Default Reporting Application (DRA) Job Aid

Fannie Mae's Default Reporting Application (DRA) is an innovative online tool that collects foreclosure and bankruptcy events to allow tracking and oversight by Fannie Mae and servicers to proactively monitor processes and identify opportunities for improvement.

The main users of DRA are MDC Attorney Firms and the MDC Firm Management team. Only firms can enter data in DRA. However, several teams within Fannie Mae view the data including Servicers. At Fannie Mae, events reported in DRA trigger a variety of actions such as loan re-classification and post-sale REO property management and marketing. As such, accurate reporting is critical to ensure the integrity of data.

Function Overview

The main data driver in DRA is the Fannie Mae loan number, also referenced as the "Investor Number". When a firm reports in DRA, the Investor number is required to create a "**parent**" file in DRA. Although there can only be one loan parent file, each parent file may have multiple foreclosure and/or bankruptcy **cases**. Each case is then populated with **Events**. When an event is being reported, certain data points are required, while others are optional. In DRA, users create cases, report loan level events, view reported loan data and view reporting summary data.

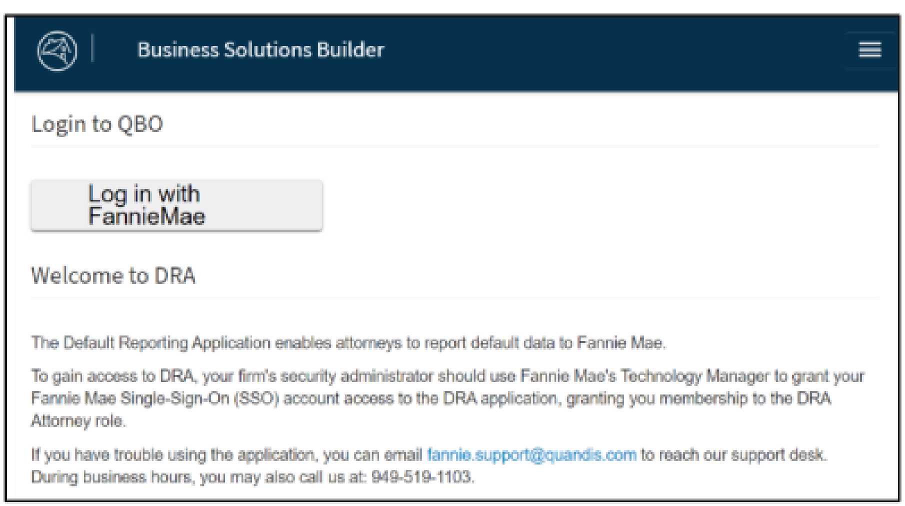
Accessing and Logging Into DRA

Access to DRA is requested by firms and servicers through Technology Manager.

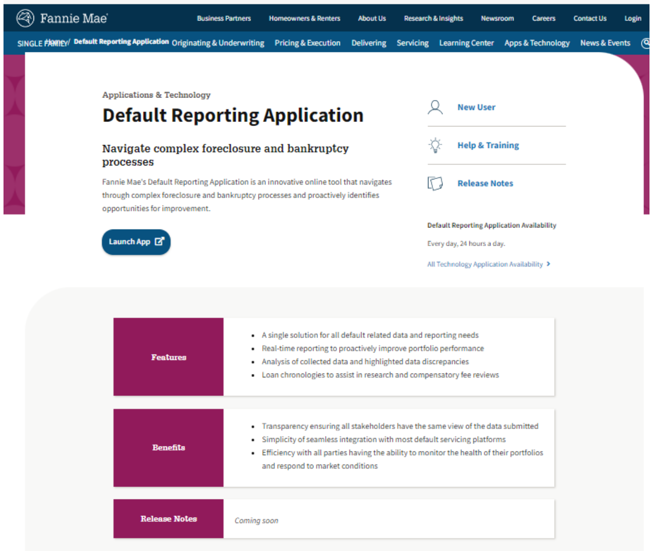
Once Access is granted, DRA can be accessed by

Log In

Clicking the following link: DRA Login



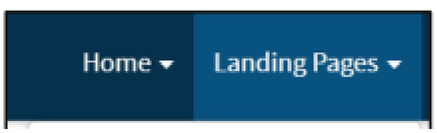
[Additional reference material regarding the application can be found at Default Reporting Application | Fannie Mae]



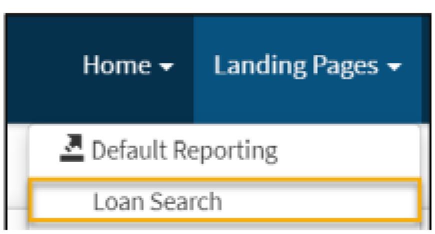
Viewing Loan Information

There are several ways to search for a loan and access loan information:

