Fannie Mae Property 360 REOgram Notification User Guide

Table of Contents

Property 360 REOgram Notification

Purpose

This guide provides an overview of the Property 360™ (P360) REOgram Notification on how to manage the REOgram notification process in (P360). Servicers must review and confirm the REOgram notification in Property 360 within one business day upon receipt of the daily REOgram notification from Property 360 for any Real Estate Owned (REO) property acquired through foreclosure sale or acceptance of a Mortgage Release.

- Property 360 initiates notification to servicers daily for any new event and a weekly notification on properties aged greater than 2 business days
- Servicers must review and resolve any exceptions from the daily notification in Property 360 no later than three business days, if applicable.

P360 replaces the need for servicers to send Fannie Mae an REOgram via Asset Management Network (AMN).

System and Access Requirements

If you are already a registered user for Fannie Mae application(s), make sure your Corporate Administrator has registered you with the appropriate P360 role via Fannie Mae Technology Manager. If not, make sure you have registered and received a username and password credentials from your Corporate Administrator for accessing P360. For additional details, please refer to the Fannie Mae Technology Manager home page.

Below are the roles for the REOgram functionality in P360:

- PROP360-PROD-REOGRAM-DECISION: gives ability to Confirm or Reset REO.
- PROP360-PROD-REOGRAM-READONLY: gives Read Only access.

> **NOTE:** *For optimal use, we recommend using Google Chrome or Microsoft Edge when accessing P360.*

Log in to Property 360

P360 is a Single Sign On (SSO) system. To access P360, follow the steps below:

1. Visit https://property360.fanniemae.com.

2. Enter USERNAME and PASSWORD.

3. Click **Sign On**.

System Log Off

The system automatically logs off after 30 minutes of inactivity. A warning message displays at 28 minutes indicating the upcoming log off. A Session Timeout warning displays as the system shuts down.

> **N O T E :** *Click* **Keep Active** *to keep P360 open or click* **Logout***.*
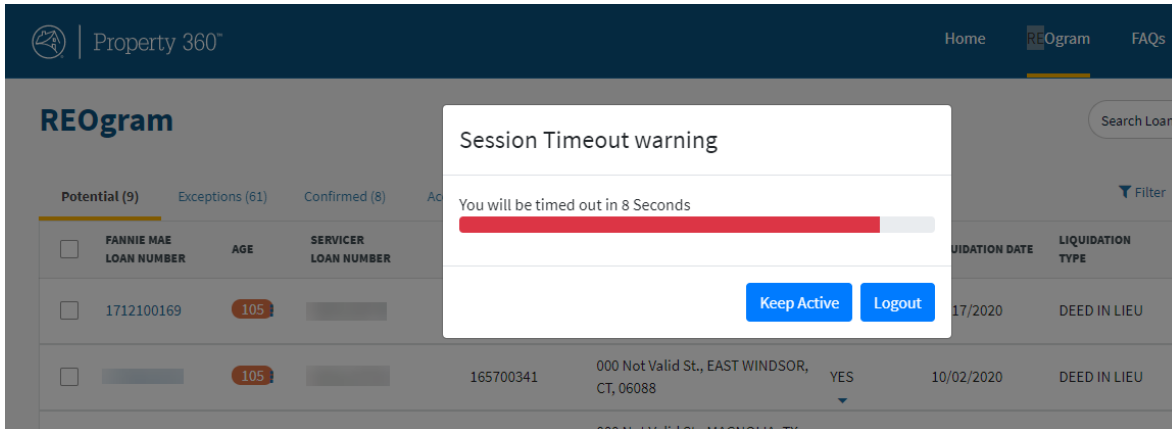
Searching for Properties

Once successfully logged into the application, property data can be accessed through various search options.
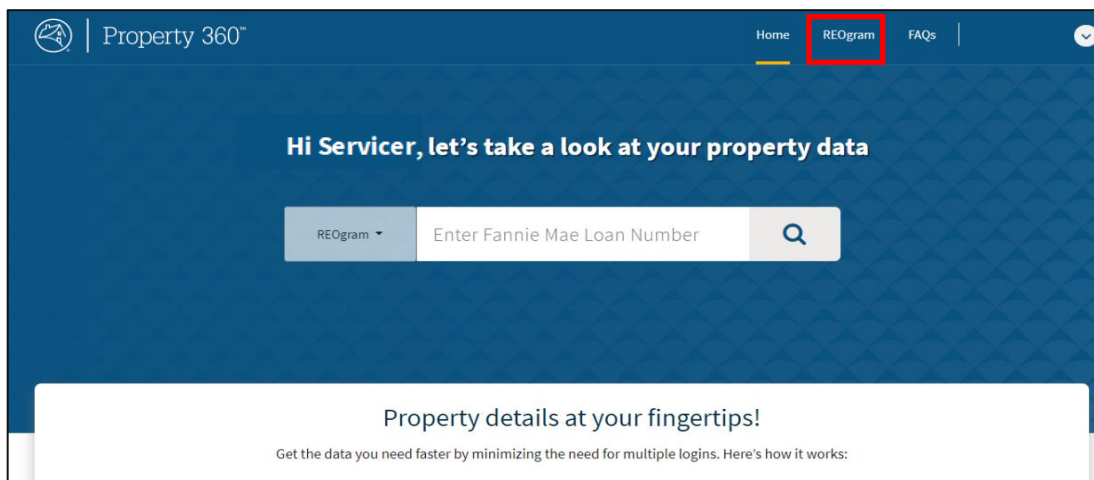
Option 1 - Search from the REOgram Screen

