

Servicer Principal and Interest (P&I) Advances Changes

Fannie Mae Process Requirements

Updated July 13, 2020



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Document Change History		
Published Date	Modified Section	Description
July 13, 2020	Impacted Reports	Included LSDU LAR 96 Exception Search Results download details to the impacted list of reports
	Contractual Payments Received from Borrowers under the Stop Delinquency Advance Process	Updated the language to provide clarity around advances recovered by Fannie Mae and Servicer, when a servicer has collected one or more full contractual payments
	Remittance Detail – P&I Report (B2B & Fannie Mae Connect)	Updated the report description to include reference of S/S Portfolio and S/A loans
June 29, 2020	Remittance Detail – P&I Report (B2B & Fannie Mae Connect)	Added the following 2 attributes to the Remittance Detail – P&I Report and LSDU Cash Position P&I Details Download mock-up reports <ul style="list-style-type: none"> • Outstanding Fannie Mae Principal Receivable Amount • Outstanding Fannie Mae Interest Receivable Amount
	Glossary	Added definitions to the glossary for the following 2 attributes: <ul style="list-style-type: none"> • Outstanding Fannie Mae Principal Receivable Amount • Outstanding Fannie Mae Interest Receivable Amount
June 22, 2020	Exhibit 6: Contractual Payment on an Eligible S/S Remittance Type Mortgage Loan under the Stop Delinquency Advance Process	Updated to reflect the P&I draft amount in May activity Period (Previously displayed under April activity period)
	Exhibit 8: Exiting the Stop Delinquency Advance Process When an Eligible S/S Remittance Type Mortgage Loan Becomes Current	Corrected the Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit from positive to negative value
	Exhibit 9: Exiting the Stop Delinquency Advance Process When a COVID-19 Payment Deferral is Executed on an Eligible S/S Remittance Type Mortgage Loan	Updated the exhibit description and leading language to reflect as “COVID-19” Payment Deferral
		Updated the label “Borrower T&I Deferred Amount” to “ Servicer T&I Escrow Advanced Amount”
		Updated “Servicer T&I Escrow Advanced Amount” to reflect the total cumulative value in the month of Payment Deferral execution



	Remittance Detail – Cash Adjustments Report (B2B)	Updated report layout to remove the following 11 attributes and add Fannie Mae Recovery Period: Sale Type, LPI Date, Stop Advance Status, Stop Advance Start Date, Stop Advance Adjusted Start Date, Stop Advance Expiration Date, Total Principal Advance Amount, Total Interest Delinquency Advance Amount, Outstanding Fannie Mae P&I Receivable, Stop Advance Period Delinquent Count, Draft Date
	Remittance Detail – P&I Report (B2B & Fannie Mae Connect)	Updated report layout to add the following new attributes: Sale Type, LPI Date, Stop Advance Status, Stop Advance Start Date, Stop Advance Adjusted Start Date, Stop Advance Expiration Date, Total Principal Advance Amount, Total Interest Delinquency Advance Amount, Outstanding Fannie Mae P&I Receivable, Stop Advance Period Delinquent Count, Foreclosure Loss Risk Code
June 22, 2020	Stop Advance Adjustment Detail August Draft Report (Fannie Mae Connect)	Updated naming convention for the following attributes to include “Amount” in the headers: Stop Advance Principal Credit Amount, Stop Advance Interest Credit Amount, Outstanding Fannie Mae P&I Receivable Amount
	Glossary	Updated the definition of Loan Stop Advance Expiration Date



Limiting Servicer Delinquency Advances for Scheduled/Scheduled (S/S) Remittance Type Mortgage Loans

With Lender Letter LL-2020-02 (updated April 29, 2020), Fannie Mae announced an alignment of policies between Fannie Mae and Freddie Mac that limit servicer obligations on advancing scheduled mortgage monthly payments to four months for delinquent scheduled/scheduled (S/S) remittance type mortgage loans. As a result, Fannie Mae will discontinue servicer advances of scheduled remittances of principal and interest (P&I) payments for delinquent S/S remittance type mortgage loans (delinquency advances) after four consecutive missed monthly payments for mortgage loans serviced under the special servicing option. This change will become effective for the August 2020 remittance activity (based on July 2020 reporting activity).

NOTE: This change does not apply to Scheduled/ Actual (S/A) remittance type mortgage loans. For delinquent S/A remittance type mortgage loans, servicers are authorized to recover advances of delinquent interest during the fourth month of delinquency. Servicers must continue to follow the existing investor reporting and remitting requirements for S/A remittance type mortgage loans outlined in Section F-1-21, Remitting and Accounting to Fannie Mae (11/08/2017) in the Servicing Guide and Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018) in the Investor Reporting Manual.

Eligibility Criteria for S/S Remittance Type Mortgage Loans

“Stop Delinquency Advance” is a new Fannie Mae investor reporting process that discontinues servicer delinquency advances on eligible S/S remittance type mortgage loans after four consecutive missed monthly mortgage payments. The table below outlines the eligibility criteria for S/S remittance type mortgage loans under the Stop Delinquency Advance Process.

Table 1. Eligibility Criteria for Stop Delinquency Advance				
Loan Remittance Type	S/S MBS Mortgage Loans		S/S Portfolio Mortgage Loans (S/S MRS Loans)	
Foreclosure Loss Risk Type	Fannie Mae Foreclosure Loss Risk (Loans w/ FCL Risk Codes 1, 4)	Servicer Foreclosure Loss Risk (Loans w/ FCL Risk Codes 2, 3)	Fannie Mae Foreclosure Loss Risk (Loans w/ FCL Risk Codes 1, 4)	Servicer Foreclosure Loss Risk (Loans w/ FCL Risk Codes 2, 3)
Stop Delinquency Advance Eligibility	Eligible	Not Eligible*	Eligible	Not Eligible*
*Follow existing guidance in Section F-1-21, Remitting and Accounting to Fannie Mae (11/08/2017) in the Servicing Guide and Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018) in the Investor Reporting Manual				

NOTE: Foreclosure Loss Risk Type is an important eligibility criteria component. Fannie Mae will use the Foreclosure Loss Risk Type Code recorded in its Investor Reporting System to determine the eligibility of a S/S remittance type mortgage loan for the Stop Delinquency Advance process. Loans where the value of the Foreclosure Loss Risk Type Code = 1 or 4 have Fannie Mae foreclosure loss risk. Loans where the value of the Foreclosure Loss Risk Type = 2 or 3 have servicer



foreclosure loss risk. Servicers can view the Foreclosure Loss Risk Type Code on the Loan Servicing Data Utility (LSDU) Credit Enhancement tab and on the Trial Balance Part C.

