

## HAMP Reporting Tool Release Notes

March 23, 2010

On **Monday, March 29, 2010**, Fannie Mae, as program administrator for the Home Affordable Modification Program (HAMP), plans to implement the following enhancements to the **HAMP Reporting Tool**:

- New edits for trial and permanent/official loan modifications;
- Updates to existing edits;
- New combined response file screen; and
- New code signing certificate for Base NPV Model Spreadsheet Tool.

The [HAMP Data Dictionary](#) and the [HAMP Data Dictionary Appendix](#) have been updated to reflect the edit changes in this release, and are now available for HAMP servicers to download and begin using on March 29.

### New Edits for Trial and Official Loan Modifications

The following nine edits will be applied at Trial Loan Set-up, Official Loan Set-up, and Official Corrections:

1. **LIR-239** – The submitted Monthly Housing Expense before Modification must equal the calculated Monthly Housing Expense before Modification within a 0.5% tolerance.
  - Calculated Monthly Housing Expense before Modification = Principal and Interest Payment before Modification + Escrow Payment before Modification (if exists) + Association Dues/Fees before Modification (if exists).
  - The absolute value of (submitted Monthly Housing Expense before Modification - calculated Monthly Housing Expense before Modification) / the calculated Monthly Housing Expense before Modification must be less than or equal to 0.5%.
2. **LIR-240** – The submitted Monthly Housing Expense after Modification must equal the calculated Monthly Housing Expense after Modification within a 0.5% tolerance.
  - Calculated Monthly Housing Expense after Modification = Principal and Interest Payment after Modification + Escrow Payment after Modification + Association Dues / Fees before Modification (if exists).
  - The absolute value of (submitted Monthly Housing Expense after Modification - calculated Monthly Housing Expense after Modification) / the calculated Monthly Housing Expense after Modification must be less than or equal to 0.5%.
3. **LIR-241** – The submitted Principal and Interest Payment at 38% DTI must equal the calculated Principal and Interest Payment at 38% DTI within a 0.5% tolerance.
  - Calculated Principal and Interest Payment at 38% DTI = Monthly Gross Income \* 38% - Escrow Payment before Modification (if exists) - Association Dues/Fees before Modification (if exists).

- The absolute value of (submitted Principal and Interest Payment at 38% DTI - calculated Principal and Interest at 38% DTI) / the calculated Principal and Interest at 38% DTI must be less than or equal to 0.5%.
4. **LIR-242** – The submitted Principal and Interest Payment at 31% DTI must equal the calculated Principal and Interest Payment at 31% DTI within a 0.5% tolerance.
- Calculated Principal and Interest Payment at 31% DTI = Monthly Gross Income \* 31% - Escrow Payment after Modification - Association Dues/Fees before Modification (if exists).
  - The absolute value of (submitted Principal and Interest Payment at 31% DTI - calculated Principal and Interest at 31% DTI) / the calculated Principal and Interest at 31% DTI must be less than or equal to 0.5%.
5. **LIR-243** – The submitted Principal and Interest Payment after Modification must equal the calculated Principal and Interest Payment after Modification within a 0.5% tolerance.
- Calculated Principal and Interest Payment after Modification = Monthly Gross Income \* Front Ratio after Modification - Escrow Payment after Modification - Association Dues/Fees before Modification (if exists).
  - The absolute value of (submitted Principal and Interest Payment after Modification - calculated Principal and Interest Payment after Modification) / the calculated Principal and Interest Payment after Modification must be less than or equal to 0.5%.
6. **LIR-244** – If the Front Ratio before Modification is equal to 38%, then the Principal and Interest Payment at 38% DTI must be equal to the Principal and Interest Payment before Modification within a 0.5% tolerance.
- Front Ratio before Modification = 38%, then Principal and Interest Payment at 38% DTI = Principal and Interest Payment before Modification.
  - When Front Ratio before Modification is equal to 38%, then the absolute value of (Principal and Interest Payment at 38% DTI - the Principal and Interest Payment before Modification) / the Principal and Interest Payment before Modification must be less than or equal to 0.5%.
7. **LIR-245** – If the Front Ratio before Modification is greater than 38%, Principal and Interest Payment at 38% DTI must be less than the Principal and Interest Payment before Modification.
- Front Ratio before Modification > 38%, then Principal and Interest Payment at 38% DTI < Principal and Interest Payment before Modification.
8. **LIR-246** – If the Front Ratio before Modification is less than 38%, then the Principal and Interest Payment at 38% DTI must be greater than the Principal and Interest Payment before Modification.
- Front Ratio before Modification < 38%, then Principal and Interest Payment at 38% DTI > Principal and Interest Payment before Modification.
9. **LIR-247** – The submitted Principal and Interest Payment before Modification must equal the calculated Principal and Interest Payment before Modification within a 0.5% tolerance.
- Calculated Principal and Interest Payment before Modification = (Monthly Gross Income \* Front Ratio before Modification - Escrow Payment before Modification - Association Dues / Fees before Modification [if exists] = Principal and Interest Payment before Modification.)
  - The absolute value of (submitted Principal and Interest Payment Before Modification - calculated Principal and Interest Payment Before Modification) / the calculated Principal and Interest Payment Before Modification must be less than or equal to 0.5%.