The following is the recommended option to search for a property in P360:

1. On the Home page, click the **REOgram** drop-down.

> **N O T E :** *Search results within the REOgram tab display current workflow status.*

2. In the **Search** field enter the full Fannie Mae Loan Number to view loans in P360.

3. Click the **Magnifying Glass** or press **Enter**.

   NOTE: *If the loan is in P360, the system identifies and displays the loan within the appropriate workflow as shown below.*

   NOTE: *If the loan is not located in P360, the following error message displays:*

Option 2 - Search from the Home Page

The following is the alternate way to search for a property in P360.

1. On the Home page, click the **REOgram** dropdown.
2. In the **Search** field enter the full Fannie Mae Loan Number to view loans in P360
3. Click the **Magnifying Glass** or press the **Enter** key. The Loan Details screen displays the loan information.

   NOTE: *See the Loan Details Screen topic in this guide for more information.*

NOTE: *If the loan is not located in P360, the following error message displays:*

Review Eligible REO Loan List

Servicers must review and confirm the REOgram notification in Property 360 within one business day upon receipt of the daily REOgram notification from Property 360 for any Real Estate Owned (REO) property acquired through foreclosure sale or acceptance of a Mortgage Release.

- Property 360 initiates notification to servicers daily for any new event and a weekly notification on properties aged greater than 2 business days
- Servicers must review and resolve any exceptions from the daily notification in Property 360 no later than three business days, if applicable.

Servicers should access P360 to:

1. Review and manually confirm loans that are in the Potential queue.
2. Review and take corrective actions on loans in Exceptions queue.
3. Review and update loan data.
4. Review loans for REO case information.

Loan data is refreshed daily. Business and system rules validation are completed to identify the loan queue. Loans are identified in the following queues:

- **Potential** – Loans that P360 has identified as possible REO loans.
    - o Liquidated from Servicing Investor Reporting (SIR) with loan action code of 70/72 or from eBoutique (for Reverse loans) with loan action code of 70. Servicers are expected to continue to report the removal activity in Servicer Investor Reporting or in eBoutique (for Reverse loans) the next business day of the foreclosure event.
- **Exceptions** – Loans that have not met all the REO requirements.
    - o See the View Exception Details topic in this guide for a list of the REOgram Exceptions.
- **Confirmed** – Loans that Servicers have manually confirmed as REO loans or that have been auto-confirmed by the system based on the logic below:
    - o DIL confirmation automatically occurs when the difference between the closing date and the DIL and liquidation processing/transaction date in SIR is within 30 calendar days.
    - o REO Foreclosure confirmation automatically occurs when the difference between liquidation processing/transaction date in SIR and Default Reporting Application (DRA) REO/Foreclosure sale event (Attorney reporting date) is within 30 calendar days.
    - o Reverse loans liquidated with 70 action code
- **Accepted** – Loans that have gone through Fannie Mae's batch process and are on-boarded into Fannie Mae REO Inventory.

> **NOTE:** *As part of review and reconciliation, if a loan is not in P360, Servicer should reach out to Fannie Mae via email (npdc_reogram@fanniemae.com) for more information.*

Potential REO Queue

The Potential REO queue displays loans that have passed the business validations and have been identified as eligible REO through Servicer Investor Reporting or eBoutique (for Reverse loans) and are waiting on DIL/DRA data or failed the auto-confirmation logic.

Servicers must identify and confirm those loans that are potential REO to Fannie Mae (in case of auto-confirmation validation failure).