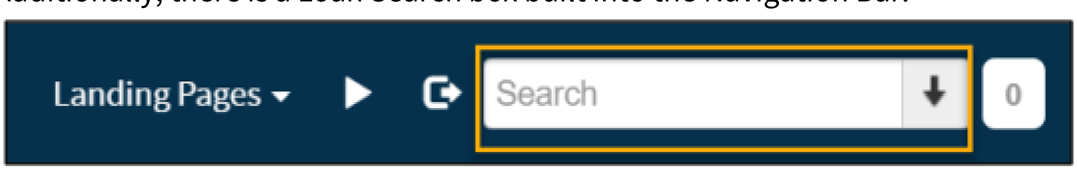
- In the navigation bar at the top right of DRA screen next to the Home drop-down, you will find a drop-down labeled **Landing Pages**.



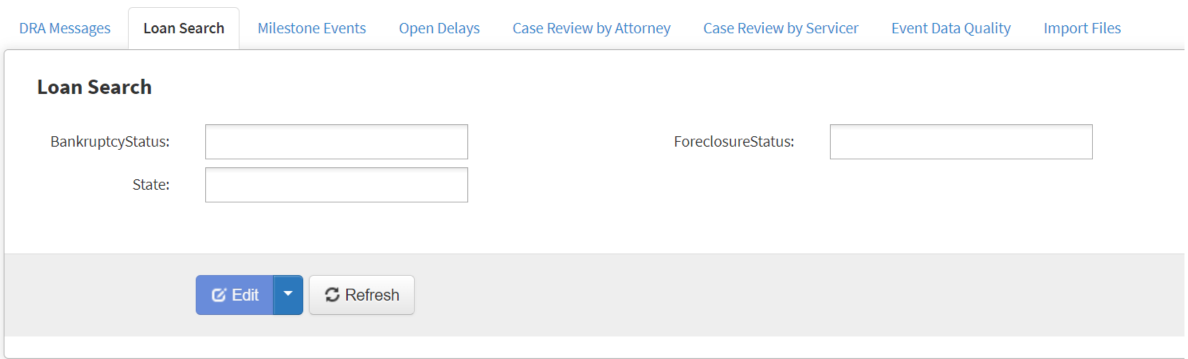
- There is a **Loan Search** option under this Landing Pages drop-down. You may search the Investor Loan ID or other Fannie Mae criteria in the drop-down.



- Additionally, there is a Loan Search box built into the Navigation Bar.



- Lastly, if you navigate to the Default Reporting section listed in the Landing Pages drop-down, you can access another Loan Search functionality. This allows for you to set filters for State, Bankruptcy Status, and Foreclosure Status.

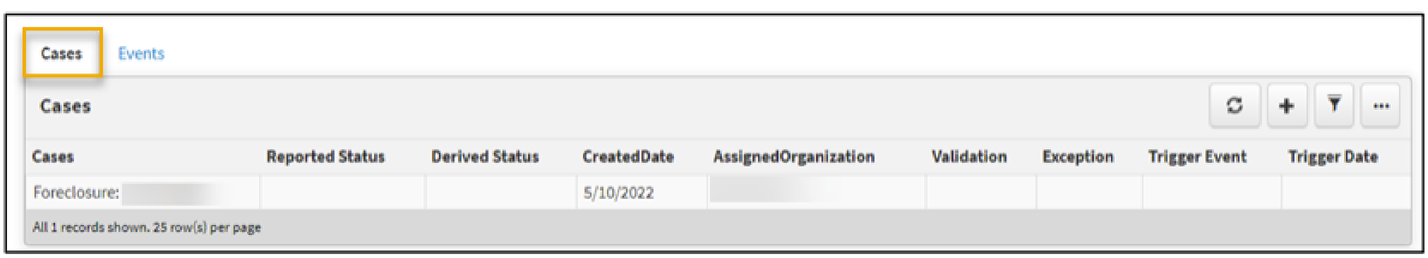


Loan Summary Page

Once a loan is selected, the Loan Summary page will be displayed. This will contain general information about the loan, as well as a **Cases tab** and an **Events tab**.

