

Master Servicing Platform

September 2021 Release

September 2, 2021

Effective September 2, 2021, Fannie Mae is making policy and operational changes to streamline and simplify our Master Servicing processes and systems. This document will help you prepare and implement the following changes:

- Reimbursement of gross servicing fee (Sfee) and guaranty fee (Gfee) for mortgage loans with a payment deferral
- Elimination of servicer's advance payment of UPB at foreclosure

With [Lender Letter LL-2021-12: Advance Notice of Changes to Investor Reporting Processes and Systems](#), Fannie Mae announced that effective with the September 2021 mortgage loan activity reporting, once a payment deferral is completed, the servicer will be able to obtain advance notice of the reimbursable amounts by utilizing Fannie Mae Connect™ or the Loan Servicing Data Utility (LSDU) application.

Also effective with the September 2021 mortgage loan activity reporting, we are eliminating the requirement for servicers to advance payment of outstanding scheduled UPB upon completion of the foreclosure for all Scheduled/Scheduled (S/S) remittance type mortgage loans for which we bear the foreclosure loss risk or which are shared risk with us being responsible for marketing the property.

The **LSDU 5.3** release on August 29, 2021 will support these changes. The features below provide additional detail of these enhancements available with this release:

Reimbursement of Sfee and Gfee for mortgage loans with a payment deferral

View Sfee and Gfee Adjustments

With this release, Sellers/Servicers will have the ability to view Sfee and Gfee adjustments for S/S and Scheduled/Actual (S/A) remittance type loans within the *Summary Cash Position* feature.

- PD Servicer Reimbursement Gross Sfee adjustments will be included in the *Adjustment Amount* and *Draft Amount* columns within the S/S and S/A Summary Cash Position feature* and included in the *Total* (Grand Total located toward the bottom).
- PD Servicer Reimbursement Gfee will be included in the *Adjustment Amount* and *Draft Amount* column within the S/S and S/A Summary Cash Position feature* and included in the *Total* (Grand total toward the bottom).

NOTE: *Applies to S/S SWAP, S/S MRS and S/A remittance types and P&I, P&I RPM draft types

Elimination of servicer's advance payment of UPB at foreclosure

View Foreclosure Principal and Interest Adjustments

With this release, Sellers/Servicers will have the ability to view the Foreclosure Principal and Interest Adjustments on S/S and S/A loans that are liquidated as a Foreclosure in the *Summary Cash Position* feature.

- FCL Reimbursement Adv Principal adjustments will be included in the *Adjustment Amount* column within the S/S and S/A Summary Cash Position feature* and included in the *Total* (Grand Total toward the bottom).



- FCL Reimbursement Adv Interest adjustments will be included in the *Adjustment Amount* column within the S/S and S/A Summary Cash Position feature* and included in the *Total* (Grand Total toward the bottom).

NOTE: *Applies to S/S SWAP, S/S MRS and S/A remittance types and P&I, P&I RPM draft types

Additional information

Please reference [Master Servicing Simplification Changes](#) on the Fannie Mae portal to learn more about these changes or send questions to [Future of Servicing](#) or Master Servicing at 1-800-2FANNIE.