Follow the steps below to identify and confirm appropriate loans:

1. Click the **Potential** Tab.
2. Click the appropriate checkbox(s) for those loans that are REO.
3. Click **CONFIRM**.

NOTE: *To deselect a loan, click the appropriate check mark to the left of the Fannie Mae Loan Number.*

REOgram

4009239199 🔍

Potential (77)   Exceptions (103)   Confirmed (4)   Accepted (4707)   Report Dashboard

▼ Filter   ⬇ Download XLSX ▾

☐	FANNIE MAE LOAN NUMBER	AGE	SERVICER LOAN NUMBER	SERVICER ID	PROPERTY ADDRESS	MI INDICATOR	LIQUIDATION DATE	LIQUIDATION TYPE	FORECLOSURE/DIL ATTORNEY	COMMENT
☑	1701059048	66 ⋮	0038864229	322040253	000 Not Valid St. Test for 23.1, CAPE MAY, NJ, 08204	NO	09/12/2022	FORECLOSURE	KML LAW GROUP, P.C.	☰
☑	4004265520	46 ⋮	9834443	252230009	6533 Coit Rd, SAN JUAN, PR, 00915	YES ▼	12/07/2022	FORECLOSURE	MARTINEZ & TORRES LAW OFFICES, P.S.C.	☰
☑	4017797869	46 ⋮	695563155	246940002	000 Not Valid St., STERLING HEIGHTS, MI, 48312	NO	10/26/2022	FORECLOSURE	DIL/FCL SERVICER CONTACT	☰
☐	4002886005	46 ⋮	596435340	241470032	000 Not Valid St., FOLEY, AL, 36535	NO	10/19/2022	FORECLOSURE	MCCALLA RAYMER LEIBERT PIERCE, LLC	☰
☐	1698534610	46 ⋮	579636577	322040385	000 Not Valid St., JACKSON, MS, 39206	NO	09/30/2022	FORECLOSURE	MCCALLA RAYMER LEIBERT PIERCE, LLC	☰
☐	1740908489	46 ⋮	1821516703	241470334	000 Not Valid St., DELTA, PA, 17314	NO	10/27/2022	FORECLOSURE	DIL/FCL SERVICER CONTACT	☰
☐	4003132137	46 ⋮	0702311135	129020105	000 Not Valid St., GUANICA, PR, 00653	NO	09/22/2022	FORECLOSURE	MARTINEZ & TORRES LAW OFFICES, P.S.C.	☰
☐	4006446514	46 ⋮	621319144	305360007	000 Not Valid St., TUCSON, AZ, 85745	NO	10/17/2022	FORECLOSURE	DIL/FCL SERVICER CONTACT	☰
☐	1704544341	46 ⋮	000000870604178	244080006	000 Not Valid St., BROWNS SUMMIT, NC, 99999	YES ▼	10/19/2022	FORECLOSURE	DIL/FCL SERVICER CONTACT	☰
☐	1704819812	46 ⋮	167841391	248730056	000 Not Valid St., MOBILE, AL, 36618	NO	10/14/2022	FORECLOSURE	DIL/FCL SERVICER CONTACT	☰

Items per page: **10** ▾   1 – 10 of 77 |< < > >|

The Confirm action will move the selected loans to Confirmed tab.

You have selected **3** loans

CONFIRM

Exceptions Queue

The Exceptions queue displays those loans that have not met all the REO requirements. Servicers are expected to take one of the following three actions to remedy the exception:

1. Update data in Investor Reporting or eBoutique (for Reverse loans), HSSN/SMDU.
2. Update Loan Data in P360.
3. Request override in P360 if the Exception is overridable.

Exceptions are classified as either Overridable or Non-Overridable Exceptions. Overridable Exceptions are ones in which Servicers can request the Exception to be Overridden by Fannie Mae or update the underlying data in Fannie Mae source systems such as Investor Reporting or eBoutique (for Reverse loans).

Non-Overridable Exceptions are the ones where Servicers need to take corrective action in Fannie Mae source systems such as Investor Reporting, or eBoutique (for Reverse loans), Loss Mitigation (via SMDU or HSSN).

> **N O T E :** *The full list of Exceptions can be found in the Appendix*

> **N O T E :** *Clicking Exceptions displays the EXCEPTION INFO, CREATED DATE, DECISION DATE, STATUS, COMMENTS, and ACTION.*

> **N O T E :** *Non-Overridable Exceptions must be cleared by taking corrective action in Fannie Mae source systems such as Investor Reporting, or Loss Mitigation (via SMDU or HSSN).*

Exception Override Requests

In scenarios where exceptions cannot be cleared through Investor Reporting, or eBoutique (for Reverse loans), SMDU/HSSN or DRA or scenarios where the updates could be time consuming, Servicers have the ability to request the exception to be overridden.