Stop Delinquency Advance Process

Entering the Stop Delinquency Advance Process

In the Loan Reporting Cycle that an eligible S/S remittance type mortgage loan becomes 120 days delinquent, Fannie Mae will place the mortgage loan in a Stop Delinquency Advance status and place a Loan Stop Advance Status Type and a Loan Stop Advance Start Date on the loan, reflecting the start date of the Stop Delinquency Advance Process. The Loan Stop Advance Start Date is the date from which Fannie Mae will suspend drafting delinquency advances from servicers; it is recorded as the first day of the month following the loan activity reporting period where a loan is placed in a Loan Stop Advance Status. Fannie Mae will also assign a Loan Stop Advance Period Delinquent Count. The Loan Stop Advance Period Delinquent Count is the number of delinquent periods prior to entering the Stop Delinquency Advance process. It reflects the number of P&I delinquency advances made by the servicer on an eligible S/S remittance type mortgage loan prior to entering Stop Delinquency Advance process. The exhibits below summarize the key events that occur at the start of the Stop Delinquency Advance Process for an eligible S/S remittance type mortgage loan.

Exhibit 1: Entering the Stop Advance Delinquency Process for a Due on First Eligible S/S Remittance Type Mortgage Loan

							Begin Stop Delinquency Advance Process
							February
	August	September	October	November	December	January	
	Borrower made contractual payment	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)	
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>							
	1-Aug	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	
Servicer Reported Actual LPI:	\$494.11	\$495.65	\$497.20	\$498.76	\$500.31	\$501.88	
Servicer Reported Scheduled Principal:	\$876.22	\$874.88	\$873.54	\$872.19	\$870.84	\$869.49	
Servicer Reported Scheduled Interest:							
Fannie Mae	Loan Stop Advance Period Delinquent Count:						4
	Loan Stop Advance Status Type:						Stop Advance
	Loan Stop Advance Start Date:						1-Feb



Exhibit 2: Entering the Stop Advance Delinquency Process for an Odd Due Date Eligible S/S Remittance Type Mortgage Loan

							Begin Stop Delinquency Advance Process
	October	November	December	January	February	March	April
	Borrower made contractual payment	Borrower missed 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)	
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>							
Servicer Reported Actual LPI:	15-Oct	15-Oct	15-Oct	15-Oct	15-Oct	15-Oct	
Servicer Reported Scheduled Principal:	\$495.65	\$497.20	\$498.76	\$500.31	\$501.88	\$503.45	
Servicer Reported Scheduled Interest:	\$874.88	\$873.54	\$872.19	\$870.84	\$869.49	\$868.13	
Fannie Mae	Loan Stop Advance Period Delinquent Count:						4
	Loan Stop Advance Status Type:						Stop Advance
	Loan Stop Advance Start Date:						1-Apr

NOTE: In August 2020, servicers will have access to the Loan Stop Advance Status Type, Loan Stop Advance Start Date and Loan Stop Advance Period Delinquent Count placed by Fannie Mae on eligible S/S remittance type mortgage loans via the Stop Advance Adjustment Detail August Draft Report on Fannie Mae Connect. The Fannie Mae Connect Stop Advance Adjustment Detail August Draft Report will only be available in the month of August 2020. Starting in September 2020, servicers will be able to access the Loan Stop Advance Status Type, Loan Stop Advance Start Date via the Loan Data Search Screen and the S/S SWAP and S/S MRS Cash Position downloads in LSDU; servicers with CPU-to-CPU connectivity will be able to access the information via the B2B Remittance Detail – Cash Adjustments Report starting in September 2020.

One-time Transition to the Stop Delinquency Advance Process in August 2020

When the Stop Delinquency Advance Process becomes effective for the first time in August 2020 (based on July 2020 loan activity), there may be eligible S/S remittance type mortgage loans that are greater than 120 days delinquent for which servicers have already made more than four delinquency advances. On the last day of the July 2020 Loan Reporting Cycle (i.e., at transition), Fannie Mae will place all eligible S/S remittance type loans that are 120 or more days delinquent in a Loan Stop Advance Status Type and reflect August 1, 2020 as the Loan Stop Advance Start Date. The Loan Advance Period Delinquent Count will reflect the number of delinquency advances made by the servicer up until transition and may be greater than 4.

Servicers must make all reasonable efforts to ensure that Loan Activity Reports (LARs) for July activity on eligible S/S remittance type mortgage loans are reported and accepted by Fannie Mae’s Investor Reporting System before the end of the July 2020 Loan Reporting Cycle. At transition, after 9 pm Eastern Time on the last day of the July



2020 Loan Reporting Cycle, Fannie Mae’s Investor Reporting System will use the Last Paid Installment (LPI) date reported on the latest accepted July 2020 LAR to determine the months of delinquency for an eligible S/S remittance type mortgage loan. The reported and accepted July 2020 LAR may either reflect that a contractual payment was received from the borrower (“Contractual Payment LAR”) or that no contractual payment was received from the borrower (“No Contractual Payment LAR”).

The following two exhibits summarize the key events that occur at the one-time transition in August 2020 into the Stop Delinquency Advance Process for an eligible S/S remittance type mortgage loan where a July 2020 LAR was reported and accepted by Fannie Mae’s Investor Reporting System before the end of the July 2020 Loan Reporting Cycle.

Exhibit 3: August 2020 One-Time Transition to the Stop Delinquency Advance Process with “Contractual Payment LAR” in the July 2020 Loan Reporting Cycle

