



AAA Matrices Update

March 18, 2020

To: All Fannie Mae Single-Family Servicers

All AAA matrices have been updated effective 03/18/2020. Below reflects a detailed list of updates made by jurisdiction. Please review the appropriate jurisdiction-specific AAA matrix for additional details.

All

- Added the following verbiage in the Pro Rata Fees and Milestone Invoicing section:

Updated prorated attorney fees and foreclosure milestone information were announced in Servicing Guide Announcement (SVC-2020-01). Please reference Servicing Guide E-5-05 for specific information. Servicers are encouraged to implement these policy changes immediately but must do so for invoices law firms submit to servicers on or after June 1, 2020.

- Removed all Bankruptcy Standard Excess Fees for services rendered **prior to 11/1/2013** from the following sections:
 - Chapter 7 Reaffirmation Agreement
 - Chapter 11/12 Proof of Claim (POC) & Plan Review
 - Chapter 11/12 Motion for Relief (MFR)
 - Chapter 12 Objection to Plan
- Removed **Chapter 11 Objection to Plan** and **Chapter 11/12 Response to Motion to Value** from the Standard Excess Fees – Foreclosure and Bankruptcy section
- Updated the **Maximum Fee** verbiage for the **Additional Pleadings** Standard Excess Fee to reflect “\$50/\$250” in place of “\$50 - \$250” to indicate that Fannie Mae will approve either \$50 or \$250 and not amounts in between

NOTE: *There is a **Maximum Fee** of \$400 for motions (only) filed on or after 01/01/2016 in New Jersey only.*

- Replaced the existing verbiage in the **Notes** column for **Title Search** (Allowable Costs section) with the following:

The title product and any required updates must confirm title to the property and identify all parties that must receive notice of the foreclosure sale. Unless specified by Fannie Mae the initial title product must be an uninsured title search without additional charges for insurance or guarantees or a Limited Trustee’s Sale Guarantee.

The initial title search should not expire, and only eligible title updates will be reviewed for reimbursement.

The title search allowable cost is good for the life of default and resets once the prior default has been cured.
- Replaced the existing verbiage in the **Notes** column for **Title Update** (Standard Excess Costs – Foreclosure section) with the following:

This cost covers an additional title update that is not already included in the allowable title cost*. The firm is required to provide the date(s) and reason(s) for the current request and all prior title updates.

****For referrals prior to 09/01/2018 the allowable title search cost includes all routine title updates.***

****For referrals on or after 09/01/2018 the allowable title search cost includes the first 3 updates.***



- **DC** – Updated the **Mediation** Standard Excess Fee (Page 20) by removing the **Maximum Fee** for 1st and 2nd mediation sessions and consolidating the notes.
- **MA** –
 - Removed the **209 Certification** Standard Excess Fee as the Investor Pre-Approval (IPA) subcategory is no longer active
 - Removed the **Form R Worksheet** Standard Excess Fee
- **ME** - Removed the **Form R Worksheet** Standard Excess Fee
- **MN** - Removed "**Any fees for full mediation must be submitted as a Non-Standard Excess Fee**" from the **Notes** column for the **Farmer-Lender Mediation Notice** Standard Excess Fee as there is an IPA subcategory (Agricultural Mediation - Prep & Attendance) under Mediation set up
- **NV** - Removed the **Prepare and Record Affidavit (Aff) to Exercise Power of Sale (POS)** Standard Excess Fee as this fee is no longer relevant and there have been no fees submitted year-to-date
- **OK** - Removed the **Stipulation/Settlement Agreement** Standard Excess Fee as this work is included in the foreclosure allowable fee
- **TX** –
 - Removed the **Loan History Form for Chapter 13 Proof of Claim (POC) Southern District of Texas (SDTX)** Standard Excess Fee as this work is now an Allowable Fee (Page 11)
 - Increased the **Home Equity Judicial Foreclosures** Standard Excess Fee to \$1,300 and updated the **Maximum Fee** and **Notes** columns as outlined below:

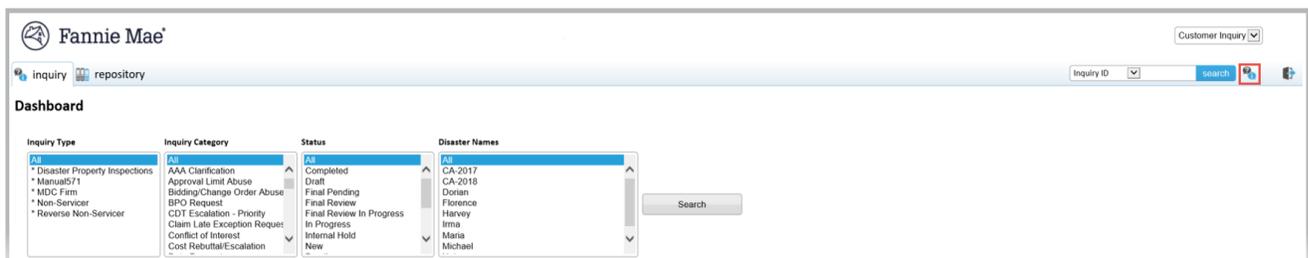
Maximum Fee	Notes
\$1300 (all active files as of 03/18/2020 regardless of referral date)	This fee is in addition to the Allowable Non-Judicial Foreclosure fee and covers all the steps necessary for a Home Equity Judicial Foreclosure.
\$850 (files closed prior to 03/18/2020)	This amount is considered “Allowable” but requires a Standard Excess Fee Request (see Section (3)) to be submitted, so that we have the appropriate documentation in our system.

- **VT** - Removed the **Sale Attendance** Standard Excess Fee as this fee is only applicable if the foreclosure case closed prior to 12/14/16
- **WI** - Updated the **Maximum Fee** amount for the **Bankruptcy Loss Mitigation Program (Mediation)** Standard Excess Fee for Chapter 13 Bankruptcy (Page 22) to reflect \$375 for 3rd+ mediation sessions.

Following the March 18, 2020 AAA Matrix update, individual jurisdiction-specific AAA matrices will no longer be sent to the firms. Instead, the updated matrices will be uploaded into the Inquiry Response Tool (IRT). Use the instructions outlined below to access the matrices in the IRT.

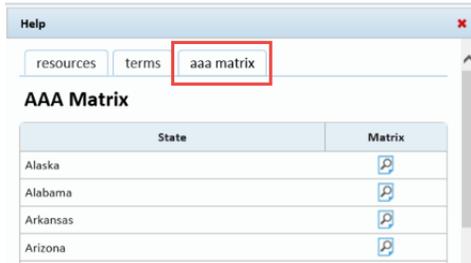
Accessing the State Matrices in the Inquiry Response Tool (IRT)

1. Login to the [IRT](#).
2. Click the Help function icon  located in the top-right corner of the screen.





3. Click on the **aaa matrix** tab.



4. Click the preview icon  to display the applicable jurisdiction-specific AAA matrix.

