



Fannie Mae®

Welcome to the Webinar: Guaranty Fee Relief After Four Months of Delinquency, and Fannie Mae Integration Testing

We'll start in a few minutes...



Note: We will be taking questions at the end of today's session. If you have questions during the presentation, please feel free to submit them using the link provided in the meeting chat.

Disclaimer

Every effort has been made to ensure that the reliability of the session content is in accordance with Fannie Mae's *Selling and Servicing Guides*. In case of any discrepancies, this is just a reminder that the *Guides*, and their updates, are the official statements of Fannie Mae's policies and procedures.

Guaranty Fee Relief After Four Months of Delinquency and Fannie Mae Integration Testing

Lender Letter (LL-2021-12)

Webinar

March 23, 2022





Today's Agenda

- Guaranty Fee Relief After Four Months of Delinquency
- Fannie Mae Integration Testing
- Questions

Guaranty Fee Relief After Four Months of Delinquency

Background

- As announced in [LL-2021-12: Advance Notice of Changes to Master Servicing Processes and Systems](#) (published on June 16, 2021), Fannie Mae, in alignment with Freddie Mac, is affirming the requirement to restrict drafting of guaranty fees to four months of delinquency.
- This change will be effective with the June 2022 cash remittance (based on May 2022 loan activity reporting) as announced via updated [Lender Letter 2021-12](#) published on February 2, 2022.



Guaranty Fee Relief After Four Months of Delinquency

Eligibility

- “Guaranty Fee Relief ” is a new investor reporting process that restricts drafting of guaranty fee following four months of borrower delinquency.
- All Scheduled/Scheduled remittance type mortgage loans in SWAP MBS pools that are four or more months delinquent are eligible regardless of the foreclosure loss risk (i.e., risk code = 1, 2,3 or 4).

Table 1. Eligibility Criteria for Guaranty Fee Relief Process			
Sale Type	SWAP MBS Mortgage Loans	PPF MBS Mortgage Loans	LTSC Mortgage Loans
Foreclosure Loss (FCL) Risk Type	Loans w/ FCL Risk Codes 1,2,3, 4	Loans w/ FCL Risk Codes 1,2,3, 4	Loans w/ FCL Risk Codes 1,2,3, 4
Guaranty Fee Relief	Eligible	Not Applicable	Not Applicable



Guaranty Fee Relief After Four Months of Delinquency

Summary of Changes

- Effective May 2022 Loan Activity Reporting, for all eligible Scheduled/ Scheduled (S/S) mortgage loans in MBS pools that are 120+ days delinquent in the prior loan reporting cycle, regardless of foreclosure loss risk, Fannie Mae will place the mortgage loan in the Guaranty Fee Relief Process.
- Fannie Mae will establish the Loan Guaranty Fee Status and Loan Guaranty Fee Relief Activity Start Date reflecting the start of the Guaranty Fee Relief Process.
- Fannie Mae will record a compensating guaranty fee credit adjustment (Loan Guaranty Fee Relief Credit) in its Investor Reporting System and adjust the guaranty fee draft to zero, thus no guaranty fee will be drafted from servicers in the subsequent guaranty fee draft period.
- Effective June 2022, MBS Guaranty Fee Draft Notification(pre-draft) for Single Family SWAP MBS loans will be made available on Business Day (BD) 3 and will be drafted on Calendar Day (CD) 7.
- Servicers will continue to be drafted excess servicing fee (as applicable) during the guaranty fee relief period.

NOTE: There is no change to the current Guaranty Fee Draft Date. The draft date will remain on the 7th Calendar Day of each month (or, if the 7th is a holiday or weekend, on the preceding business day). With this change, servicers will receive pre-draft notification on Business Day 3 for the guaranty fee draft on the 7th Calendar Day. Servicers must ensure their respective guaranty fee draft account is fully funded to prevent any draft returns.



