

Master Servicing Release Notes

June 30, 2020

Effective July 1, 2020, the Fannie Mae Master Servicing Platform will implement changes to support policy updates announced in Lender Letter LL-2020-07 COVID-19 Payment Deferral, published on May 13, 2020 and Lender Letter LL-2020-05 Payment Deferral, published on May 13, 2020 and Lender Letter LL-2020-05 Payment Deferral, published on May 13, 2020 and Lender Letter LL-2020-05 Payment Deferral, published on March 25, 2020. Two new retention workout options were jointly developed with Freddie Mac, at the direction of the Federal Housing Finance Agency (FHFA), for homeowners who have resolved financial hardship but are not able to reinstate or set up a repayment plan. Review the payment deferral matrix to learn more about the two options.

The following updates are included in this release:

- Updates to Fannie Mae Investor Reporting System
- Updates to the Loan Servicing Data Utility (LSDU) User Interface (UI)
- Updates to Fannie Mae Connect Reports

Updates to the Fannie Mae Investor Reporting System

Loan activity reporting must continue on a delinquent mortgage loan that is subject to a COVID-19 payment deferral and payment deferral. Servicers must report delinquency status information to Fannie Mae through our servicing solutions system in accordance with <u>D2-4-01</u>, <u>Reporting a Delinquent Mortgage Loan to Fannie Mae</u>.

For COVID-19 payment deferral, servicers must report a Loan Activity Record (LAR) in the month of evaluation (or in the processing month, if applicable) at least one business day prior to completing a COVID-19 payment deferral in in Fannie Mae's servicing solutions system.

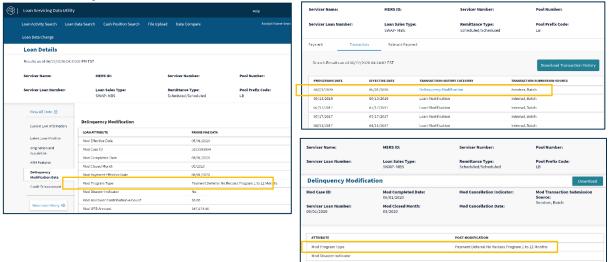
For payment deferral, servicers must report a LAR with the borrower's full monthly contractual payment due in the month of evaluation (or in the processing month, if applicable) at least one business day prior to completing a payment deferral in Fannie Mae's servicing solutions system.

Reference Fannie Mae Servicing Guide for more details on reporting changes.

Updates to the LSDU User Interface (UI)

With this release, LSDU users will be able to view the Mod Program Type "Payment Deferral No Reclass Program 1 to 12 months" for COVID-19 payment deferral and "Payment Deferral No Reclass Program" for Payment Deferral in the Delinquency Modification Data section of LSDU. See screenshots below.

COVID-19 Payment Deferral





Payment Deferral

Loan Servicing Data Utility					
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Loan Details					
Results as of 05/22/2020 01.2	1 H4 PM EST				
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Servicer Loan Number:	Loan Sales Type: STNAP- NBS	Remittance Type: Scheculed/Scheduled	Pool Prefix Code: 14 F		
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Origination and Accusibility	Mod Case ID				
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) Loan Servicing Data Utility							
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54	ervicer Loan Numb	era	Loan Sales Type: SWAP- MBS		Remittance Type: Scheduled/Scheduled	Pool Prefix Co	de:
Pa	syment	Transaction	Rate and Payment				
Search Results as of 06/22/2020 01:25:14 EST Download Transaction H							ransaction History
	PROCESSING DATE	EFFECTIV	E DATE	TRANSACTION HISTORY CA	TEGORY	TRANSACTION SUBNISSION SOU	
	06/01/2020	05/01/2	20	Delinquency Modificatio	n	Servicer, Batch	
	03/21/2020	03/01/2	120	Payment/Note Rate Char	184	Servicer, 828	
	09/13/2019	09/13/20	19	Loan Modification		Internal, Batch	
	03/21/2019	03/01/2	19	Payment/Note Rate Char	189	Servicer, 828	
	03/21/2018	03/01/20	18	Payment/Note Rate Char	10e	Servicer, 828	
	12/18/2017	12/18/2	17	Loan Modification		Internal, Batch	
	03/21/2017	03/01/20		Payment/Note Rate Char		Servicer, 828	

Loan History				
Results as of 06/22/2020 02:25:07	: PW EST			
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Servicer Loan Number: Loan Sales Type: SN2P-MIS		Remittance Type: Scheduled/Scheduled	Pool Prefix Code: XIT	
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Mod Case ID: 50223911720	Nod Completed Date: 06/05/2000	Med Cancellation indicator:	Nod Transaction Submission Source:	
Servicer Loan Number: 05/01/2020	Mod Closed Months 05/2820	Mod Cancellation Date:	Service; Batch	
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Updates to Fannie Mae Connect Reports

With this release, Fannie Mae Connect users can determine closed and cancelled payment deferrals by accessing the following Fannie Mae Connect Reports:

New Report Name	Former Report Name	Usage	Payment Deferral Identification	COVID-19 Payment Deferral Identification
DARTS Delinquency Modification and Payment Deferral Closed Report	DARTS Closed Modification	This report contains modifications and payment deferrals that successfully closed in Fannie Mae's Servicing Solution System and bridged over to Fannie Mae's Servicing and Investor Reporting (SIR) system for the specified month.	Payment Deferral No Reclass Program (Del Mod Program)	Payment Deferral No Reclass Program 1 to 12 months
Delinquency Modification and Payment Deferral Cancellations	Del Mod Cancellation	This report contains modifications and payment deferrals that cancelled in Fannie Mae's Servicing Solution System requiring case cancellations in Fannie Mae's Servicing and Investor Reporting (SIR) system for servicer's portfolio.	Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type	Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type
Delinquency Modification and Payment Deferral Failed Business Rules	Delinquency Modification Failed Business Rules	This report is used to identify corrections needed for delinquency modifications and payment deferrals not updated by Fannie Mae's Servicing and Investor Reporting (SIR) system due to failed business rules.	Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type	Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type
S/S Delinquency Modification and	Delinquency Modification SS	This report notifies servicers of reimbursed delinquent P&I	Program type not identified on	Program type not identified on report; go



New Report Name	Former Report Name	Usage	Payment Deferral Identification	COVID-19 Payment Deferral Identification
Payment Deferral P&I Advance Reimbursement Report	Cash P and I Reimbursement Report	advances for delinquency modifications and payment deferrals, as well as, funds that will be drafted from the servicer' s account when a transaction is cancelled.	report; go to LSDU Delinquency Modification Data tab to view Mod Program Type	to LSDU Delinquency Modification Data tab to view Mod Program Type

More Information

For more information about this release, please email <u>Future of Servicing</u> or contact Master Servicing at **1-800-2- FANNIE** (Option 1, Option 6).

Other helpful resources:

Servicing Learning Center

Fannie Mae Connect Help Center

Lender Letter LL-2020-07 COVID-19 Payment Deferral

Lender Letter LL-2020-05 Payment Deferral

Payment Deferral Matrix

Impact of COVID-19 on Servicing