a four digit verification code by the system in order to ensure that the record was deleted successfully.

How to Calculate the two-digit Verification Code

The two-digit verification code is needed to check the accuracy of the reported amounts and to ensure that your record is accepted by the system. You should calculate the verification code prior to making remittances. The two-digit verification code is calculated as follows:

1. Total all digits in each type of payment:
 - a. (non-payoff) $5 + 2 + 0 + 3 + 8 + 7 = 25$
 - b. (payoff) $3 + 0 + 1 + 1 + 3 + 0 = 8$
2. Count the number of digits in each type of payment:
 - a. (non-payoff) $5, 2, 0, 3, 8, 7 = 6$
 - b. (payoff) $3, 0, 1, 1, 3, 0 = 6$
3. Add the totals from Steps 1 and 2 above for each type:
 - a. (non-payoff) $25 + 6 = 31$
 - b. (payoff) $8 + 6 = 14$
4. Add the 2 digit verification code for each type of payment to obtain the verification code for the total call-in:
 - a. (non-payoff) + (payoff) = verification code $31 + 14 = 45$
5. In the above example, if \$8,215.17 consisted solely of payoff proceeds, then the following steps would be used to calculate the last two digits of the verification code:
 - a. Sum of the digits: $8 + 2 + 1 + 5 + 1 + 7 = 24$
 - b. Count number of digits: $8, 2, 1, 5, 1, 7 = 6$
 - c. Add the two numbers together: $24 + 6 = 30$