Guaranty Fee Relief After Four Months of Delinquency

Transition Month – June 2022 Cash Remittance (May 2022 Loan Activity Reporting)

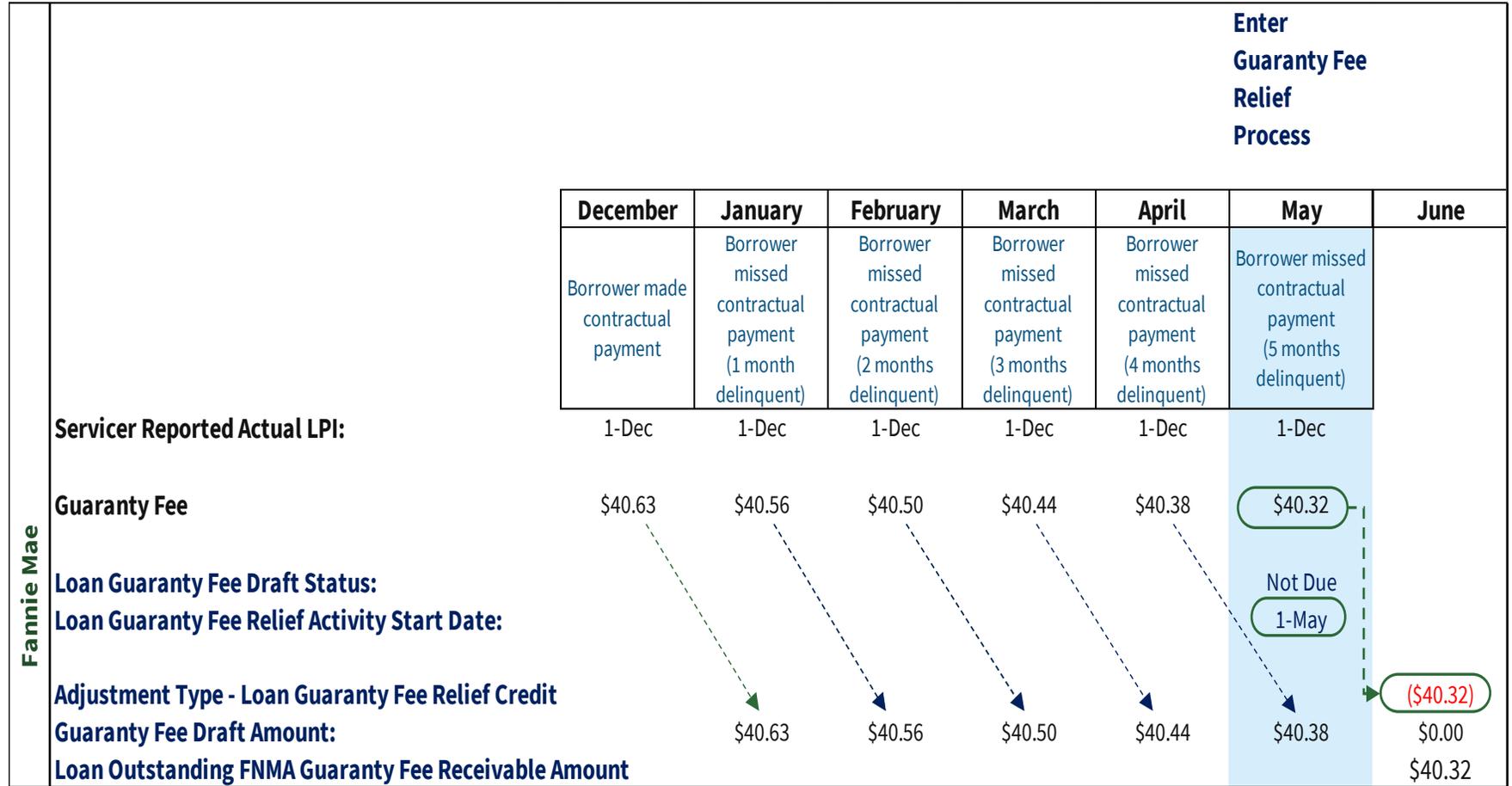
- On the last day of the May 2022 Loan Reporting Cycle (June BD2, 06/02/2022), Fannie Mae will place all eligible S/S remittance type mortgage loans in MBS pools that are 120+ days delinquent in the prior loan reporting cycle in a Guaranty Fee Relief Process and reflect May 1, 2022, as the Loan Guaranty Fee Relief Activity Start Date.
- Fannie Mae's Investor Reporting System will use the Last Paid Installment (LPI) date reported on the latest accepted LAR to determine the months of delinquency and eligibility of a mortgage loan.
- For all eligible loans as of May Loan Reporting Cycle, Fannie Mae will issue a guaranty fee credit adjustment (Loan Guaranty Fee Relief Credit) and adjust the guaranty fee draft to zero thus no guaranty fee will be drafted from servicers in June 2022.
- On BD3 of June i.e., 06/03/2022, servicers will have access to the pre-draft notification for the guaranty fee draft on 06/07/2022.
- Fannie Mae will not settle-up for guaranty fees in excess of 4 months delinquency at transition. The Loan Guaranty Fee Relief Credits will be issued on a go-forward basis at transition.