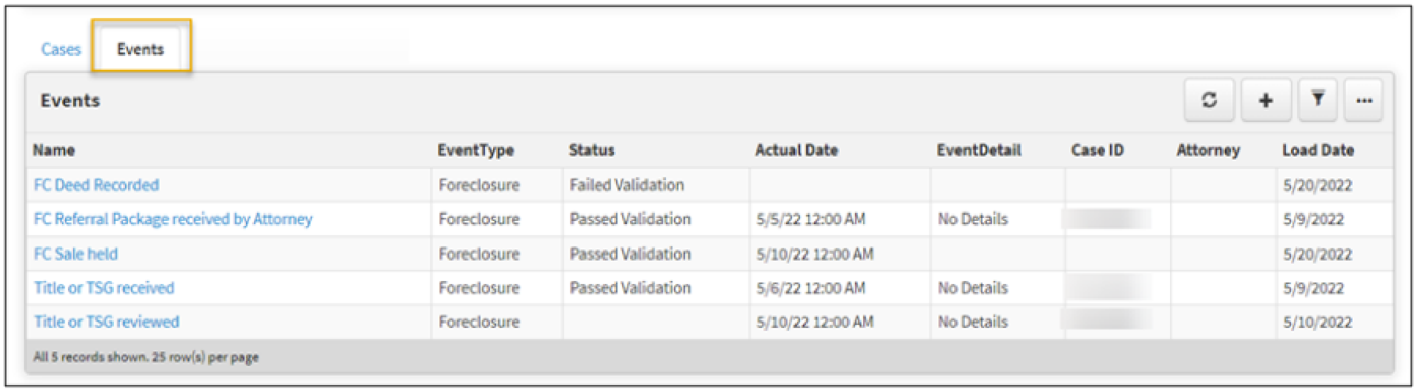
Cases

All active and closed bankruptcy and foreclosure cases are shown here. The 'Reported Status' is determined by the firm. The derived status is determined by events reported.



Events

The events tab is where specific reported actions of the case are listed. Generally, the first event is a referral received by an attorney. A complete list of potential events are listed in the Default Reporting Application Learning Center on Fanniemae.com.



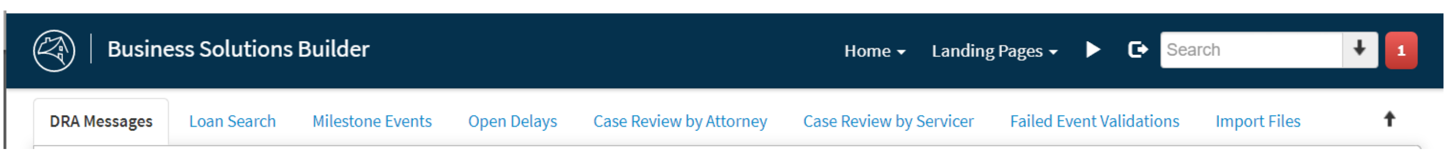
Name	EventType	Status	Actual Date	EventDetail	Case ID	Attorney	Load Date
FC Deed Recorded	Foreclosure	Failed Validation					5/20/2022
FC Referral Package received by Attorney	Foreclosure	Passed Validation	5/5/22 12:00 AM	No Details			5/9/2022
FC Sale held	Foreclosure	Passed Validation	5/10/22 12:00 AM				5/20/2022
Title or TSG received	Foreclosure	Passed Validation	5/6/22 12:00 AM	No Details			5/9/2022
Title or TSG reviewed	Foreclosure		5/10/22 12:00 AM	No Details			5/10/2022

Data points captured in the Events tab include:

- Name – The business name of the event. Click the link to view details about the corresponding event that was reported on the loan.
- Event Type – Indicates if this is a foreclosure or bankruptcy event.
- Status – Indicates whether the event passed or failed validation. If an event failed validation, all required fields were not reported and the firm will need to correct any errors.
- Actual Date - The date the provider (i.e., the firm) is reporting the event to have occurred.
- Event Detail – Important information pertaining to the event reported, if applicable.
- Case ID – Indicates the case ID assigned by the firm or the court for bankruptcy cases.
- Attorney – The firm reporting the case and associated events.
- Load Date – The date the event was processed in DRA.

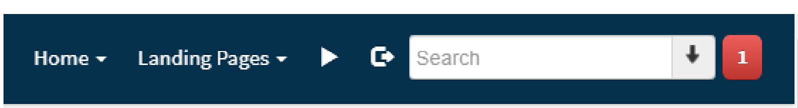
Other DRA Tabs

Once you select (or at the initial log in) Default Reporting under the Landing Pages drop-down, there are other tabs users can utilize for various inquiries.

