

Servicing Guide Announcement SVC-2012-26

December 12, 2012

Change in Maximum Allowable Attorney Fees

Servicing Guide, Part VIII, Section 106.04: Attorney (or Trustee) Fees

This Announcement updates Fannie Mae's maximum allowable foreclosure attorney (or trustee) 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 and U.S. territories listed in the Attachment. All fee revisions in this Announcement are effective for mortgage loans referred to an attorney (or trustee) on or after January 1, 2013. These fees include all steps required to complete a judicial or non-judicial foreclosure, as the case may be, other than fees for mediations and settlement conferences.

Fannie Mae's Regional Counsel must review and approve proceeding judicially in states identified as "On Approval" states. Servicers must request such approval by sending an email to nonroutine_litigation@fanniemae.com. Fannie Mae will provide procedural instructions and approve applicable fees at the time it grants approval.

The [Allowable Attorney and Trustee Foreclosure Fees](#) table available on Fannie Mae's website has been updated to reflect the fee changes in the Attachment and shall be effective until further notice from Fannie Mae.

Servicers should contact their Servicing Consultant, Portfolio Manager, or Fannie Mae's National Servicing Organization's Servicer Support Center at 1-888-FANNIE5 (888-326-6435) with any questions on this Announcement.

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

Attachment

Changes in Allowable Foreclosure Attorney Fees

In states identified as “On Approval” states, Fannie Mae's Regional Counsel must review and approve proceeding judicially.

The complete list of [Allowable Attorney and Trustee Foreclosure Fees](#) (including the changes noted below) is available on Fannie Mae's website.

Jurisdiction Name	Old Non-Judicial Fee	New Non-Judicial Fee	Old Judicial Fee	New Judicial Fee
Idaho	\$ 600	\$ 1,050	On Approval	On Approval
Montana	\$ 600	\$ 1,000	On Approval	On Approval
New Hampshire	\$ 900	\$ 1,150	On Approval	On Approval
Puerto Rico	N/A	N/A	\$ 1,100	\$ 1,500
Virgin Islands	N/A	N/A	\$ 1,100	\$ 1,800
Wyoming	\$ 600	\$ 1000	On Approval	On Approval