Guaranty Fee Relief After Four Months of Delinquency

Entering the Guaranty Fee Relief Process for an Eligible S/S Remittance Type SWAP MBS Mortgage Loan

- This exhibit summarizes the events that occur when an eligible mortgage loan enters Guaranty Fee Relief process.
- Fannie Mae will place the mortgage loan in a Guaranty Fee Relief Process by establishing the Loan Guaranty Fee Status and Loan Guaranty Fee Relief Activity Start Date reflecting the start of the Guaranty Fee Relief Process.
- Loan Guaranty Fee Status indicates that an eligible remittance type mortgage loans is in the Guaranty Fee Relief process.
- Loan Guaranty Fee Relief Activity Start Date is the date the first day of the activity period that Fannie Mae will Stop drafting guaranty fee from servicers
- Loan Guaranty Fee Relief Credit is a type of adjustment made by Fannie Mae to indicate an offset of Guaranty Fee amount on an eligible mortgage loan under the Guaranty Fee Relief process.
- Loan Outstanding Guaranty Fee Receivable amount is the total Fannie Mae outstanding Guaranty Fee receivable amount during the Guaranty Fee Relief Process.



Guaranty Fee Relief After Four Months of Delinquency

Entering the Guaranty Fee Relief Process for an Eligible Mortgage Loan in Stop Advance

- This exhibit summarizes the events that occur when an eligible mortgage loan that is in Stop P&I Advance and subsequently enters Guaranty Fee Relief process.
- Loan is evaluated and placed in Stop Advance in April activity period. In May activity period, loan becomes eligible and enters Guaranty Fee Relief process.
- Fannie Mae will establish loan Guaranty Fee Status and loan Guaranty Fee Relief Activity Start Date and record a compensating guaranty fee credit adjustment (Loan Guaranty Fee Relief Credit) in its Investor Reporting System. As a result, no guaranty fee will be drafted from servicers in the subsequent guaranty fee draft period.

						Eligible for Stop Advance Guaranty Fee Relief Process	Eligible for Guaranty Fee Relief Process	June
		December	January	February	March	April	May	June
		Borrower made contractual payment	Borrower missed contractual payment (1 month delinquent)	Borrower missed contractual payment (2 months delinquent)	Borrower missed contractual payment (3 months delinquent)	Borrower missed contractual payment (4 months delinquent)	Borrower missed contractual payment (5 months delinquent)	
Fannie Mae	Servicer Reported Actual LPI:	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	
	Servicer Reported Scheduled Principal:	\$494.11	\$495.65	\$497.20	\$498.76	\$500.31		
	Servicer Reported Scheduled Interest:	\$876.22	\$874.88	\$873.54	\$872.19	\$870.84		
	Guaranty Fee	\$40.63	\$40.56	\$40.50	\$40.44	\$40.38	\$40.32	
	Loan Guaranty Fee Draft Status:						Not Due	
	Loan Guaranty Fee Relief Activity Start Date:						1-May	
	Adjustment Type - Loan Guaranty Fee Relief Credit							(\$40.32)
	Guaranty Fee Draft Amount:		\$40.63	\$40.56	\$40.50	\$40.44	\$40.38	\$0.00
	Loan Outstanding FNMA Guaranty Fee Receivable Amount							\$40.32
	Loan Stop Advance Status Type:					Stop Advance		
Loan Stop Advance Start Date:					1-May			
Adjustment Type - Loan Stop Advance Principal Credit:							(\$500.31)	
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:							(\$870.84)	
P&I Draft Amount:		\$1,370.33	\$1,370.53	\$1,370.74	\$1,370.95	\$0.00		