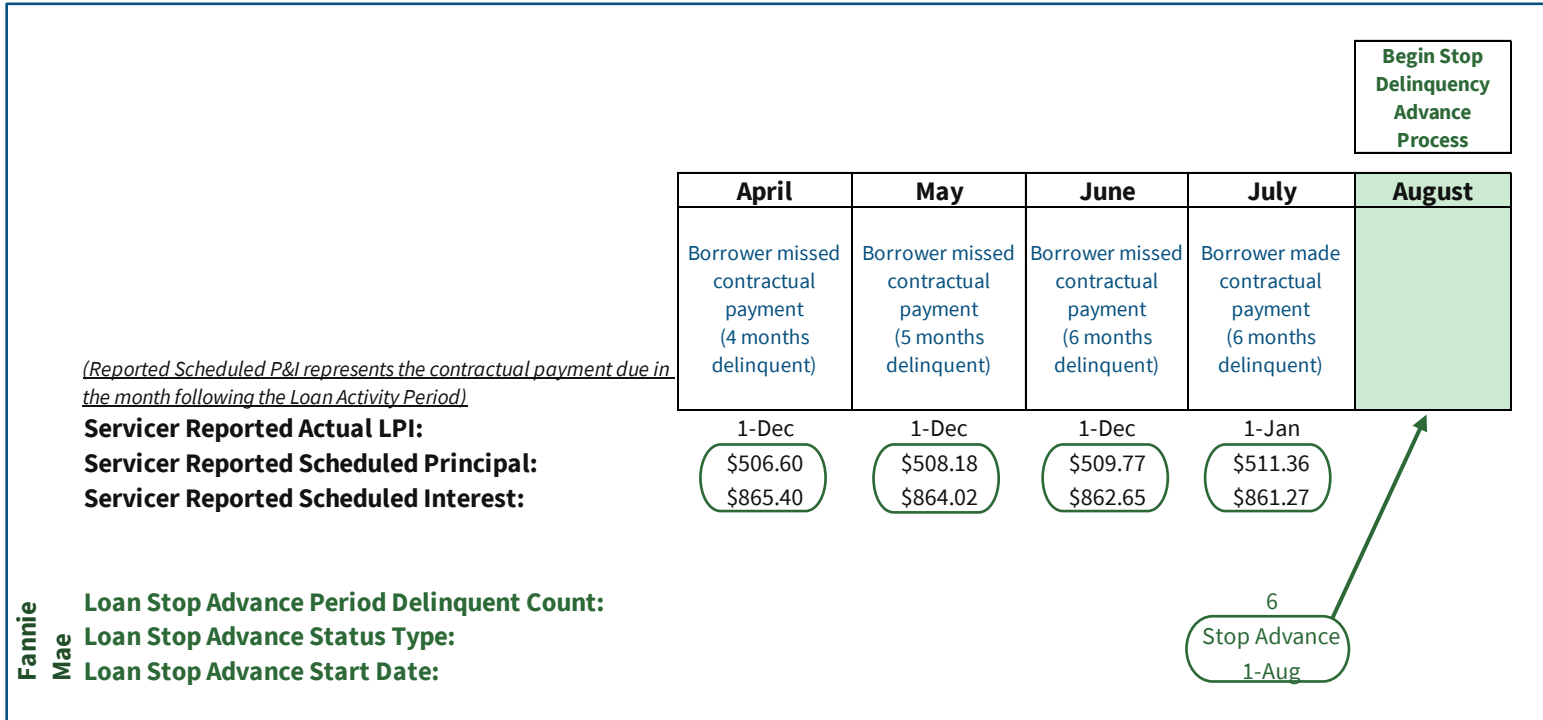




Exhibit 4: August 2020 One-Time Transition to the Stop Delinquency Advance Process with “No Contractual Payment LAR” in the July 2020 Loan Reporting Cycle

					Begin Stop Delinquency Advance Process
					August
	April	May	June	July	
	Borrower missed contractual payment (1 months delinquent)	Borrower missed contractual payment (2 months delinquent)	Borrower missed contractual payment (3 months delinquent)	Borrower missed contractual payment (4 months delinquent)	
<p><i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i></p> <p>Servicer Reported Actual LPI:</p> <p>Servicer Reported Scheduled Principal:</p> <p>Servicer Reported Scheduled Interest:</p>	1-Dec \$506.60 \$865.40	1-Dec \$508.18 \$864.02	1-Dec \$509.77 \$862.65	1-Dec \$511.36 \$861.27	
<p>Fannie Mae</p> <p>Loan Stop Advance Period Delinquent Count:</p> <p>Loan Stop Advance Status Type:</p> <p>Loan Stop Advance Start Date:</p>				4 Stop Advance 1-Aug	↑

NOTE: In August 2020, servicers will have access to the Loan Stop Advance Status Type, Loan Stop Advance Start Date and Loan Stop Advance Period Delinquent Count placed by Fannie Mae at transition on all eligible S/S remittance type mortgage loans via the Stop Advance Adjustment Detail August Draft Report on Fannie Mae Connect. The Fannie Mae Connect Stop Advance Adjustment Detail August Draft Report will only be available in the month of August 2020.

If a July 2020 LAR is not received or accepted by Fannie Mae’s Investor Reporting System before the end of the July 2020 Loan Reporting Cycle, Fannie Mae’s Investor Reporting System will use the LPI date from the last accepted LAR prior to July 2020 to determine the months of delinquency for an eligible S/S remittance type mortgage loan at transition.

Fannie Mae will not settle-up with regard to mortgage loans greater than four months delinquent as of the implementation date. For mortgage loans greater than four months delinquent as of the implementation date, the Loan Stop Advance Start Date will be August 1, 2020. Fannie Mae will reimburse previous delinquency advances either when the mortgage loan goes through a reclass (S/S Swap only) or in accordance with existing reimbursement policies for workout options, whichever is earlier.



Reporting and Remitting for Eligible S/S Remittance Type Mortgage Loans under the Stop Delinquency Advance Process

Even though an eligible S/S remittance type mortgage loan is in a Loan Stop Advance status, servicers must continue to report loan activity to Fannie Mae in accordance with Servicing Guide Section C-4.3-01, Servicer Responsibilities Related to Investor Reporting, Section F-1-22, Reporting a Delinquent Mortgage Loan via Fannie Mae's Servicing Solutions System, and the Investor Reporting Manual.

Servicers must continue to calculate and report the scheduled P&I, the LPI date and the actual unpaid principal balance (UPB) to Fannie Mae each month. The scheduled P&I reflects the delinquency advance. Every Loan Reporting Cycle that an eligible S/S remittance type mortgage loan is in a Loan Stop Advance status, Fannie Mae will record compensating adjustments (Loan Stop Advance Principal Credit and Loan Stop Advance Lender Pass Through Interest Credit) in its Investor Reporting System that adjust the delinquency advance to zero. As a result, no monthly delinquency advances will be drafted from servicers under the Stop Delinquency Advance Process.

In addition to the Loan Stop Advance Status Type, Loan Stop Advance Start Date and Loan Stop Advance Period Delinquent Count, Fannie Mae will provide servicers with the following information to aid in their cash position reconciliation:

- Loan Stop Advance Adjusted Start Date - A dynamic Loan Stop Advance Start Date that adjusts as a loan's LPI date changes.
- Loan Stop Advance Principal Credit (Adjustment Type) - A type of adjustment made by Fannie Mae to indicate an offset of scheduled principal amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
- Loan Stop Advance Lender Pass Through Interest Credit (Adjustment Type) - A type of adjustment made by Fannie Mae to indicate an offset of scheduled lender pass through interest amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
- Loan Stop Advance Recovery Period - Each period for which Fannie Mae collects funds from the servicer when there is a contractual payment made by the borrower.
- Loan Total Principal Delinquency Advance Amount - The total scheduled principal amount that a servicer has advanced for delinquent periods.
- Loan Total Lender Pass Through Interest Delinquency Advance Amount - The total scheduled lender pass through interest amount that a servicer has advanced for delinquent periods.
- Loan Stop Advance Cumulative Principal and Pass Through Interest Receivable Amount - The total Fannie Mae outstanding principal and lender pass through interest receivable amount during the Stop Delinquency Advance Process.