To request an Exception, click on Edit at the exception list, a drop-down box will appear. The only option enabled for Servicers to select at the drop down is Request Override.
Select Request Override, in the Comment box enter the reason(s) for requesting an exception override. Click Save

> **N O T E :** *Override and Deny buttons in the dropdown are disabled for Servicers.*

Upon completion of Requesting an Exception Override, the Exception details will be updated with a status of Awaiting Approval. The Comments History with the reason for the Exception Override will be viewable.

Based on the information provided via the workflow, Fannie Mae will Override or Deny the request. If the request is overridden, the system will move the property to the Potential or Confirmed queue (if no other Exceptions are triggered) within the next system processing cycle.

If the Exception is Denied, it will remain in the Exception queue and Servicer will have one additional opportunity to override the exception.

N O T E : *Exceptions can only be requested to be overridden twice. After the second attempt, the system will no longer provide the Servicer an opportunity to request an override. To request override in such scenarios (post 2nd request), Servicer will need to reach out to* npdc_reogram@fanniemae.com *mailbox and provide appropriate documentation to override the exception and on-board the REO.*

Confirmed Queue

The Confirmed queue displays those loans that Servicers have manually confirmed as REO loans from the Potential queue **or** those that were auto-confirmed by the system.

The system auto-confirms the loans in the Potential queue based on the logic below:

- DIL confirmations automatically occur when the difference between closing date (DIL) and Liquidation Processing/Transaction date in SIR is within 30 calendar days.

- REO Foreclosure confirmations automatically occur when the difference between Liquidation Processing/Transaction date in SIR and DRA REO/Foreclosure sale event (Attorney reporting date) is within 30 calendar days.

- Reverse loans liquidated with 70 action code

Loans remain in the Confirmed queue until 7 p.m. EST and then are moved to the Accepted status queue.

> **NOTE:** *Hover over the three dots to the right of a date in the* **CONFIRMED DATE** *column to identify the user that confirmed the loan.*
>
> **NOTE:** *If a loan has been confirmed in error, select the loan that has been confirmed and click* **RESET** *before the scheduled daily cut off. The loan displays in the Potential queue and may require Servicer action in Fannie Mae systems.*

Accepted Queue

The Accepted queue displays those loans that have gone through Fannie Mae's batch process and have been on-boarded into Fannie Mae's REO inventory for property preservation and marketing activities. Servicers can access data up to one year from the original event.

	FANNIE MAE LOAN NUMBER	TOTAL AGE	SERVICER LOAN NUMBER	SERVICER ID	PROPERTY ADDRESS	MI INDICATOR	REO ID	REO STATUS	REO CREATED DATE	LIQUIDATION DATE	
☐	1715062181	0	0332305291	165700252	000 Not Valid St., ALTOONA, PA, 16601	NO	P2000X3	ELIMINATED	03/12/2020	03/11/2020	⋮
☐	1697928817	0	0533668588	165700902	000 Not Valid St., VERMILLION, OH, 44089	NO	C2000X2	ELIMINATED	03/11/2020	03/10/2020	⋮
☐	1737416688	1	0491691333	165700325	000 Not Valid St., MOBERLY, MO, 65270	YES ▼	D2000J8	DISPOSED	03/10/2020	03/09/2020	⋮
☐	1703648325	0	0255879074	165700112	000 Not Valid St., NEW IBERIA, LA, 70563	YES ▼	D2000HM	ELIMINATED	03/05/2020	03/04/2020	⋮

Tabs: Potential (1) Confirmed (11) Exceptions (60) **Accepted (36)**   ▼ Filter   ⬇ Download XLSX ▾

Loan Details

Loan Details Tab

Clicking on a Fannie Mae loan number on any screen displays the Loan Details screen.

> **NOTE:** The **BACK** button displays the previous screen you were viewing.

> **NOTE:** Servicers can update key loan attributes up to five business days from **Confirmed** date. See the _Update Key Loan Attributes_ topic in this guide for more information.

Property 360™   Home   REOgram   FAQs   ⌄

‹ Back

Loan Details

Fannie Mae Loan #	Servicer Loan Number	Property Address	Investor
1707019026	**0416827715**	**000 Not Valid St.,** COLUMBUS, GA 31906	**Fannie Mae**

Loan   REOs   Exception   Comments   🔍 Field Name/Data Lookup   ⬇ Download XLSX

REO Details Tab

Click the **REOs** tab to view REO case file information sent to Fannie Mae.

REO details are populated after on boarding the property into Fannie Mae REO inventory. If there are prior REO's submitted on the loan, that information displays and is sorted based on the latest event (this includes activity from the prior Servicer).

Exception Details Tab

Click the **Exceptions** tab to view exceptions for the REO case.