Guaranty Fee Relief After Four Months of Delinquency

Reporting and Remitting while the loan is in Guaranty Fee Relief Process

- This exhibit summarizes the events that occur when a contractual payment is reported on an eligible mortgage loan under the Guaranty Fee Relief Process.
- When one or more full contractual payments are received on an eligible mortgage loan under the Guaranty Fee Relief Process, Fannie Mae will apply the guaranty fee against Outstanding Guaranty Fee Receivable amount starting with the loan activity Guaranty Fee Relief Activity Start Date.
- In the event, the contractual payments do not bring the loan current, Fannie Mae will continue to issue Guaranty Fee Relief credit adjustments.

		Eligible for Guaranty Fee Relief Process							
		January	February	March	April	May	June	July	August
		Borrower missed contractual payment (1 month delinquent)	Borrower missed contractual payment (2 months delinquent)	Borrower missed contractual payment (3 months delinquent)	Borrower missed contractual payment (4 months delinquent)	Borrower missed contractual payment (5 months delinquent)	Borrower missed contractual payment (6 months delinquent)	Borrower made 1 contractual payments (6 months delinquent)	
		1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Jan	
Fannie Mae	Servicer Reported Actual LPI:								
	Guaranty Fee	\$40.56	\$40.50	\$40.44	\$40.38	\$40.32	\$40.25	\$40.19	
	Loan Guaranty Fee Draft Status:					Not Due	Not Due	Not Due	
	Loan Guaranty Fee Relief Activity Start Date:					1-May	1-May	1-May	
	Loan Guaranty Fee Relief Adjusted Activity Start Date:					1-May	1-May	1-Jun	
	Adjustment Type - Loan Guaranty Fee Relief Credit						(\$40.32)	(\$40.25)	(\$40.19)
	Loan Guaranty Fee Relief Draft Period								1-May
	Loan Guaranty Fee Relief Draft Amount								\$40.32
	Guaranty Fee Draft Amount:	\$40.63	\$40.56	\$40.50	\$40.44	\$40.38	\$0.00	\$80.57	\$40.32
	Loan Outstanding FNMA Guaranty Fee Receivable Amount						\$40.32	\$80.57	\$80.44



Guaranty Fee Relief After Four Months of Delinquency

Exiting the Guaranty Fee Relief Process

If...	Fannie Mae will...
mortgage loan becomes current	remove the Loan Guaranty Fee Draft Status, return a Loan Guaranty Fee Relief Expiration Date and resume drafting guaranty fee.
mortgage loan is paid off	remove the Loan Guaranty Fee Draft Status, return a Loan Guaranty Fee Relief Expiration Date and deactivate the loan. For payment deferrals, guaranty and servicing fees may be reimbursed at payoff/maturity if the loan balance is paid-in-full.
mortgage loan is repurchased	remove the Loan Guaranty Fee Draft Status, return a Loan Guaranty Fee Relief Expiration Date and deactivate the loan.
mortgage loan is liquidated (e.g., sold at foreclosure and transferred to REO)	remove the Loan Guaranty Fee Draft Status, return a Loan Guaranty Fee Relief Expiration Date and deactivate the loan.
loan is removed from the SWAP MBS Trust (Reclassification)	change remittance just of the reclassified loan from S/S SWAP to Actual/Actual (A/A) and remove the Loan Guaranty Fee Draft Status, return a Loan Guaranty Fee Relief Expiration Date Note: Guaranty fee not is not applicable to A/A remittance type mortgage loans
payment deferrals are executed	remove the Loan Guaranty Fee Relief Status and resume drafting guaranty fee. Guaranty fees may be reimbursed at payoff/maturity.