The data will be available on the Remittance Detail – Cash Adjustments Report (B2B only) as well as the Loan Data Search Screen and the S/S SWAP and S/S MRS Cash Position downloads in LSDU. The Remittance Detail – P&I Report (Fannie Mae Connect and B2B) will reflect adjustments at the loan level. The MBS P&I Draft Notifications (SWAP loans) and the Cash Remittance System Draft Notifications (S/S MRS loans) on Fannie Mae Connect will reflect adjustments at the nine-digit seller/servicer-level.

Servicers will continue to be drafted guaranty fee and excess servicing fee, as applicable, during the Stop Advance Delinquency Process.

The exhibit below summarizes the Loan Stop Advance Principal Credit and Loan Stop Advance Lender Pass Through Interest adjustments that are placed on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.



Exhibit 5: Reporting and Remitting for an Eligible S/S Remittance Type Mortgage Loan under the Stop Delinquency Advance Process

						Begin Stop Delinquency Advance Process		
August	September	October	November	December	January	February	March	April
Borrower made contractual payment	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)	Borrower missed contractual payment (6 months delinquent)	Borrower missed contractual payment (7 months delinquent)
1-Aug	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep
\$494.11 \$876.22	\$495.65 \$874.88	\$497.20 \$873.54	\$498.76 \$872.19	\$500.31 \$870.84	\$501.88 \$869.49	\$503.45 \$868.13	\$505.02 \$866.76	\$508.18 \$864.02
					4 Stop Advance 1-Feb	4 Stop Advance 1-Feb	4 Stop Advance 1-Feb	4 Stop Advance 1-Feb
						(501.88) (869.49)	(503.45) (868.13)	(505.02) (866.76)
	\$1,370.33	\$1,370.53	\$1,370.74	\$1,370.95	\$1,371.15	\$0.00	\$0.00	\$0.00
	\$40.44	\$40.38	\$40.32	\$40.25	\$40.19	\$40.13	\$40.07	\$40.00

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(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)

Servicer Reported Actual LPI:
Servicer Reported Scheduled Principal:
Servicer Reported Scheduled Interest:

Loan Stop Advance Period Delinquent Count:
Loan Stop Advance Status Type:
Loan Stop Advance Start Date:
Loan Stop Advance Adjusted Start Date:
Loan Stop Advance Expiration Date:
S/S REMITTANCES

(Drafted in the month following the Loan Activity Reporting Period)

Adjustment Type - Loan Stop Advance Principal Credit:
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:
P&I Draft Amount:
Loan Stop Advance Recovery Period:
Guaranty Fee Draft Amount:

NOTE: Adjustments will be reflected at loan-level on the Remittance Detail P&I file and at the nine-digit seller/servicer-level on the MBS P&I Draft Notifications report (SWAP loans) & Cash Remittance System Draft Notifications (S/S MRS loans) on Business Day 3 for servicer notification and reconciliation. In August 2020 only, additional adjustment details will be made available via the Stop Advance Adjustment Detail August Draft Report on Fannie Mae Connect. Starting in September 2020, servicers will be able to access additional adjustment details via Loan Data Search Screen and S/S SWAP and S/S MRS Cash Position downloads in Fannie Mae's Loan Servicing Data Utility (LSDU); servicers with CPU-to-CPU connectivity will be able to access the information via the B2B Remittance Detail - Cash Adjustments Report starting in September 2020.



Contractual Payments Received from Borrowers under the Stop Delinquency Advance Process

Servicers must continue to calculate scheduled P&I on an eligible S/S remittance type mortgage and report loan activity to Fannie Mae each month. When a servicer collects one or more full contractual payment on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process, the servicer must follow the guidance in the Investor Reporting Manual and report a “Contractual Payment LAR” with an updated LPI Date that reflects the receipt of the contractual payment(s). If the contractual payments do not bring the eligible S/S remittance type loan current, Fannie Mae will record compensating adjustments (Loan Stop Advance Principal Credit and Loan Stop Advance Lender Pass Through Interest Credit) in its Investor Reporting System.

In addition, Fannie Mae’s Investor Reporting System will determine **how many** Loan Stop Advance Recovery Period(s) **apply to the contractual payment(s) received**. The number of Loan Stop Advance Recovery Period(s) is computed as the difference between the LPI Date of the previous contractual payment and the LPI Date of the current contractual payment. Fannie Mae will draft the Scheduled P&I Amounts associated with each of Loan Stop Advance Recovery Period, starting from either the Loan Stop Advance Start Date (for the first contractual payment under the Stop Delinquency Advance Process) or from the Loan Stop Advance Adjusted Start Date (for subsequent contractual payments) through the current activity period. Fannie Mae will not draft Scheduled P&I Amounts beyond the current activity period under the Stop Advance Delinquency Process.

When a servicer has collected one or more full contractual payments, Fannie Mae will draft these funds and first apply them to recover advances made by Fannie Mae on behalf of the servicer. Once Fannie Mae has recovered all of its advances, the servicer may then retain subsequent contractual payments to recover delinquent P&I advances.

The exhibit below summarizes the events that occur when a contractual payment is reported on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.



Exhibit 6: Contractual Payment on an Eligible S/S Remittance Type Mortgage Loan under the Stop Delinquency Advance Process

		Begin Stop Delinquency Advance Process				
		January	February	March	April	May
		Borrower missed contractual payment (4 months delinquent)	Borrower missed contractual payment (5 months delinquent)	Borrower missed contractual payment (6 months delinquent)	Borrower made contractual payment (6 months delinquent)	
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>						
Servicer Reported Actual LPI:		1-Sep	1-Sep	1-Sep	1-Oct	
Servicer Reported Scheduled Principal:		\$501.88	\$503.45	\$505.02	\$506.60	
Servicer Reported Scheduled Interest:		\$869.49	\$868.13	\$866.76	\$865.40	
Loan Stop Advance Period Delinquent Count:		4	4	4	4	
Loan Stop Advance Status Type:		Stop Advance	Stop Advance	Stop Advance	Stop Advance	
Loan Stop Advance Start Date:		1-Feb	1-Feb	1-Feb	1-Feb	
Loan Stop Advance Adjusted Start Date:		1-Feb	1-Feb	1-Feb	1-Mar	
Loan Stop Advance Expiration Date:						
S/S REMITTANCES						
<i>(Drafted in the month following the Loan Activity Reporting Period)</i>						
Adjustment Type - Loan Stop Advance Principal Credit:			(\$501.88)	(\$503.45)	(\$505.02)	(\$506.60)
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:			(\$869.49)	(\$868.13)	(\$866.76)	(\$865.40)
P&I Draft Amount:		\$1,371.15	\$0.00	\$0.00	\$0.00	\$1,371.37
Loan Stop Advance Recovery Period:						Feb
Guaranty Fee Draft Amount:		\$40.19	\$40.13	\$40.07	\$40.00	\$40.00

From time to time, a servicer may need to report a LAR that reverses the application of a contractual payment for an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process. If a servicer corrects the reported payment activity with an LPI Date that makes the eligible S/S remittance type loan more delinquent,



Fannie Mae's Investor Reporting System will update the Loan Stop Advance Start Date to the month following Loan Stop Advance Period Delinquent Count plus the LPI Date reported on the corrected payment activity. Fannie Mae will record compensating adjustments (Loan Stop Advance Principal Credit and Loan Stop Advance Lender Pass Through Interest Credit) in its Investor Reporting System. In addition, Fannie Mae's Investor Reporting System will determine and reimburse the number of payments starting from the updated Loan Stop Advance Start Date through the prior Loan Stop Advance Start Date.