Comments Tab

Click the **Comments** tab to view existing comments or Add comment.

Adding a New Comment

To add a new comment, click the Add comment icon

Select the Comment Type from the drop-down box, enter Comments in the appropriate section and click the Save button.

Comment Types available are as follows:

- DRA/Legal
- General
- Manual Case Creation
- Oversight/Outreach/Follow Up

N O T E : *Max length of the comment is 4000 characters. Comments greater than 4000 characters will be truncated to the first 4000 characters.*

Comment history may also be viewed through this access.

DATE	REOGRAM ID	REO CASE ID	USER	SOURCE	VISIBILITY	TYPE	COMMENT
12/06/2022	10064		WellsFargo ReadOnly	ServicerAll		General	Test 9
12/06/2022	10064		WellsFargo ReadOnly	ServicerAll		General	12345678901234567890123456789012345678901234567890123456789012345678901234567890123456789012345 ...
12/06/2022	10064		WellsFargo ReadOnly	ServicerAll		Manual Case Creation	Test Comment - EU
12/05/2022	10064		WellsFargo ReadOnly	ServicerAll		General	Historically, most housing loans in the early 1900s in the United States were short t ...
11/30/2022	10064		WellsFargo ReadOnly	ServicerAll		DRA/Legal	Test DRA/Legal Comment

N O T E : *Larger comments not captured in their entirety in this view can be accessed by clicking on the 3 ellipses (…) at the end of the comment summary.*

Clicking on the 3 ellipses (…) at the end of the comment summary will display the entire comment.

> **NOTE:** *Clicking on the Comments button at the REOgram home page will display existing comments tied to that property. New comments can be added from this screen rather than going into the Comments section via the Loan Details screen.*

Update/Edit Key Loan Attributes

Servicers can update key loan attributes up to five business days from the **Confirmed** date.

> **NOTE:** *Servicers are required to review and validate the editable loan attributes, including the 'Foreclosure/DIL Attorney' name. The list of Editable Fields is located in the Appendix.*

1. Click **Edit Section** when viewing the Loan Details screen to update key loan attributes.

2. Click **Edit Section** to make fields accessible for revisions. Once edits are complete click **Save Changes**.

Property 360 Reporting

Report Dashboard

Historical data on any REOgrams that have been submitted to Fannie Mae can be obtained through the Report Dashboard within Property 360.

> **NOTE:** *This will replace the existing reporting function 'View REO Information Report' that is available in AMN.*

1. To access the Report Dashboard, click on REOgram and go to Report Dashboard.

2. Select the Report Type from the drop down. Below are the available reports.
   a. REO Inventory Report
       This report will contain all REOs that have been reported as a Foreclosure Sale to Fannie Mae within a specified date range.
       The REO Inventory Report may be filtered by: *REO Created Date* or *Foreclosure Sale Date/Liquidation Date*

   b. Sold/Disposed REO
       This report will contain all REOs that are in Disposed or Completed status within a specified date range.
       The Sold/Disposed REO report may be filtered by: *REO Sold Date*

   c. Eliminated REO
       This report will contain all REOs that have been eliminated within a specified date range.
       The Eliminated Report may be filtered by: *REO Eliminated Date, REO Created Date* or *Foreclosure Sale Date/Liquidation Date*

   d. Generate Report by Fannie Mae Loan Number
       This report option will allow search capability by entering the 10-digit Fannie Mae loan number.
       Selecting this report option only requires the Fannie Mae loan number, there are no additional search filters required.

   e. HECM Servicer REO Pipeline
       This report will display the REO's for reverse mortgage loans that are active or in sold status.
       The HECM Servicer REO Pipeline Report may be filtered by: *REO Created Date* or *Foreclosure Sale Date/Liquidation Date*.

3. If the Report Type selected in Step 2 requires an Event Date, select the appropriate Event Date (from the Filter by Event Date drop down) .
   Pick the appropriate Date Range from the default date range as defined or enter a custom date range.
   Click Submit.

NOTE: *Default date range for the Event Date is last 30 days.*

NOTE: *Date Range selected must be maximum of one year. Error message will appear if date range exceeds one year.*

4. The report results will display.

5. Click the *Download XLSX* to download the report as an Excel spreadsheet.

6. If the report type selected in Step 2 is Generate Report by Fannie Mae Loan Number enter the 10-digit Fannie Mae loan number and Click Submit.

NOTE: *Clicking the Reset button will allow the Report Type, Filters, Date Range and Loan Number to be cleared to select different options.*

NOTE: *If the system fails to download the report (because of large data volume), below error message will display. Select Date Range within 3 months or less to successfully download the report.*

7. Reports requested in Property 360 REOgram can be filtered by various outputs of the report by clicking on the Filter Icon and entering the information requested.