Guaranty Fee Relief After Four Months of Delinquency

Exiting the Guaranty Fee Relief Process When Mortgage Loans Become Current

- This exhibit summarizes the events that occur when a loan exists the the Guaranty Fee Relief Process when an eligible mortgage loan is brought current and exits the Guaranty Fee Relief Process.
- In a Loan Reporting period that an eligible mortgage loan in Guaranty Fee Relief becomes current, Fannie Mae's Investor Reporting System will remove the Loan Guaranty Fee Draft Status and return a Loan Guaranty Fee Relief Expiration Date and resume drafting guaranty fee.

		Eligible for Guaranty Fee Relief Process					
		April	May	June	July	Aug	September
		Borrower missed contractual payment (4 months delinquent)	Borrower missed contractual payment (5 months delinquent)	Borrower missed contractual payment (6 months delinquent)	Borrower made 1 contractual payments (6 months delinquent)	Borrower made 7 contractual payments (Loan is current)	
		1-Dec	1-Dec	1-Dec	1-Jan	1-Aug	
Fannie Mae	Servicer Reported Actual LPI:						
	Guaranty Fee	\$40.38	\$40.32	\$40.25	\$40.19	\$40.13	
	Loan Guaranty Fee Draft Status:		Not Due	Not Due	Not Due		
	Loan Guaranty Fee Relief Activity Start Date:		1-May	1-May	1-May		
	Loan Guaranty Fee Relief Adjusted Activity Start Date:		1-May	1-May	1-Jun		
	Adjustment Type - Loan Guaranty Fee Relief Credit			(\$40.32)	(\$40.25)	(\$40.19)	
	Loan Guaranty Fee Relief Expiration Date					31-Jul	
	Loan Guaranty Fee Relief Draft Period					1-May	1-Jun 1-Jul
	Loan Guaranty Fee Relief Draft Amount		\$40.32	\$0.00	\$0.00	\$40.32	\$80.44
	Guaranty Fee Draft Amount:		\$40.38	\$0.00	\$0.00	\$40.32	\$120.57
Loan Outstanding FNMA Guaranty Fee Receivable Amount			\$40.32	\$80.57	\$80.44	\$0.00	



Guaranty Fee Relief After Four Months of Delinquency

Exiting the Guaranty Fee Relief Process When Payment Deferral is Executed

- This exhibit summarizes the events that occur when a loan exists Guaranty Fee Relief Process when a payment deferral is executed on an eligible S/S remittance type mortgage loan and is subsequently gets paid off.
- In a loan Reporting cycle that a payment deferral workout is executed on an eligible mortgage loan, Fannie Mae will establish the reimbursable PD servicing fee and guaranty fee and remove the Loan Guaranty Fee Relief Status and resume drafting guaranty fee.
- In the loan reporting cycle, when a payoff is received, reimbursable PD servicing fee and guaranty fee established at the time of executing payment deferral is reimbursed.