The exhibit below summarizes the key events that occur for the reversal of a contractual payment on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.



Exhibit 7: Reversal of Contractual Payment on Eligible S/S Remittance Type Mortgage Loan

		Begin Stop Delinquency Advance Process			
		June	July	August	September
		Borrower missed contractual payment (3 months delinquent)	Borrower missed contractual payment 4months delinquent)	Borrower contractual payment reversed (5 months delinquent)	Borrower missed contractual payment (5 months delinquent)
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>					
Servicer Reported Actual LPI:		1-Mar	1-Mar	1-Feb	
Servicer Reported Scheduled Principal:		\$509.77	\$511.36	\$512.96	
Servicer Reported Scheduled Interest:		\$862.65	\$861.27	\$859.88	
Loan Stop Advance Period Delinquent Count:			4	4	4
Loan Stop Advance Status Type:			Stop Advance	Stop Advance	
Loan Stop Advance Start Date:			1-Aug	1-Jul	
Loan Stop Advance Adjusted Start Date:			1-Aug	1-Jul	
Loan Stop Advance Expiration Date:					
S/S REMITTANCES					
<i>(Drafted in the month following the Loan Activity Reporting Period)</i>					
Adjustment Type - Loan Stop Advance Principal Credit:				(\$511.36)	(\$512.96)
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:				(\$861.27)	(\$859.88)
P&I Draft Amount:		\$1,372.00	\$1,372.42	\$0.00	(\$1,372.42)
Loan Stop Advance Recovery Period:					June
Guaranty Fee Draft Amount:		\$39.81	\$39.75	\$39.69	\$39.62

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Curtailments and Curtailment Reversals under the Stop Delinquency Advance Process

Servicers should continue to follow the processes in Section C-1.2-01, Processing Additional Principal Payments (03/09/2016) of the Servicing Guide and Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018) of the Investor Reporting Manual.

Bankruptcy Cramdowns and Loan Modifications under the Stop Delinquency Advance Process

Servicers should continue to follow the processes in Servicing Guide Sections E2.1-11: Remitting P&I for MBS Mortgage Loans That are Part of a Bankruptcy (11/12/2014), E2.2-02: Managing Chapter 11 Bankruptcies (05/15/2019), E2.2-04: Managing Chapter 13 Bankruptcies (11/12/2014), and 2.3-03: Handling Cramdowns of the Mortgage Debt (11/25/2015).

Military Indulgences under the Stop Delinquency Advance Process

Servicers should continue to follow the procedure outlined in Section F-1-20: Processing Military Indulgence (06/13/2018) of the Servicing Guide.

Post-Delivery Servicing Transfers under the Stop Delinquency Advance Process

Servicers should continue to follow the procedure outlined in Section F-1-11: Post-Delivery Servicing Transfers (09/18/2018) of the Servicing Guide. Servicers must ensure that all information related to the Stop Delinquency Advance Process is included in the mortgage loan files and portfolio information delivered to the transferee servicer.

Exiting the Stop Delinquency Advance Process

In a Loan Reporting Cycle that an eligible S/S remittance type mortgage loan in stop advance status becomes current, is paid off, is removed from the MBS trust, transitions to an eligible delinquency workout option or is sold at foreclosure sale/transferred to REO, Fannie Mae will remove the Loan Stop Advance Status Type from the loan and return a Loan Stop Advance Expiration Date to the servicer, signaling the end of the Stop Delinquency Advance Process. The Loan Stop Advance Expiration Date is the last day of the calendar month of the Loan Reporting Cycle.

The following table summarizes Fannie Mae’s actions when a loan exits the stop delinquency advance process, based on loan activity.

Table 2. Exiting the Stop Advance Delinquency Process	
If...	Fannie Mae will...
mortgage loan becomes current	remove the Loan Stop Advance Status Type and update the Loan Stop Advance Expiration Date.
mortgage loan is paid off	
mortgage loan is repurchased	
loan is removed from the MBS Trust (Reclassification)	reimburse the servicer for outstanding delinquency advances and the remittance type of the reclassified loan changes from S/S SWAP to Actual/Actual (A/A). Servicers are not obligated to advance P&I on A/A mortgage loans.



Table 2. Exiting the Stop Advance Delinquency Process	
If...	Fannie Mae will...
payment deferrals or other workout options are executed	reimburse servicers for any outstanding delinquency advances.
mortgage loan is liquidated (e.g. sold at foreclosure and transferred to REO)	

Starting in September 2020, servicers will be able to access the Loan Stop Advance Expiration Date and the updated Loan Stop Advance Status Type via Loan Data Search Screen and S/S SWAP and S/SMRS Cash Position downloads in LSDU. Servicers with CPU-to-CPU connectivity will be able to access the information via the B2B Remittance Detail – Cash Adjustments Report.

Exiting the Stop Delinquency Advance Process When Mortgage Loans Become Current

In a Loan Reporting Cycle that an eligible S/S remittance type mortgage loan in Loan Stop Advance Status Type becomes current, Fannie Mae’s Investor Reporting System will remove the Loan Stop Advance Status Type and update the Loan Stop Advance Expiration Date. The exhibit below summarizes the key events that occur when an eligible S/S remittance type mortgage loan is brought current and exits the Stop Delinquency Advance Process.