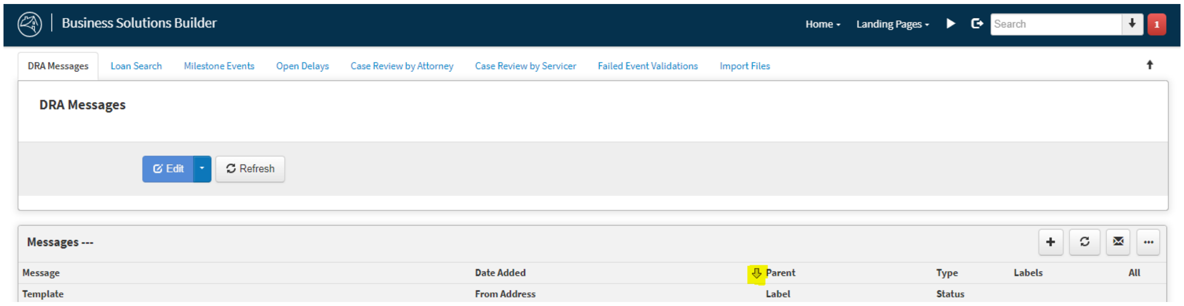


- **DRA Messages**

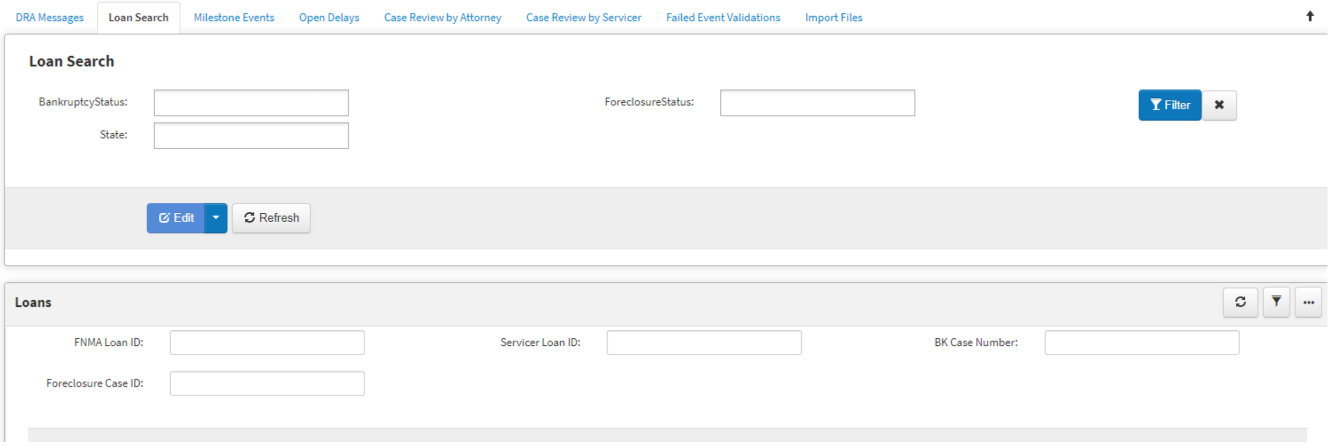
  Both routine and important communications are sent to firms through messages. Users will know a new message is available by seeing a number in the red box in the upper right-hand corner of DRA.

  When viewing the message tab, it is important to know the small arrow (highlighted in yellow below) will organize messages by date order.



- **Loan Search**
  As described in the loan search section of this job aid, this tab allows for loan searches by criteria other than the Fannie Mae investor number.



- **Milestone Events**
  Summarizes the number of main core events firms have reported through DRA for a given time. Users can filter by a specific event name, servicer, state, or attorney. Data can be exported.

- **Open Delays**
  Total count of open delays or holds reported by a firm. Users can filter by attorney, state, or servicer. Data can be exported.

- **Case Review by Attorney or Case review by Servicer**

  NOTE: Internal Fannie Me users will have both tabs; servicer and firms will have only one.

  Ability to see all cases reported by the firm. Users can filter by attorney, derived status, case type, state or reported status. Data can be exported.

- **Failed Event Validations**
  Events where a required field was not reported thus the event has failed. The event "does not exist" until the exception is cleared. Data can be exported.

- **Import Files**
  Used mainly by firms to ensure the loaded data into DRA is successful.

DRA Reports

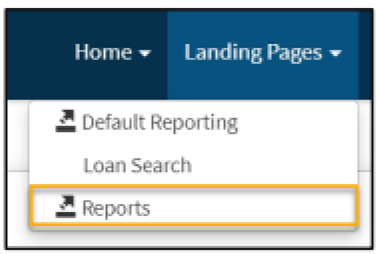
There are currently two methods to download loan level data from DRA.

