Requirements for Securitization (using MERS) of Fannie Mae Loans, per Fannie Mae Documents

BORROWER
John Doe
(signed at closing)

NOTE
PAYMENT OBLIGATION

SECURITY INSTRUMENT

MERS IS NAMED AS BENEFICIARY/NOMINEE OF RECORD

SIGNED SECURITY INSTRUMENT RECORDED

COUNTY RECORDERS OFFICE

MCI

ORIGINATOR
Countrywide Home Loans

NOTE
PAYMENT OBLIGATION

SECURITY INSTRUMENT

INTANGIBLE SECURITY OBLIGATION

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Illustrated by Bradley Walker 01/22/2013

PAPER NOTE IS SCANNED INTO SYSTEM, INDORSED IN BLANK, THEN DELIVERED TO CUSTODIAN

NOTE
PAYMENT OBLIGATION

SECURITY INSTRUMENT

NO LONGER SECURED TO TANGIBLE NOTE

INTANGIBLE PAYMENT OBLIGATION IS STRIPPED AND TRANSFERRED ELECTRONICALLY

TANGIBLE PAPER NOTE IS NO LONGER ELIGIBLE FOR NEGOTIATION

Mortgage Electronic Registration Systems i.e. MERS

After the Tangible Obligation (Note) is Registered on MERS, any interests in the Intangible Payment Obligation are tracked

Federal National Mortgage Association AKA Fannie Mae

PAYMENT OBLIGATION

UPON LOAN DEFAULT, OFTEN YEARS LATER

PURPORTED ASSIGNMENT RECORDED

COUNTY RECORDERS OFFICE

Upon Default, a document *PURPORTING* to be an Assignment is Recorded in the Servicer's name with MERS listed as the Assignee.

The purported Assignment transferred NOTHING, as the Intangible Payment Obligation (Debt) has already been stripped from the Tangible Note.

This Recording of Assignment does NOT Memorialize either the Sale or Negotiation of the Tangible Note.

A SECOND INTANGIBLE OBLIGATION IS CREATED BY FANNIE MAE

FannieMae Certificates
PAYMENT OBLIGATION

INTANGIBLE PAYMENT OBLIGATION IS PLEDGED AS COLLATERAL

SECURED BY INTANGIBLE PAYMENT STREAM

FANNIE MAE TRUST

FannieMae Certificates
PAYMENT OBLIGATION

SERVICER OF INTANGIBLE PAYMENTS
Bank of America

SERVICER OF TANGIBLE NOTE
Bank of America

PURPORTED PROPERLY-PERFECTED LIEN

SECURITY INSTRUMENT

CUSTODIAN OF DOCUMENTS
Countrywide Bank

NOTE