System Notifications

Property 360 REOgram system will send email notification(s) to User(s) that have REOgram role and is subscribed to receive the notification for any new activity as well for aged cases. As part of the email notification system will provide summary or count of loans onboarded per status queue.

Daily Notification

A daily notification will be sent only for any new loan that has been onboarded and is available in Potential, Exception or Confirmed queue. If there are no new loans, system will not send any notification.

> **N O T E :** *Daily Notification for REOgram Events will include a line item with the Count of Property with new Comments entered by Fannie Mae User to be reviewed by Servicer.*

-----Original Message-----
From: DoNotReply@fanniemae.com <DoNotReply@fanniemae.com>
Sent: Monday, January 23, 2023 2:19 PM
To: P360USERJaneDoe@fanniemae.com
Subject: Fannie Mae Property360 Daily Notification for Aged REOgram Events 2023-01-23

Hello P360 REOgram User,

Below is the count of new properties in Property360 application workflow view -

POTENTIAL   : 0
EXCEPTION   : 0
CONFIRMED   : 1

Count of Properties with new Comments entered by Fannie Mae User and to be reviewed by Servicer: 1

Please login to Property360 application (https://property360.fanniemae.com) to review and/or take appropriate action. To unsubscribe from this notification, please login to Property360, go to 'My Account' (under your profile), uncheck the selection for 'Receive REOgram related Notifications' and save.

This mail is sent from an unmonitored mailbox, please DO NOT reply to this mail. If you have any questions regarding this mail or its contents, please email: npdc_reogram@fanniemae.com

Weekly Notification

A weekly notification will be sent on Fridays with the count of loans that are in Potential or Exception queue and aged greater than or equal to 3 business days.

When a profile is created, the User(s) is automatically enrolled for receipt of notifications. User(s) have the ability to unsubscribe from these notifications; from the right corner drop down select My Account.
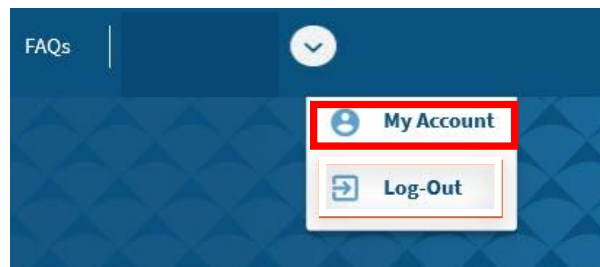
The User(s) account details will appear. Unselect the box to stop receiving REOgram related Notifications and click Submit.

> **NOTE:** *From a best practice standpoint, the recommendation is to keep the subscription feature on.*

Account Details

Name:	V
Email:	
Organization Name:	v
Parent Company:	
User Name:	c9273w3a
Work Number:	9727737956
Dealer Organization ID:	7422
Mobile Number:	9727737956
Receive REOgram related Notifications:	☑ Submit

Logging out of Property 360

Follow the steps below to log out of P360:

1. Click the **GREY** drop-down arrow on the upper-right of the screen.

2. On the Home page, click the **REOgram** drop-down.
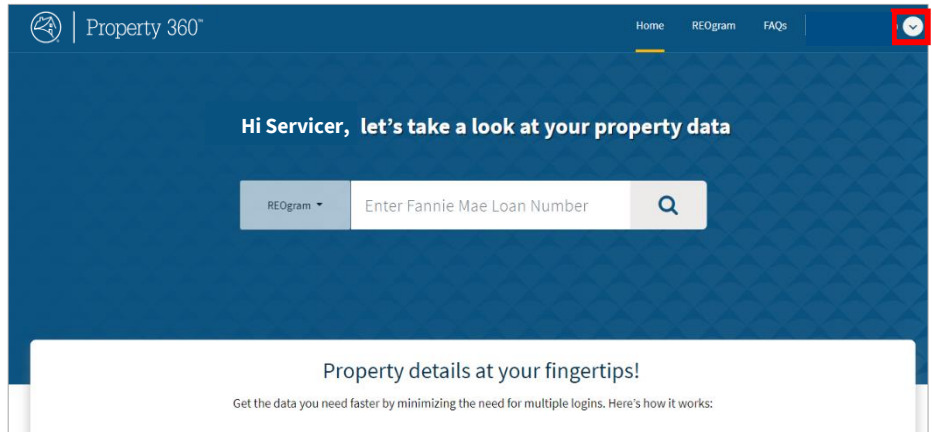
3. Click **Log Out**.
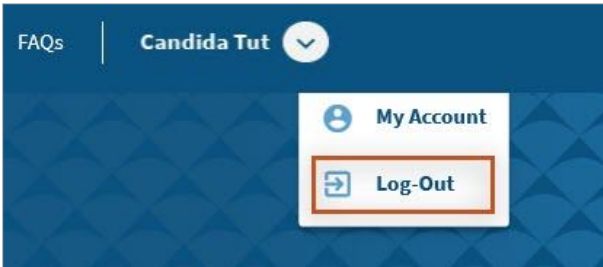
Appendix

Exception Types

Exception type messages and the business rules validations.