- **DRA Report Requests**
  - The Event Report function in DRA will enable firms to request an excel report with all cases and events reported into DRA. Due to the volume and variety of data included, it will be necessary for the firm to create and manage their own filter functions. For more instruction regarding Reports, please go to Default Reporting Application Learning Center ~~| Fannie Mae~~.

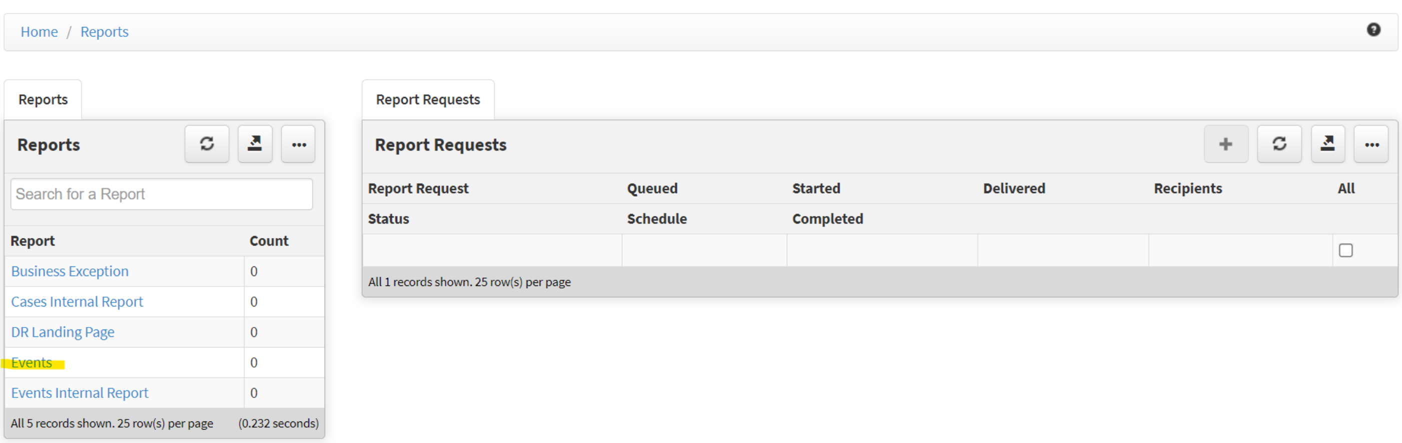
- **DRA Landing Page tabs**
  - The tabs on the landing pages include several that will provide focus on specific data points to identify issues and enable reconciliation/correction. These include *Milestone Events, Open Delays, Case Review by Servicer and Event Data Quality*.

DRA Report Requests

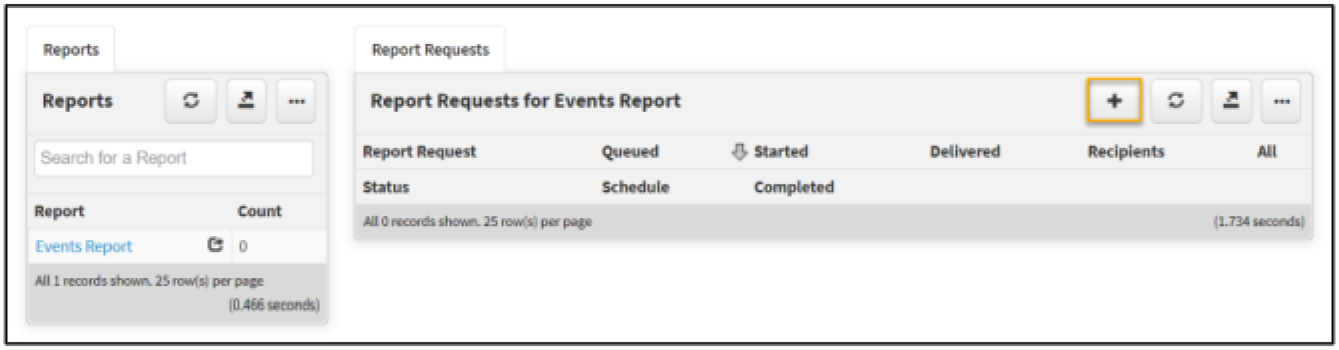
1. Click the **Reports** option under the Landing Pages drop-down on the navigation bar.



