

Servicing Guide Announcement SVC-2012-02

January 11, 2012

Attorney Fee Updates

This Announcement describes updates to the following:

- Maximum Allowable Preforeclosure Mediation Fees in Florida
- Maximum Allowable Foreclosure Attorney Fees for the States of Hawaii, Iowa, Kentucky, Louisiana, New Mexico, North Dakota, Oklahoma, South Dakota, and Wisconsin

Maximum Allowable Preforeclosure Mediation Fees in Florida

Servicing Guide, Part VII, Section 611, Mandatory Pre-Filing Mediation Policy for Mortgage Loans in Florida

Currently, Fannie Mae requires servicers to assign delinquent mortgage loans secured by properties in Florida to an attorney from Fannie Mae's Retained Attorney Network to determine whether a loan is eligible for mediation prior to the initiation of foreclosure proceedings. Fannie Mae is updating the allowable preforeclosure mediation fees for mortgage loans secured by properties located in Florida as indicated in the table below. All other requirements remain unchanged.

The updates to preforeclosure mediation fees are effective January 1, 2012.

New Allowable Fees	Existing Allowable Fees	Description of Services
\$100* *unchanged	\$100	Review each mortgage loan in an active judicial circuit to determine eligibility for preforeclosure mediation (i.e., a homestead loan).
\$250	\$200	Work performed subsequent to determining eligibility for preforeclosure mediation and prior to attending an actual mediation session.
\$350	\$250	Attend one mediation session. If the attorney fails to attend the mediation session, the attorney will not charge for attendance at the session.
\$250	\$200	Combined total for attending both a second and a third mediation session where necessary.

The allowable preforeclosure mediation fees adopted for Florida may be revised at any time.

Change in Maximum Allowable Foreclosure Attorney Fees for the States of Hawaii, Iowa, Kentucky, Louisiana, New Mexico, North Dakota, Oklahoma, South Dakota, and Wisconsin

This Announcement updates Fannie Mae's maximum allowable foreclosure attorney 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 identified below.

NOTE: *The Allowable Attorney and Trustee Foreclosure Fees exhibit on eFannieMae.com has been updated to reflect these changes.*

Hawaii

Effective for mortgage loans referred to an attorney on or after May 1, 2011, and secured by properties located in Hawaii, Fannie Mae will establish a fee of \$2,200 for properties in Honolulu County and \$3,200 for properties in all other locations for legal work related to judicial foreclosure. This fee includes all steps required to complete a judicial foreclosure in Hawaii other than fees for mediations and settlement conferences.

In addition, Fannie Mae will approve a retroactive supplemental fee of \$300 for any active judicial foreclosure case that was referred and filed prior to October 1, 2011, whether referred as judicial or otherwise.

Iowa

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in Iowa, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$850 to \$1,100. This fee includes all steps required to complete a judicial foreclosure in the state of Iowa other than fees for mediations and settlement conferences. The current non-judicial fee of \$550 remains in effect.

Kentucky

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in Kentucky, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$1,350 to \$1,500. This fee includes all steps required to complete a judicial foreclosure in the state of Kentucky other than fees for mediations and settlement conferences.

Louisiana

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in Louisiana, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$1,050 to \$1,150. This fee includes all steps required to complete a judicial foreclosure in the state of Louisiana other than fees for mediations and settlement conferences.

New Mexico

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in New Mexico, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$1,100 to \$1,300. This fee includes all steps required to complete a judicial foreclosure in the state of New Mexico other than fees for mediations and settlement conferences. Fannie Mae no longer has a non-judicial foreclosure fee in effect for New Mexico.


North Dakota

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in North Dakota, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$950 to \$1,050. This fee includes all steps required to complete a judicial foreclosure in the state of North Dakota other than fees for mediations and settlement conferences.

Oklahoma

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in Oklahoma, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$1,100 to \$1,250. This fee includes all steps required to complete a judicial foreclosure in the state of Oklahoma other than fees for mediations and settlement conferences.

South Dakota

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in South Dakota, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$950 to \$1,050. This fee includes all steps required to complete a judicial foreclosure in South Dakota other than fees for mediations and settlement conferences.

Wisconsin

Effective for mortgage loans referred to an attorney on or after January 1, 2012, and secured by properties located in Wisconsin, Fannie Mae will increase the maximum allowable attorney fee for legal work related to judicial foreclosure from \$1,200 to \$1,300. This fee includes all steps required to complete a judicial foreclosure in Wisconsin other than fees for mediations and settlement conferences.

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

Gwen Muse-Evans
Vice President
Chief Risk Officer for Credit Portfolio Management