No	Exception Message Displayed	Business Rules Validation	Recommended Servicer Action	Override Requestable by Servicer	Internal User Overridable

1	Loan is not reported as 70, 72 in Investor Reporting and Deed-In-Lieu DARTS Case ID:<xxxxx> exists in Closed/Completed status.	Loan is not reported as 70, 72 in SIR and Deed-In-Lieu in DARTS in closed, completed status exists.	Submit LAR to SIR with a status code of 70, 72. OR Cancel Loss Mitigation case if not valid.	N	N
2	Loan is not reported as 70, 72 in Investor Reporting and Foreclosure Sale reported in Default Reporting platform.	Loan is not reported as 70, 72 in SIR and Attorney has reported Foreclosure event in DRA.	Submit LAR to SIR with a status code of 70,72. OR Cancel Foreclosure Sale Reporting in DRA, if not valid.	N	N
3	Foreclosure Risk 2 (Servicer) or 2 (Shared, Servicer Markets).	Foreclosure Risk Code = 2 or 3 (2 – Servicer 3 – Shared, Servicer Markets)	Work with Investor Reporting to update the data. OR Request the Exception to be overridden.	Y	Y
4	Loan is included as a part of NPL/RPL Sale.	If Special Feature Code in (753, 915) then create REO with Exception.	Work with Investor Reporting to update the data. OR Request the Exception to be overridden.	Y	Y
5	Preforeclosure Workout DARTS Case ID:<xxxx> exits in <Case status from DARTS> status.	PREFORECLOSURE workout exists in ((APPROVED, IN REVIEW, AWAITING REVIEW, TRIAL, APPROVED FOR TRIAL)).	Work with Loss Mitigation team to cancel the Preforeclosure case if not valid. OR Update LAR to 71 if Preforeclosure case is valid.	N	N
6	Other Workout DARTS Case ID: <xxxx> exists in <Case status from DARTS status.	OTHER workout exists in ((IN REVIEW, AWAITING REVIEW, TRIAL, APPROVED FOR TRIAL)).	Work with Loss Mitigation team to cancel/complete the OTHER Workout if not valid.	Y	Y
7	<Workout Type> Workout DARTS Case ID:<xxxx> exists in <Case status from DARTS> status.	If any of the following workout exists in (APPROVED, IN REVIEW, AWAITING REVIEW, TRIAL, APPROVED FOR TRIAL) 0-New DLM Loan, 2 – Modification, 3 -Bidding Instructions, 4-Assumption, 5-VA Buydown, 6- Deed-In-Lieu, 9- Repay, 10-Proceed to Foreclosure, 11-HomeSaver Advance.	Work the Loss Mitigation team to cancel/complete the Loss Mitigation Workout as needed.	Y	Y
8	Second Lien Consideration Workout <DARTS Case ID :xxxx> is currently in progress on Loan and is in <DARTS Case status> status OR no Second Lien Workout exists.	Liquidation Type is not equal to DIL and Lien Position = Second Lien from (SIR) AND DARTS Workout = Second Lien Consideration (7) exists in (In Review, Awaiting Review) OR no Second Lien Workout exists, create REOgram with exception.	Work with Loss Mitigation team to cancel/approve the OTHER Workout as needed. OR Request the Exception to be overridden.	Y	Y

Editable Fields

These are the editable fields in P360.

Field Name	Details
Servicer Loan Number	Optional
Borrower Name	Required field – cannot be blank
Co-Borrower Name	Optional
MI Indicator	Select from drop-down values: Yes/No
Address Line 1	Required field – cannot be blank
Address Line 2	Optional
Unit #	Optional
City	Required field – cannot be blank
County	Required field – cannot be blank
Zip Code	Required field – cannot be blank
Property Type	Select from drop-down values
Foreclosure/DIL Attorney	Select from drop-down values; if name is unknown, select the value 'Unknown' (this will display the default name 'DIL/FCL Servicer Contact;"
MI Company Name	Required field if MI Indicator = Yes
MI Certificate Number	Required field if MI Indicator = Yes
MI Coverage Percent	Required field if MI Indicator = Yes

Common Fields and Definitions

These are the common fields and definitions for P360.