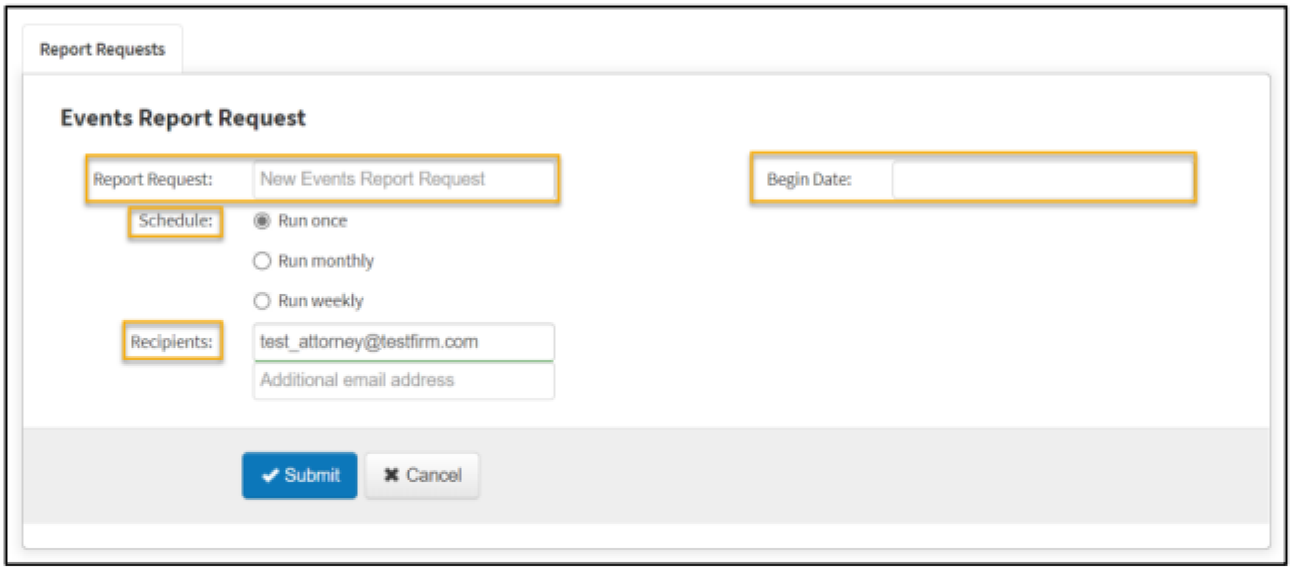
2. Click the **Events**



3. Click the + button.



4. Complete the following sections/fields.

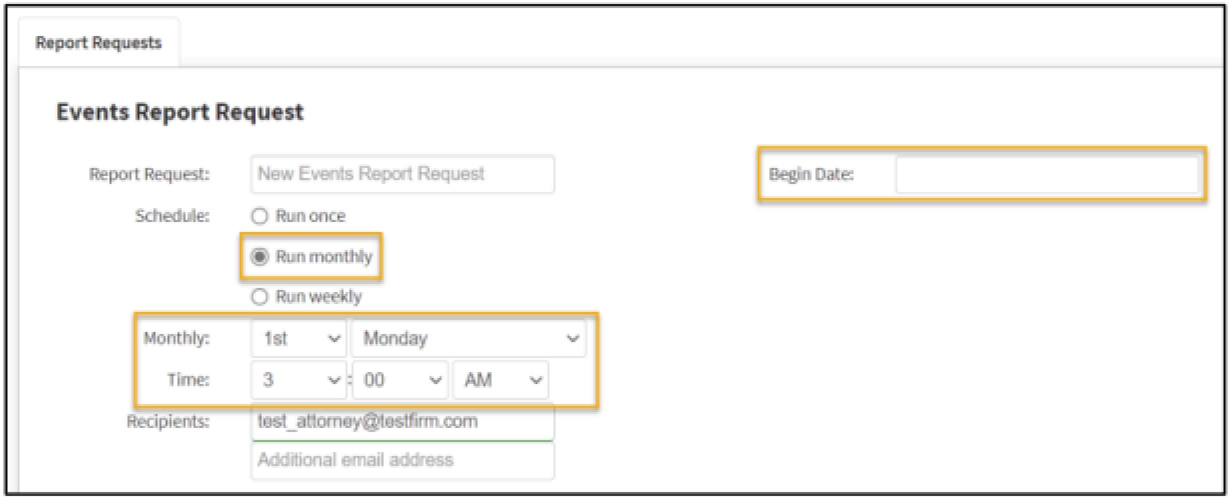


NOTE: *"Report Request" is what you would like to name the report.*

NOTE: "**Begin Date**" *is not required if* "**Run once**" *is selected under the* "**Schedule**" *section.*