Exhibit 8: Exiting the Stop Delinquency Advance Process When an Eligible S/S Remittance Type Mortgage Loan Becomes Current

		Begin Stop Delinquency Advance Process				Exit Stop Delinquency Advance Process			
		January	February	March	April	May	June	July	August
		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 payment (6 months delinquent)	Borrower made 4 contractual payments (3 months delinquent)	Borrower made 3 contractual payments (1 month delinquent)	Borrower made 1 contractual payment (loan becomes current)	Borrower missed contractual payment (1 month delinquent)
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>									
Servicer Reported Actual LPI:		1-Sep	1-Sep	1-Sep	1-Oct	1-Feb	1-May	1-Jul	1-Jul
Servicer Reported Scheduled Principal:		\$501.88	\$503.45	\$505.02	\$506.60	\$508.18	\$509.77	\$511.36	\$512.96
Servicer Reported Scheduled Interest:		\$869.49	\$868.13	\$866.76	\$865.40	\$864.02	\$862.65	\$861.27	\$859.88
Loan Stop Advance Period Delinquent Count:				4	4	4	4	4	
Loan Stop Advance Status Type:		Stop Advance	Stop Advance	Stop Advance	Stop Advance	Stop Advance	Stop Advance	Stop Advance	
Loan Stop Advance Start Date:		1-Feb	1-Feb	1-Feb	1-Feb	1-Feb	1-Feb	1-Feb	
Loan Stop Advance Adjusted Start Date:		1-Feb	1-Feb	1-Feb	1-Mar	1-Jun	1-Jul	1-Jul	
Loan Stop Advance Expiration Date:								31-Jul	
S/S REMITTANCES									
<i>(Drafted in the month following the Loan Activity Reporting Period)</i>									
Adjustment Type - Loan Stop Advance Principal Credit:			(\$501.88)	(\$503.45)	(\$505.02)	(\$506.60)	(\$508.18)	(\$509.77)	
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:			(\$869.49)	(\$868.13)	(\$866.76)	(\$865.40)	(\$864.02)	(\$862.65)	
P&I Draft Amount:		\$1,371.15	\$0.00	\$0.00	\$0.00	\$1,371.37	\$4,115.36	\$1,372.20	\$2,745.05
Loan Stop Advance Recovery Period:						Feb	MAR APR MAY	June	July
Guaranty Fee Draft Amount:		\$40.13	\$40.07	\$40.00	\$39.94	\$39.88	\$39.81	\$39.75	\$39.69



Exiting the Stop Delinquency Advance Process When Payment Deferrals are Executed

In the Loan Reporting Cycle that a payment deferral workout is executed on an eligible S/S remittance type mortgage loan, Fannie Mae will reimburse the servicer for any outstanding delinquency advances. The exhibit below summarizes the requirements for exiting the Stop Delinquency Advance Process when a **COVID-19** payment deferral is executed on an eligible S/S remittance type mortgage loan.



Exhibit 9: Exiting the Stop Delinquency Advance Process When a COVID-19 Payment Deferral is Executed on an Eligible S/S Remittance Type Mortgage Loan

	September	October	November	December	January	February	March	April
	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)	Borrower missed contractual payment (6 months delinquent)	Borrower made contractual payment
	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Mar	1-Apr
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>								
Servicer Reported Actual LPI:	\$495.65	\$497.20	\$498.76	\$500.31	\$501.88	\$503.45	\$505.02	\$506.60
Servicer Reported Scheduled Principal:	\$874.88	\$873.54	\$872.19	\$870.84	\$869.49	\$868.13	\$866.76	\$865.40
Servicer Reported Scheduled Interest:								
Borrower P&I Deferred Amount:		\$1,505.13	\$1,505.13	\$1,505.13	\$1,505.13	\$1,505.13	\$1,505.13	
Servicer T&I Escrow Advanced Amount:							\$1,200.00	
Other Advances/Fees:							\$769.22	
Total Deferred Amount:							\$11,000.00	
Loan Stop Advance Period Delinquent Count:						4	4	
Loan Stop Advance Status Type:					Stop Advance	Stop Advance	Stop Advance	
Loan Stop Advance Start Date:					1-Feb	1-Feb	1-Feb	
Loan Stop Advance Adjusted Start Date:							31-Mar	
Loan Stop Advance Expiration Date:								
Fannie Mae								
S/S REMITTANCES								
<i>(Drafted in the month following the Loan Activity Reporting Period)</i>								
Adjustment Type - Loan Stop Advance Principal Credit:						(\$501.88)	(\$503.45)	
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:						(\$869.49)	(\$868.13)	
P&I Draft Amount:	\$1,370.33	\$1,370.53	\$1,370.74	\$1,370.95	\$1,371.15	\$0.00	\$0.00	-\$1,371.78
Guaranty Fee Draft Amount:	\$40.44	\$40.38	\$40.32	\$40.25	\$40.19	\$40.13	\$40.07	\$40.00
Delinquency P&I Advance Reimbursement Amount:							(\$5,483.37)	



Exiting the Stop Delinquency Advance Process at Reclassification (When Loans are Removed from the MBS Trust)

When a S/S remittance type MBS SWAP mortgage loan is reclassified and removed from an MBS trust, Fannie Mae reimburses the servicer for outstanding delinquency advances and the remittance type of the reclassified loan changes from S/S SWAP to Actual/Actual (A/A). Servicers are not obligated to advance P&I on A/A loans. The exhibit below summarizes the requirements for exiting the Stop Delinquency Advance Process when a reclassification is executed on an eligible S/S remittance type mortgage loan.

Exhibit 10: Exiting the Stop Delinquency Advance Process When an Eligible S/S Remittance Type MBS SWAP Mortgage Loan is Reclassified

						Begin Stop Delinquency Advance Process				Exit Stop Delinquency Advance Process
	September	October	November	December	January	February	March	April	May	
	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)	Borrower missed contractual payment (6 months delinquent)	Borrower missed contractual payment (7 months delinquent)	BD 2+1 Reclass	
<i>(Reported Scheduled P&I represents the contractual payment due in the month following the Loan Activity Period)</i>										
Servicer Reported Actual LPI:	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	1-Sep	
Servicer Reported Scheduled Principal:	\$495.65	\$497.20	\$498.76	\$500.31	\$501.88	\$503.45	\$505.02	\$506.60	\$508.18	
Servicer Reported Scheduled Interest:	\$874.88	\$873.54	\$872.19	\$870.84	\$869.49	\$868.13	\$866.76	\$865.40	\$864.62	
Loan Stop Advance Period Delinquent Count:					4	4	4	4	4	
Loan Stop Advance Status Type:					Stop Advance 1-Feb	Stop Advance 1-Feb	Stop Advance 1-Feb	Stop Advance 1-Feb	Stop Advance 1-Feb	
Loan Stop Advance Start Date:										
Loan Stop Advance Adjusted Start Date:										
Loan Stop Advance Expiration Date:									30-Apr	
Fannie Mae	<i>S/S REMITTANCES (Drafted in the month following the Loan Activity Reporting Period)</i>									
Adjustment Type - Loan Stop Advance Principal Credit:						(\$501.88)	(\$503.45)	(\$505.02)		
Adjustment Type - Loan Stop Advance Lender Pass Through Rate Interest Credit:						(\$869.49)	(\$868.13)	(\$866.76)		
P&I Draft Amount:	\$1,370.33	\$1,370.53	\$1,370.74	\$1,370.95	\$1,371.15	\$0.00	\$0.00	\$0.00	\$0.00	
Loan Stop Advance Recovery Period:										
Guaranty Fee Draft Amount:	\$40.44	\$40.38	\$40.32	\$40.25	\$40.19	\$40.13	\$40.07	\$40.00	\$39.94	
Re-Class P&I Advance Reimbursement Amount:									(\$5,483.37)	



NOTE: When a S/S remittance type portfolio (MRS) mortgage loan is reclassified and removed from an MBS trust, the remittance type of the loan does not change and remains S/S. Because the reclassified loan continues to be a S/S remittance type mortgage loan, the loan does not exit the Stop Delinquency Advance Process and Fannie Mae does not reimburse delinquent principal and interest.