For the complete list of attributes and associated calculations, please refer to the **Reporting Data Attributes Calculation Catalog** located on the *HAMP Loan Reporting Tools & Documents* page in the participating servicers section of HMPadmin.com (log in required).

NOTE: Register to attend our **New Edits and the March 29 HAMP Reporting Tool Release** live Web seminar to get details on preparing your loan modification data for the March 29 HAMP Reporting Tool release, which will focus on the above-mentioned nine new edits.

[March 25, 3:00 – 4:30 p.m., ET](#)

[March 29, 3:00 – 4:30 p.m., ET](#)

## Updates to Existing Edits

LIR-198 was updated to improve the reporting process for servicers. Currently, on the Official Loan Set-up submission, LIR-198 uses the data provided in the latest trial record for the First Trial Payment Due Date. The First Trial Payment Due Date, when provided in the Official Loan Set-up record, will now be used when processing LIR-198.

The following edit messages will appear:

FOR TRIAL LOAN MODIFICATIONS:

**LIR-198** – Length of Trial Period must be equal to or one month less than the difference between Modification Effective Date and First Trial payment Due Date.

FOR OFFICIAL MODIFICATIONS:

**LIR-198** – Length of Trial Period must be equal to or one month less than the difference between Modification Effective date and First Trial Payment Due Date (from official if provided, otherwise from the latest trial loan submission).

## New Combined Response File

Effective March 25, 2010, the “Response File” and the “Web Data Submissions” screens in the HAMP Reporting Tool will include the Fannie Mae Response files for each transaction file submitted through the user interface. The user interface screen will be enhanced to include the associated Fannie Mae Response file side-by-side with the LPS response file. This enhancement will simplify reconciliation of LPS and Fannie Mae response files to the initial servicer request.

## New Code Signing Certificate for Base NPV Model Spreadsheet Tool

The **Base NPV Model Spreadsheet Tool v3.0** will be reposted with a new code signing certificate on the *Base NPV Model: Tools & Documents* page in the participating servicer section of HMPadmin.com (log in required).

The code signing certificate is a tool used when publishing the code to certify authorship of the code contained within the spreadsheet. There are no functional changes to the spreadsheet tool.

Beginning March 29, 2010, HAMP servicers should download the updated **Base NPV Model Spreadsheet Tool** with new code signing certificate.

NOTE: Servicers that do not download the spreadsheet tool by April 4, 2010, will receive a Security Warning stating that the current certificate has expired.



## Support

For more information or questions regarding the information in these release notes, please contact the HAMP Solution Center at 1-866-939-4469; to reach Lender Processing Services, Inc. (LPS), select option 1, and then select option 5. Or, contact your HAMP Servicer Integration Team Lead.

## Related Links

[HAMP Data Dictionary](#)

[HAMP Data Dictionary Appendix](#)

[The Learning Center: Checklists, Job Aids, Recorded Tutorials, and Live Web Seminars](#)