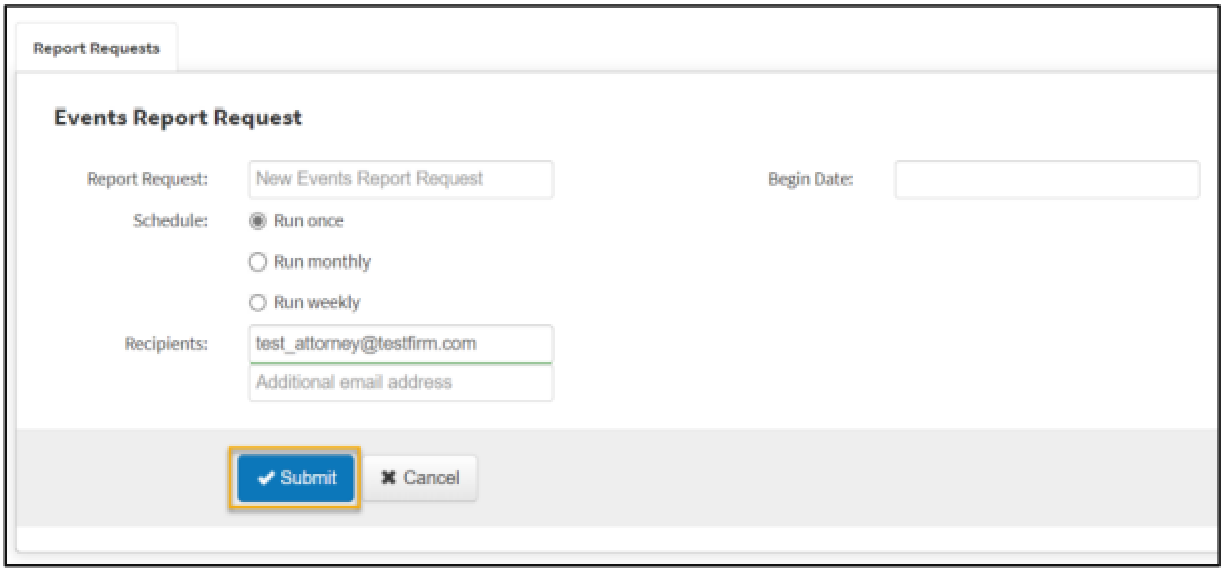
NOTE: *The user's email address needs to be populated in the 1st* "**Recipients**" *field. There is no limit to the number of additional recipients that may be added.*

NOTE: *For "Run monthly" or "Run weekly" select the frequency and "Begin Date", as shown in the screenshots below.*


Report Requests
Events Report Request
Report Request:
New Events Report Request
Begin Date:
Schedule:
Run once
Run monthly
Run weekly
Monthly:
1st
Monday
Time:
3
00
AM
Recipients:
test_attorney@testfirm.com
Additional email address

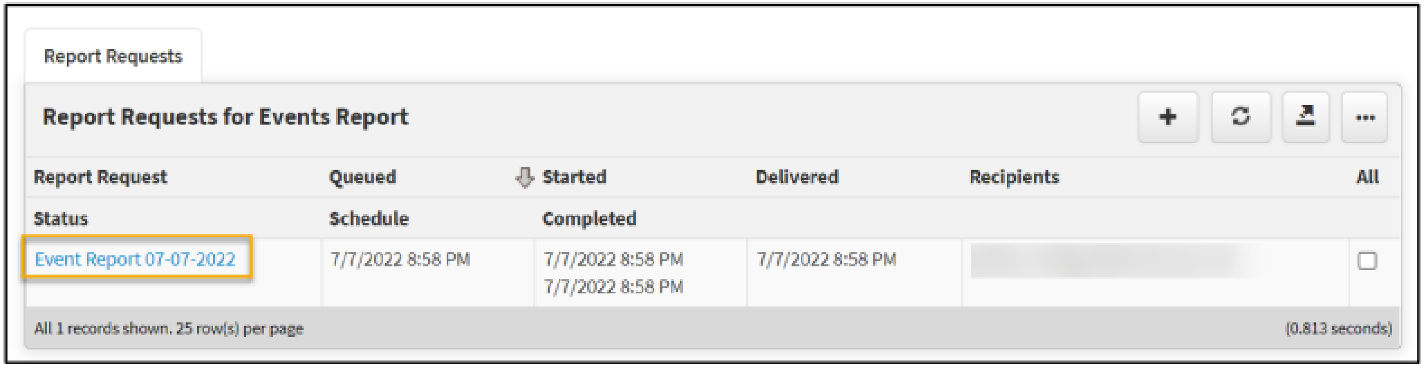

Report Requests
Events Report Request
Report Request:
New Events Report Request
Begin Date:
Schedule:
Run once
Run monthly
Run weekly
Weekly:
Mon
Tue
Wed
Thu
Fri
Time:
3
00
AM
Recipients:
test_attorney@testfirm.com
Additional email address