Exiting the Stop Delinquency Advance Process at Pay Off

Servicers should report payoff transactions in accordance with Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018), Reporting a Payoff to Fannie Mae in the Investor Reporting Manual. Fannie Mae’s Investor Reporting System will remove the Loan Stop Advance Status Type and update the Loan Stop Advance Expiration Date.

Exiting the Stop Delinquency Advance Process at Repurchase

Servicers should report repurchase transactions in accordance with Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018), Reporting a Repurchase to Fannie Mae in the Investor Reporting Manual. Fannie Mae’s Investor Reporting System will remove the Loan Stop Advance Status Type and update the Loan Stop Advance Expiration Date.

Exiting the Stop Delinquency Advance Process at Mortgage Loan Liquidation (Short Sale, Mortgage Release, Third Party Sale, Charge Off, Foreclosure Sale)

Servicers should report liquidation transactions in accordance with Section 2-04, Reporting Specific Payment Transactions to Fannie Mae (02/14/2018), Reporting a Mortgage Loan Liquidation to Fannie Mae in the Investor Reporting Manual. Fannie Mae will reimburse servicers for any outstanding delinquency advances.

Glossary

Term	Definition
Advance	An amount advanced by a servicer in respect of interest and principal, as required by their servicing contract on a scheduled/scheduled remittance type mortgage loan.
Delinquency Advance	An amount advanced by a servicer in respect of interest or principal on one or more mortgage loans as required by their servicing contract, even though the servicer has not collected the actual funds from the related borrowers.
Eligible S/S Remittance Type Mortgage Loan	A S/S remittance type mortgage loan may be eligible for the Stop Delinquency Advance Process after four or more consecutive missed payments if Fannie Mae bears the foreclosure loss risk.
Loan Activity Period	The reporting period to which the loan activity pertains. This is the period for which the borrower's activity is reported. It is also known as Loan Activity Reporting Period which is used in some reports.
Loan Reporting Cycle	A period in which servicer reports borrower’s loan activity to Fannie Mae.
Loan Stop Advance Adjusted Start Date	A dynamic Loan Stop Advance Start Date that adjusts as a loan's LPI date changes.



Term	Definition
Loan Stop Advance Cumulative Principal Receivable Amount	The total Fannie Mae outstanding principal receivable amount during the Stop Delinquency Advance Process
Loan Stop Advance Cumulative Pass Through Interest Receivable Amount	The total Fannie Mae outstanding Interest receivable amount during the Stop Delinquency Advance Process.
Loan Stop Advance Cumulative Principal and Pass Through Interest Receivable Amount	The total Fannie Mae outstanding principal and lender pass through interest receivable amount during the Stop Delinquency Advance Process.
Loan Stop Advance Expiration Date	The last day of the Loan Activity Period through which Fannie Mae suspends drafting of delinquency advances from servicers. Fannie Mae will resume drafting the contractual Principal and Interest advances in the draft that corresponds to the Loan Reporting Cycle that the loan exited stop advance
Loan Stop Advance Lender Pass Through Interest Credit (Adjustment Type)	A type of adjustment made by Fannie Mae to indicate an offset of scheduled lender pass through interest amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
Loan Stop Advance Lender Pass Through Interest Recovery (Adjustment Type)	A type of adjustment made by Fannie Mae to indicate recovery of scheduled lender pass through Interest amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
Loan Stop Advance Period Delinquent Count	The number (usually 4) of delinquent periods prior to entering Stop Delinquency Advance process.
Loan Stop Advance Principal Credit (Adjustment Type)	A type of adjustment made by Fannie Mae to indicate an offset of scheduled principal amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
Loan Stop Advance Principal Recovery (Adjustment Type)	A type of adjustment made by Fannie Mae to indicate recovery of scheduled principal amount on an eligible S/S remittance type mortgage loan under the Stop Delinquency Advance Process.
Loan Stop Advance Recovery Period	Each Period for which Fannie Mae collects/reimburses funds from/to servicer when there is an LPI movement.
Loan Stop Advance Start Date	The first day of the draft month that Fannie Mae will stop drafting delinquency advances from servicers.
Loan Stop Advance Status Type	A status indicating that an eligible S/S remittance type mortgage loan is in the Stop Delinquency Advance Process.
Loan Total Lender Pass Through Interest Delinquency Advance Amount	The total scheduled lender pass through interest amount that a servicer has advanced for delinquent periods.
Loan Total Principal Delinquency Advance Amount	The total scheduled principal amount that a servicer has advanced for delinquent periods.
Stop Delinquency Advance Process	Stop Delinquency Advance is a process to suspend remitting principal and interest (P&I) funds to Fannie Mae for an eligible S/S remittance type mortgage loan that is 120+ days delinquent.



Stop Advance Adjustment Detail August Draft Report (Fannie Mae Connect)

This is a one-time report, available only in the month of August for the August 2020 remittance activity (based on July 2020 reporting activity), showing Loan Stop Advance Status Type and adjustments (Loan Stop Advance Principal Credit and Loan Stop Advance Lender Pass Through Interest Credit) for eligible S/S remittance type mortgage loans that have entered the Stop Delinquency Advance Process.

Servicer Number	Loan Activity Period	Draft Date	Remittance Type	Sale Type	Fannie Mae Loan Number	Servicer Loan Number	Expected Principal Remittance	Expected Interest Remittance	Expected Total Principal & Interest	LPI Date	Stop Advance Status	Stop Advance Start Date	Stop Advance Principal Credit Amount	Stop Advance Interest Credit Amount	Outstanding Fannie Mae P&I Receivable Amount	Foreclosure Loss Risk Code	Stop Advance Period Delinquent Count
123456789	07/2017	8/18/2017	Scheduled/Scheduled	SWAP	1645678920	987654322	\$ 511.36	\$ 861.27	\$1,372.63	12/1/2016	Stop Advance	8/1/2017	(511.36)	(861.27)	\$1,372.63	4	7

Cash Position P&I Summary (LSDU)

