

Servicing Guide Announcement SVC-2015-05

April 08, 2015

Servicing Guide Updates

The *Servicing Guide* has been updated to include the following:

- Provides Requirements Related to the Office of Foreign Assets Control (OFAC) Specialty Designated Nationals (SDN) List
- Changes to Title Defect Reporting
- Clarifications in Obtaining Increased Mortgage Release Borrower Relocation Incentive
- Miscellaneous Revisions

Each of these updates is described below. The servicer must review each topic in the *Servicing Guide* in its entirety to gain a full understanding of the policy change(s).

Requirements related to the OFAC SDN List

Servicing Guide [A2-1-08, Compliance with Requirements and Laws](#) has been updated as follows:

- Requires the servicer to contact Fannie Mae's Ethics department within 24 hours of blocking or rejecting a mortgage transaction based on an OFAC SDN List match, and
- Provides the detailed process requirements for contacting Fannie Mae.

Effective Date

The servicer is encouraged to implement these policy changes immediately, but must implement the changes no later than June 1, 2015.

Changes to Title Defect Reporting

The *Servicing Guide* has been updated to remove the requirement for the servicer to report title defects to Fannie Mae by emailing servicing_violation@fanniemae.com or by submitting a completed *Notification of Title Defects Form*.

NOTE: *The servicer must still promptly notify Fannie Mae when it is notified or becomes aware of an origination or servicing title defect for a bifurcated mortgage loan where the selling representations and warranties or prior servicing obligations were not assumed by the servicer.*

Updated Servicing Guide Topics

- *Servicing Guide* [E-3.2-13, Addressing Title Defects Generally](#)
- *Servicing Guide* [F-1-32, Reporting a Delinquent Mortgage Loan via HomeSaver Solutions™ Network](#)

- *Servicing Guide* [F-4-01, References to Fannie Mae's website](#)
- *Servicing Guide* [F-4-03, List of Contacts](#)

Effective Date

The servicer is encouraged to implement these policy changes immediately, but must implement the changes no later than June 1, 2015.

Clarifications in Obtaining Increased Mortgage Release Borrower Relocation Incentive

Until HSSN is able to process the increased incentive as a closed case, *Servicing Guide* [D2-3.3-02, Fannie Mae Mortgage Release \(Deed-in-Lieu of Foreclosure\)](#) has been updated to require the servicer to submit a Mortgage Release case into HSSN for Fannie Mae's approval prior to closing when the borrower's relocation incentive payment is greater than \$3,000 and the property securing the mortgage loan is located in one of eight jurisdictions identified in the *Servicing Guide*.

Effective Date

This policy change is effective immediately.

Miscellaneous Revisions

The *Servicing Guide* has been revised as follows.

- Updated to include references to the new Non-Routine Litigation Form ([Form 20](#)) in lieu of nonroutine_litigation@fanniemae.com to report non-routine litigation matters to Fannie Mae as previously communicated in Servicing Guide Announcement SVC-2015-04: Servicing Guide Updates.
- Incorporated the policy changes related to borrower "pay for performance" incentives for a Fannie Mae HAMP Modification as previously communicated in Lender Letter LL-2015-01: Notification of Future Updates to Borrower "Pay for Performance" Incentives for a Fannie Mae HAMP Modification.

Updated Servicing Guide Topics

- *Servicing Guide* [D2-3.2-07, Fannie Mae HAMP Modification](#)
- *Servicing Guide* [F-1-29, Processing a Workout Incentive Fee](#)
- *Servicing Guide* [F-2-03, Incentive Fees for Workout Options](#)

The servicer should contact its Servicing Consultant, Portfolio Manager, or Fannie Mae's Credit Portfolio Management's Servicer Support Center at 1-888-FANNIE5 (1-888-326-6435) with any questions regarding this Announcement.

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