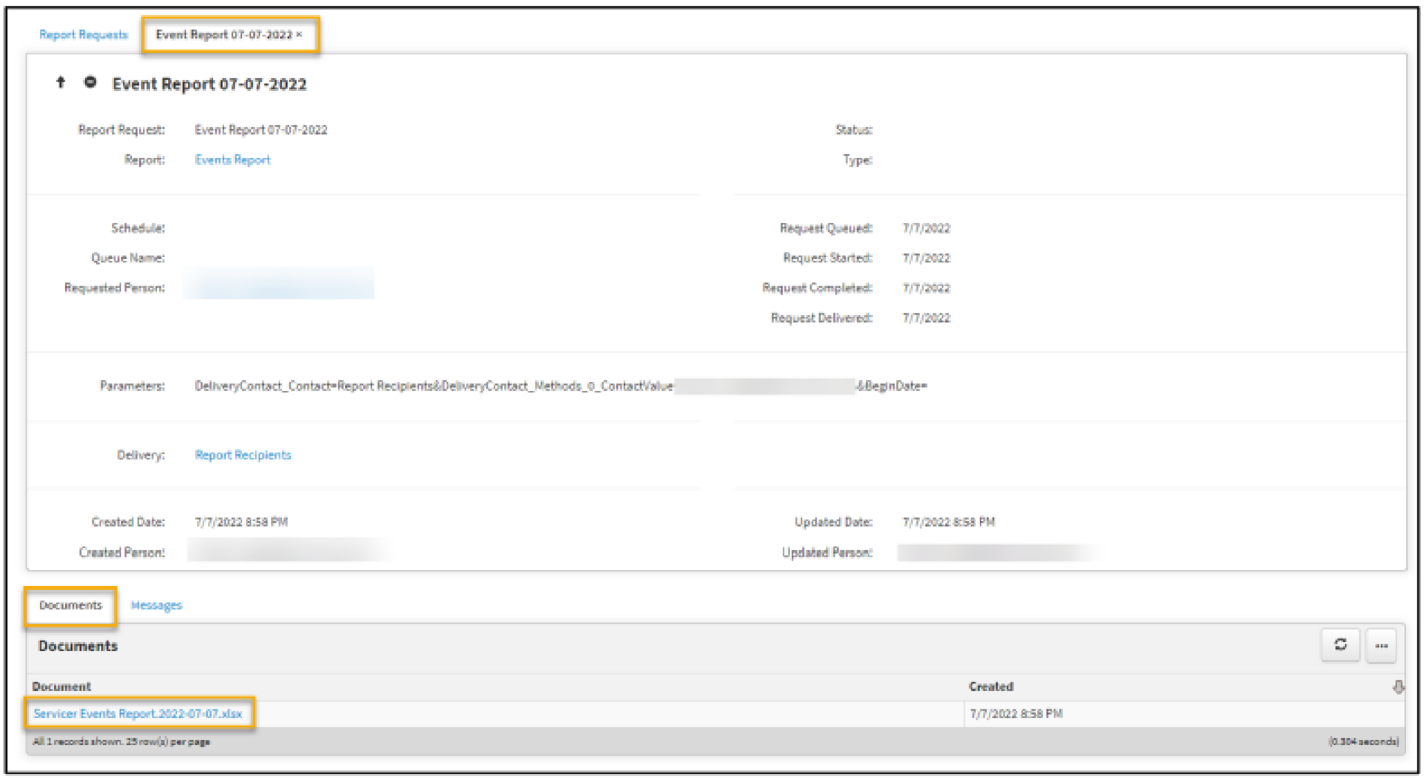
5. Select the **Submit** button.



Open report from within application

1. Click **Report Request Name**
2. Click **Report Name**





NOTE: *Open the report from the email notification, click **Link** then **Open File**.*

Landing page tabs

First, select a landing page relevant to data needed. In association with the firm's requirement to reconcile cases and events, the example below is the "Case Review by Servicer" tab. Data from this tab will assist firms to reconcile case inventory and status while filtering by Servicer, State, Status and Case Type.

Once the desired data is filtered, click on the ellipsis found to the far right of the "Process" line. A drop-down will open and offer the option to 'Export to Excel'.

This process is the same for other landing pages, including Milestone Events, Open Delays and Event Data Quality.