	Eligible for Guaranty Fee Relief Process								
	January	February	March	April	May	June	July	July	August
	Borrower missed contractual payment (1 month delinquent)	Borrower missed contractual payment (2 months delinquent)	Borrower missed contractual payment (3 months delinquent)	Borrower missed contractual payment (4 months delinquent)	Borrower missed contractual payment (5 months delinquent)	Borrower missed contractual payment (6 months delinquent)	Borrower missed contractual payment (7 months delinquent)	Payment Deferral	Loan Paid-Off
Servicer Reported Actual LPI:	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Dec	1-Jul	
Servicing Fee	\$67.71	\$67.61	\$67.50	\$67.40	\$67.30	\$67.20	\$67.09		
Guaranty Fee	\$40.56	\$40.50	\$40.44	\$40.38	\$40.32	\$40.25	\$40.19		
Loan Guaranty Fee Draft Status:					Not Due	Not Due	Not Due		
Loan Guaranty Fee Relief Activity Start Date:					1-May	1-May	1-May		
Loan Guaranty Fee Relief Adjusted Activity Start Date:					1-May	1-May	1-May		
Adjustment Type - Loan Guaranty Fee Relief Credit						(\$40.32)	(\$40.25)	(\$40.19)	
Loan Guaranty Fee Relief Expiration Date								31-Jul	
PD Servicer Reimbursable Guaranty Fee								\$161.88	
PD Servicer Reimbursable Servicing Fee								\$471.81	
Guaranty Fee Draft Amount:	\$40.63	\$40.56	\$40.50	\$40.44	\$40.38	\$0.00	\$0.00	\$0.00	\$0.00
Loan Outstanding FNMA Guaranty Fee Receivable Amount						\$40.32	\$80.57	\$120.76	\$0.00
PD Servicer Reimbursement Gfee									(\$161.88)
PD Servicer Reimbursement Gross Sfee									(\$471.81)



Guaranty Fee Relief After Four Months of Delinquency

Below are the reports impacted by this process:

Fannie Mae Connect: Available monthly starting June BD3 (06/03/2022)

- Remittance Detail-Guaranty Fee Report (Enhanced)
- MBS Guaranty Fee Draft Notification (pre-draft notification – Timing change)

LSDU: Available monthly starting June BD3 (06/03/2022)

- Cash Position Summary (Enhanced)
- Cash Position Guaranty Fee Draft Amount Details Download (New)
- Cash Position Guaranty Fee Adjustment Details Download (New)

B2B: Available monthly starting June BD3 (06/03/2022)

- Remittance Detail-Guaranty Fee Report (Enhanced)
- Guaranty Fee Adjustment Report (New)



Guaranty Fee Relief After Four Months of Delinquency

Fannie Mae Connect Report Mock-Up

Remittance Detail – Guaranty Fee Report – (Enhanced)

A report that provides loan level details of guaranty fee amounts to be drafted by calendar day 7 for Scheduled/Scheduled MBS SWAP remittance type mortgage loans.

Servicer Number	Fannie Mae Loan Number	Servicer Loan ID	Pool Number	Contract Number	Unpaid Principal Balance	Loan Guaranty Fee Rate	Loan Guaranty Fee Amount	LPI Date	Guaranty Fee Draft Status	Guaranty Fee Relief Activity Start Date	Guaranty Fee Relief Adjusted Activity Start Date	Guaranty Fee Relief Expiration Date	Outstanding Guaranty Fee Receivable Amount	Guaranty Fee Draft Date	Loan Activity Reporting Period	Remittance Type	Expected Guaranty Fee Amount	Total Guaranty Fee Delinquency Remitted Amount
123456789	1645678920	987654322	AK1234		\$322,537.14	0.15	\$0.00	8/1/2021	Not Due	1/1/2022	1/1/2022		\$40.32	2/7/2022	012022	Scheduled Interest / Scheduled Principal	\$40.32	\$161.88

LSDU Report Mock-Ups

Cash Position Summary – (Enhanced)

LSDU's Cash Position Summary feature provides reconciliation information at a 9-digit servicer number level relative to the selected remittance types. Servicers can choose to select Actual/Actual or Scheduled/Scheduled (SWAP, MRS) or Scheduled/Actual remittance types.

Loan Activity Reporting Period	Snapshot Date	Remittance Type	Draft Type	Draft Date	Expected Draft Amount (\$)	Adjustment Amount (\$)	Draft Amount (\$)
01/2022	02/03/2022	Scheduled/Scheduled SWAP	Principal & Interest	02/18/2022	\$1,371.58	<u>-\$1,371.58</u>	<u>\$0.00</u>
01/2022	02/03/2022	Scheduled/Scheduled SWAP	Guaranty Fee	02/07/2022	\$40.32	<u>-\$40.32</u>	<u>\$0.00</u>
				Total	\$1,411.90	-\$1,411.90	\$0.00



Guaranty Fee Relief After Four Months of Delinquency

LSDU Report Mock-Ups

Guaranty Fee Draft Amount Details Download – LSDU (New)

A download that provides loan level details of guaranty fee amounts to be drafted by Calendar Day 7 for Scheduled/Scheduled MBS SWAP remittance type mortgage loans.

