

Updates to Allowable Attorney Foreclosure Fees

Servicing Guide, Part VIII, Section 104.04: Attorney (or Trustee) Fees, and Allowable Attorney and Trustee Foreclosure Fees on eFannieMae.com

Fannie Mae is updating the allowable attorney foreclosure fees for mortgage loans, participation pool mortgage loans, and MBS mortgage loans serviced under the special servicing option secured by properties located in the States of Arkansas, Connecticut, Florida, Illinois, Indiana, Kansas, Maine, Massachusetts, Ohio, Oregon, Pennsylvania, South Carolina, and Vermont.

The allowable attorney foreclosure fee includes all steps required to complete a judicial foreclosure other than fees for mediations and settlement conferences, unless otherwise indicated.

The updates in the *Allowable Attorney and Trustee Foreclosure Fees* Exhibit posted to eFannieMae.com are effective for all mortgage loans referred to an attorney on or after October 1, 2011. The changes being made are highlighted in the table below:

State	Existing Judicial Allowable Attorney Foreclosure Fees	New Judicial Allowable Attorney Foreclosure Fees	Additional Requirements
Arkansas	\$750	On Approval by Fannie Mae	Fannie Mae will no longer have a set judicial foreclosure fee. All judicial foreclosure fees will be paid on approval by Fannie Mae only.
Connecticut	\$1,250	\$1,500	This allowable fee is for Strict Foreclosures. Foreclosure by Sale allowable fees are increasing from \$1,500 to \$1,750.
Florida	\$1,300	\$2,050	None
Illinois	\$1,300	\$1,550	None
Indiana	\$1,100	\$1,300	None
Kansas	\$850	\$1,050	None
Maine	\$1,250	\$1,550	None
Massachusetts	\$1,300	\$1,400	None
Ohio	\$1,350	\$1,500	None
Oregon	On Approval by Fannie Mae	\$1,850	Judicial foreclosure fees will no longer require approval by Fannie Mae.
Pennsylvania	\$1,300	\$1,450	None
South Carolina	\$1,050	\$1,450	In addition, Fannie Mae will approve a supplemental fee of \$300 for any active foreclosure case due to the requirements imposed by South Carolina Administrative Order 2011-05-02-01. To be eligible for the supplemental fee, the case must have been referred on or after

State	Existing Judicial Allowable Attorney Foreclosure Fees	New Judicial Allowable Attorney Foreclosure Fees	Additional Requirements
			August 1, 2010, provided that sale is completed no later than January 31, 2013.
Vermont	\$1,200	\$1,500	This allowable fee is specifically for Foreclosures by Sale. Strict Foreclosure fees will be On Approval by Fannie Mae.

Fannie Mae's Regional Counsel must review and approve proceeding judicially in "On Approval" states. Servicers should request such approval by sending an e-mail to nonroutine_litigation@fanniemae.com. Fannie Mae will provide procedural instructions and approve applicable fees at the time it grants approval.

The [Allowable Attorney and Trustee Foreclosure Fees](#) adopted for all states may be revised at any time and shall be effective until further notice from Fannie Mae.

Servicers should contact their Servicing Consultant, Portfolio Manager, or Fannie Mae's National Servicing Organization's Servicing Solutions Center at 1-888-FANNIE5 (888-326-6435) with any questions on this Announcement.

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