Field Name	Description
Age	Number of business days from the date the loan onboarded into P360 to the date the loan was confirmed.
Servicer Confirmed Date	Date the loan was Confirmed as REO in P360.
Confirmed By User	Name of the User that Confirmed the loan in P360. Two possible values: 1. Autoconfirm: If the loan was automatically confirmed by system based on Auto-Confirmation logic OR 2. Actual Name of the User who manually confirmed the loan from Potential Queue.
Initial Event Type	Displays the initial source system that triggered the loan to be pulled into P360. Three possible values: 1. SIR LAR: Loan Activity Reporting of 70/72 in Servicer Investor Reporting system. 2. FCL SLE: Foreclosure Sale reported by Attorney in DRA system. 3. DIL: Deed in Lieu closed/completed in SMDU/HSSN system. 4. EBT LAR: Loan activity reporting with action code 70 in eBoutique system
Initial Event Date	Date the loan was brought into P360 based on Initial Event Type.
Liquidation Date	Date the loan is liquidated with LAR of 70/72 in SIR or action code of 70 in eBoutique (for Reverse loans)
Liquidation Type	Indicates if the loan was liquidated as 1. Foreclosure Sale or 2. Deed in Lieu/Mortgage Release.
Foreclosure/DIL Attorney	Name of Foreclosure/DIL Attorney from DRA system; if not available or unknown, select Unknown (this displays the default name DIL/FCL Servicer Contact.
MI Cancellation Date	Date Mortgage Insurance was Cancelled (per SIR system).
MI Cancellation Reason	Reason for cancellation of MI. Four possible values: 1. MI Cancelled by Owner based on Original value. 2. MI Cancelled by Owner based on Current value. 3. MI Auto Terminated by Servicer. 4. MI Terminated High Risk Loan.
REO ID	7-digit alpha-numeric ID that identifies a REO property.
REO Created Date	Date the REO case created in REO system.
REO Status	Status of the REO case; this status gets updated as the property moves through the various stages of REO - Marketing - Suspended, Valuation, Listed, Offer Accepted, Disposed, Completed or Eliminated.
REO Status Date	Date related the REO Status.
Sales Rep Name	Name of Fannie Mae's Sales Rep assigned to the REO property.
Broker Name	Real Estate Agent assigned to the REO property.
Disposition Type	Sales Channel for how the REO property was sold - Direct Sale, Owner Repurchase, Lender Repurchase or MI Acquisition.
Property Sale Date	Date REO property was Sold.
MI Claim Filed Date	Date MI Claim was filed with MI Company.
MI Claim Status	Status of the MI Claim - Active, Delayed, Waived, Closed or No MI.
Elimination Reason	Reason for cancelling the property from being a REO property.

Common features within multiple P360 REOgram screens.

Common features within multiple P360 REOgram screens.

> **NOTE:** *To view more than 10 loans, click the right pointing arrow(s). Or click **Items per page** and select the number of loans to display. One hundred (100) loans are the maximum that can be displayed.*

Number	Description
○ Search Field	Ability to search by Fannie Mae loan number
○ Tabs	Click on each tab to display the specific loan information. 　Potential – Loans P360 has identified as possible REO loans. 　Confirmed – Loans that servicers have indicated as REO loans or those that were autoconfirmed by the system. 　Exceptions – Loans that have not met all the REO requirements. 　Accepted – Loans that have gone through Fannie Mae's batch process and are confirmed as REO properties.
○ Aging	Hover over the number to view when the loan record was created in P360.
○ Filter	Filters information across multiple column headings. Click again to remove the filter.
○ Download	Exports information to an Excel format. Ability to download either Selected or All loans.
○ Column Headers	Identifies the information within the column.
○ Loan Information	Displays loan information.
○ Page Scrolling Pagination	Displays when the number of records exceeds 10. Ability to scroll back/forth on page(s)
○ Confirm	Moves the loans to the Confirm tab.

> **NOTE:** *The **Confirm** button at the bottom of the page is available only on the Potential screen.*

Acronyms and Definitions

These are some common acronyms and definitions for P360.

Acronyms	Definitions
AMN	Asset Management Network
BKI	Black Knight Inc.
DARTS	Distressed Assets Reporting and Tracking
DIL	Deed-in-Lieu
DRA	Default Reporting Application
FCL	Foreclosure
HSSN	HomeSaver Solutions Network
LAR	Loan Activity Report
NPL	Non-Performing Loans
P360	Property 360
REO	Real Estate Owned
RPL	Re-Performing Loans
SIR	Servicer and Investor Reporting
SMDU	Servicer Management Default Underwriter
SSO	Single Sign On