



# AAA Matrices Update

December 16, 2020

To: All Fannie Mae Single-Family Servicers

All AAA matrices have been updated effective 12/16/2020. Below reflects a detailed list of updates made by jurisdiction. Please review the appropriate jurisdiction-specific AAA matrix for additional details.

## Updates to all matrices

- Updated the Fannie Mae response time from seven (7) to five (5) business days in the Summary of Excess Fees/Costs Process section
- Removed the following verbiage from the judicial foreclosure allowable fee note: "except in cases where the court orders an amended complaint for reasons other than servicer error or title defect"
- Removed the following sub-sections from the Pro Rata Fees and Milestone Invoicing section:
  - Non-Judicial
  - Pro rata fees
  - Foreclosure referral cancellation
  - Foreclosure "holds" in jurisdictions where the foreclosure can ordinarily be resumed
  - Foreclosure holds in restart states
- Updated the language in the Foreclosure milestone invoicing section and provided current milestone invoicing schedule based on judicial, non-judicial, or both
- Removed the following aged bankruptcy allowable fees:
  - Chapter 7 Proof of Claim (POC) Prep allowable fee prior to 11/1/13 (\$275)
  - Chapter 7 Reaffirmation Agreement allowable fee prior to 8/16/17 (\$125)
  - Chapter 13 Payment Change Notification allowable fee prior to 8/16/17 (\$50)
  - Chapter 13 Notice of Fees, Expenses, and Charges allowable fee prior to 8/16/17 (\$100)
  - Chapter 13 Post-Stipulation Default and Stay Termination allowable fees prior to 8/16/17 (\$50 / \$200, \$50 / \$150)
- Removed the Motion to Dismiss Foreclosure/Notice of Withdrawal Standard Excess Fee
- Added clarifying language to the Non-Standard Excess Fees section indicating the maximum hourly rates for litigation are applicable only to expenses reimbursed by Fannie Mae
- Removed the \$175 and \$215 hourly rates for legal services from the following Non-Standard Excess Fees:
  - Non-routine Litigation
  - Chapter 11 Objection to Plan
  - Chapter 11/12/13 Response to Motion to Value
- Updated the IPA Subcategories for the Serial or Abusive Filer and Bankruptcy Adversary Proceeding fees to "All other BK Fees"

## Jurisdiction-specific updates

- **HI** - Removed the Motion for Extension of Time Standard Excess Fee as the IPA line item was expired
- **IL** - Removed the former maximum fee amounts of \$50 / \$150 (sale postponements prior to 08/15/2015) from the Sale Postponement Standard Excess Fee
- **MA** - Removed the former maximum fee amount of \$1,000 (effective 05/01/2015) from the Partial Restart/Cancellation of a Foreclosure Action Standard Excess Fee
- **MI** - Removed the former maximum fee amount of \$20 (/week Sales adjourned prior to 03/14/2018) from the Adjournment of Foreclosure Sale Standard Excess Fee
- **NV** - Removed the former maximum fee of amounts of \$625 / \$250 (1<sup>st</sup>/2<sup>nd</sup> session) from the Mediation Allowable Fee



## Jurisdiction-specific updates continued

- **PA** –
  - Removed “due to FCL or BK” from the Re-List Sale (Stay Sale and Reschedule due to foreclosure or bankruptcy) Standard Excess Fee Name
  - Removed the hearing fee amount from the Response to Order to Show Cause and Motion to Reassess Damages Standard Excess Fees
- **TX** – Removed the former maximum fee amounts of \$1,200 / \$1,400 from the Deceased Borrower-Declaratory Judgment Lawsuit and Deceased Borrower-Creditor’s Administration Standard Excess Fees
- **WA** –
  - Removed the former maximum fee amounts of \$650 / \$250 / \$300 and \$250 from the Mediation Allowable and Standard Excess Fees
  - Removed the former maximum fee amounts of \$700 / \$472.50 from the Amended Reset of Sale Standard Excess Fee
- **LA, NY, RI, WI** - Added “Chapter 7 BK” IPA category and “BK Mediation - 3rd+ session” IPA subcategory for the Bankruptcy Loss Mitigation Program (Mediation) Standard Excess Fee