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 Reporting Draft Summary		Activity Period					
		01/2017					
SSID 123456789							
When Stop Advance is established							
Loan Activity Reporting Period	Snapshot Date	Remittance Type	Draft Type	Draft Date	Expected Draft Amount (\$)	Adjustment Amount (\$)	Draft Amount (\$)
01/2017	2/2/2017	Scheduled/Scheduled MRS	Principal & Interest	2/18/2017	\$1,500.00	\$1,900.00	\$3,400.00
01/2017	2/2/2017	Scheduled/Actual	Principal & Interest	2/20/2017	\$500.00	\$30.00	\$530.00
01/2017	2/2/2017	Scheduled/Scheduled SWAP	Principal & Interest	2/18/2017	\$1,371.37	-\$1,371.37	\$0.00
01/2017	2/2/2017	Scheduled/Scheduled SWAP	Guaranty Fee	2/7/2017	\$40.00	\$0.00	\$40.00
01/2017	2/2/2017	Scheduled/Scheduled SWAP	MBS Express	2/4/2017	\$200.00	\$0.00	\$200.00
Total					\$3,611.37	\$558.63	\$4,170.00

Cash Position P&I Details Download (LSDU)

LSDU's Cash Position P&I Details Download feature provides a detailed breakdown of various attributes encompassing the P&I amount provided in the Cash Position P&I Summary.

Scheduled/Scheduled PI Details Download File Template																									
Servicer Number	Loan Activity Reporting Period	Remittance Type	Fannie Mae Loan Number	Servicer Loan Number	LPI Date	Draft Date	Expected Principal Amount (\$)	Unscheduled Principal Amount (\$)	Expected Interest Amount (\$)	Total P&I Amount (\$)	Stop Advance Status	Stop Advance Start Date	Stop Advance Adjusted Start Date	Stop Advance Expiration Date	Total Principal Delinquency Advance Amount (\$)	Total Interest Delinquency Advance Amount (\$)	Outstanding Fannie Mae Principal Receivable Amount (\$)	Outstanding Fannie Mae Interest Receivable Amount (\$)	Outstanding Fannie Mae P&I Receivable Amount (\$)	Stop Advance Period Delinquent Count	Principal Draft Amount (\$)	Unscheduled Principal Draft Amount (\$)	Interest Draft Amount (\$)	Total P&I Draft Amount (\$)	
123456789	1/2017	Scheduled/Scheduled SWAP	1645678920	987654322	9/1/2016	2/18/2017	\$ 501.88	\$ -	\$ 869.49	\$1,371.37	Stop Advance	2/1/2017	2/1/2017	Null	\$ 1,991.92	\$ 3,491.45	\$ 501.88	\$ 869.49	\$ 1,371.37	4	0.00		0.00	0.00	0.00



Cash Position Adjustment Details Download (LSDU)

LSDU's Cash Position Adjustment Details Download feature provides a detailed breakdown of various attributes encompassing the adjustment amount provided in the Cash Position P&I Summary.

Scheduled/Scheduled Adjustment Details Download File Template									
Servicer Number	Loan Activity Reporting Period	Remittance Type	Fannie Mae Loan Number	Servicer Loan Number	Adjustment Type	Adjustment Amount (\$)	Submission Date	Submitter Comments	Fannie Mae Recovery Period
123456789	1/2017	Scheduled/Scheduled SWAP	1645678920	987654322	Stop Advance Principal Credit	\$ (501.88)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null
123456789	1/2017	Scheduled/Scheduled SWAP	1645678920	987654322	Stop Advance Interest Credit	\$ (869.49)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null

LAR 96 Exception Search Results (LSDU)

LSDU's LAR 96 Exception Search Results download feature provides payment exception (LAR 96) results and various other attributes to assist in resolving the exception.

Stop Advance Status	Stop Advance Start Date	Stop Advance Adjusted Start Date	Stop Advance Expiration Date
Stop Advance	2/1/2017	2/1/2017	

Note: Due to the large number of attributes, the screenshot only reflects the new attributes added.

Remittance Detail – Cash Adjustments Report (B2B)

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



Servicer Number	Loan Activity Period	Fannie Mae Loan Number	Servicer Loan ID	Remittance Type	Adjustment Type	Adjustment Amount	Processing Date	Submitter Comments	Fannie Mae Recovery Period
123456789	1/2017	1645678920	987654322	Scheduled/Scheduled	Stop Advance Principal Credit	(501.88)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null
123456789	1/2017	1645678920	987654322	Scheduled/Scheduled	Stop Advance Interest Credit	(869.49)	Successful Payment LAR processed Date (MM/DD/YYYY)	System Generated (TBD)	Null

Remittance Detail – P&I Report (B2B & Fannie Mae Connect)

A loan level report that provides loan level principal and interest transaction amounts to be drafted by cash settlement date for Fannie Mae initiated remittance codes for S/S MBS SWAP, S/S MBS RPM, S/S MBS Express, S/S Portfolio and S/A loans

Servicer Number	Activity Period	Fannie Mae Loan Number	Servicer Loan ID	Pool Number	Remittance Day	MBS Express Indicator	Loan P&I Payment Amount	Note Rate	LPT Rate	Beginning Scheduled UPB	Ending Scheduled UPB	Unscheduled Principal Due	Scheduled Principal Due	Interest Due	Total Amount Due	Sale Type	LPI Date	Stop Advance Status	Stop Advance Start Date	Stop Advance Adjusted Start Date	Stop Advance Expiration Date	Total Principal Delinquency Advance Amount	Total Interest Delinquency Advance Amount	Outstanding Fannie Mae Principal Receivable Amount	Outstanding Fannie Mae Interest Receivable Amount	Outstanding Fannie Mae P&I Receivable Amount	Stop Advance Period Delinquent Count	Foreclosure Loss Risk Code
123456789	12017	1645678920	987654322	254018	18	N	1505.13	3.75	3.25	321,040.87	320538.99	0.00	0.00	0.00	0.00	SWAP	9/1/2016	Stop Advance	2/1/2017	2/1/2017		1,991.92	3,491.45	501.88	869.49	1,371.37	4	1
123456789	42017	1645678920	987654322	254018	18	N	1505.13	3.75	3.25	319530.52	319023.92	0.00	501.88	869.49	1371.37	SWAP	10/1/2016	Stop Advance	2/1/2017	3/1/2017		1,998.15	3,486.06	1,515.07	2,600.29	4,115.36	4	1
123456789	52017	1645678920	987654322	254018	18	N	1505.13	3.75	3.25	319023.92	318515.74	0.00	1515.07	2600.29	4115.36	SWAP	2/1/2017	Stop Advance	2/1/2017	6/1/2017		1,515.07	2,600.29	508.18	864.02	1,372.20	4	1
123456789	72017	1645678920	987654322	254018	18	N	1505.13	3.75	3.25	318005.97	317494.61	0.00	1021.13	1723.92	2745.05	SWAP	7/1/2017		2/1/2017	7/1/2017	7/31/2017	0.00	0.00	0.00	0.00	0.00	4	1