Servicer Number	Fannie Mae Loan Number	Servicer Loan ID	Pool Number	Contract Number	Unpaid Principal Balance	Loan Guaranty Fee Rate	Loan Guaranty Fee Amount	LPI Date	Guaranty Fee Draft Status	Guaranty Fee Relief Activity Start Date	Guaranty Fee Relief Adjusted Activity Start Date	Guaranty Fee Relief Expiration Date	Outstanding Guaranty Fee Receivable Amount	Guaranty Fee Draft Date	Loan Activity Reporting Period	Remittance Type	Expected Guaranty Fee Amount	Total Guaranty Fee Delinquency Remitted Amount
123456789	1645678920	987654322	AK1234		\$322,537.14	0.15	\$0.00	8/1/2021	Not Due	1/1/2022	1/1/2022		\$40.32	2/7/2022	012022	Scheduled Interest / Scheduled Principal	\$40.32	\$161.88

Guaranty Fee Adjustment Details Download – LSDU (New)

LSDU's Cash Position - Guaranty Fee Adjustment Details download provides a detailed breakdown of various attributes encompassing the guaranty fee adjustment amount provided in the Cash Position Summary.

Servicer Number	Loan Activity Reporting Period	Fannie Mae Loan Number	Servicer Loan ID	Remittance Type	Adjustment Type	Adjustment Amount	Processing Date	Submitter Comments	Loan Guaranty Fee Relief Draft Period
123456789	012022	1645678920	987654322	Scheduled Interest / Scheduled Principal	Loan Guaranty Fee Relief Credit	(\$40.32)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null



Guaranty Fee Relief After Four Months of Delinquency

B2B Report Mock-Ups

Guaranty Fee Adjustment Report – B2B (New)

A loan level report that provides guaranty fee adjustment details for S/S remittance type mortgage loans for servicers with CPU-to-CPU connectivity.

Servicer Number	Loan Activity Reporting Period	Fannie Mae Loan Number	Servicer Loan ID	Remittance Type	Adjustment Type	Adjustment Amount	Processing Date	Submitter Comments	Loan Guaranty Fee Relief Draft Period
123456789	012022	1645678920	987654322	Scheduled Interest / Scheduled Principal	Loan Guaranty Fee Relief Credit	(\$40.32)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null

Remittance Detail – Guaranty Fee Report – B2B (Enhanced)

A report that provides loan level details of guaranty fee amounts to be drafted by calendar day 7 for Scheduled/Scheduled MBS SWAP remittance type mortgage loans

Servicer Number	Fannie Mae Loan Number	Servicer Loan ID	Pool Number	Contract Number	Unpaid Principal Balance	Loan Guaranty Fee Rate	Loan Guaranty Fee Amount	LPI Date	Guaranty Fee Draft Status	Guaranty Fee Relief Activity Start Date	Guaranty Fee Relief Adjusted Activity Start Date	Guaranty Fee Relief Expiration Date	Outstanding Guaranty Fee Receivable Amount	Guaranty Fee Draft Date	Loan Activity Reporting Period	Remittance Type	Expected Guaranty Fee Amount	Total Guaranty Fee Delinquency Remitted Amount
123456789	1645678920	987654322	AK1234		\$322,537.14	0.15	\$0.00	8/1/2021	Not Due	1/1/2022	1/1/2022		\$40.32	2/7/2022	012022	Scheduled Interest / Scheduled Principal	\$40.32	\$161.88



Integration Testing Objective

Prepare Servicers and Technology Service Providers (TSPs) to test the Guaranty Fee Relief process before the changes go-live in production

Integration Testing Scope for Guaranty Fee Relief Process and System Changes

1. Entering Guaranty Fee Relief Process After Four Months of Delinquency
2. Reporting and Remitting for Eligible Loans under the Guaranty Fee Relief Process
3. Exiting the Guaranty Fee Relief Process after Four Months of Delinquency

Report/Download Name	New Report/Download	Available in Fannie Mae Application
Guaranty Fee Adjustment Details Download	Yes	LSDU
Guaranty Fee Draft Amount Details Download	Yes	LSDU
Guaranty Fee Adjustment Report	Yes	B2B
Remittance Detail - Guaranty Fee Report	No	Fannie Mae Connect
Remittance Detail - Guaranty Fee Report	No	B2B



Integration Testing Calendar Schedule and Test Setup

April 2022						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

FANNIE MAE OBSERVED HOLIDAY

WEEKENDS and NON-TESTING DAYS

TEST DATA SETUP

- Test data loaded into test environment based

CONNECTIVITY TESTING & USER SETUP

- Test connectivity for B2B customers
- User access to Fannie Mae Connect and LSDU will be setup

CUSTOMERS DUE DATE FOR TESTING

APRIL 2022

- Test connectivity for B2B customers
- User access to Fannie Mae Connect and LSDU will be setup

MAY 2022 TESTING CYCLE

- Guaranty Fee Relief after Four Months of Delinquency Intergration Test Cycle 1

JUNE 2022 TESTING CYCLE

- Guaranty Fee Relief after Four Months of Delinquency Intergration Test Cycle 2

Servicers and TSPs will be required to inform Fannie Mae if they intend to participate in testing by the April 15th, 2022 deadline by submitting an email to the_future_of_servicing@fanniemae.com



Guaranty Fee Relief

Materials on Fanniemae.com

- [Master Servicing Simplification Changes Page](#)
 - ❑ [Lender Letter LL-2021-12 \(Advance Notice of Changes to Investor Reporting Processes and Systems\)](#)
 - ❑ [Process Requirements](#)
 - ❑ [Fannie Mae Integration Test Plan](#)
 - ❑ [Inbound Fannie Mae File Specifications](#)
 - ❑ [Outbound Fannie Mae File Specifications](#)
- For further questions/ inquiries, please contact future_of_servicing@fanniemae.com





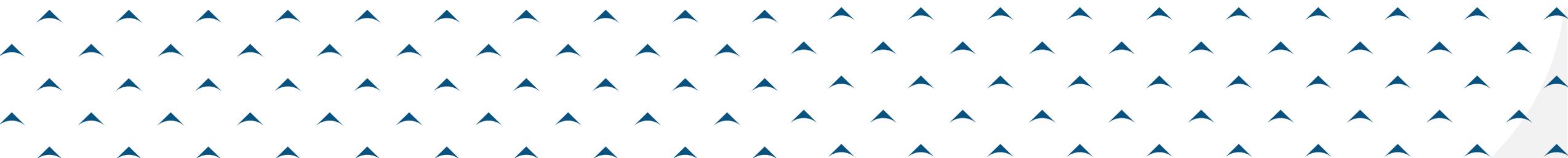
Ask the Experts

How to participate:

Use the URL shared in the meeting chat.

or

Open your smartphone camera and hover your camera over the QR Code and click the pop-up link.





Thank you for attending today's webinar to discuss the upcoming changes announced in...

Letter LL-2021-12 - Advance Notice of Changes to Master Servicing Processes and Systems

Appendix

Guaranty Fee Relief After Four Months Delinquency Test Finding Form

Organization name			
Customer contact name, phone number and email (primary)	Name:	Phone Number:	Email:
Customer contact name, phone number and email (secondary)	Name:	Phone Number:	Email:
Guaranty Fee Relief After Four Months Delinquency Test Finding Questions or Issues			
(Please select one of the following items below and describe your test question or issue in the Questions/Issues box)			
<input type="checkbox"/> Guaranty Fee Relief After Four Months Delinquency			
Questions/Issues:			

