

HAMP® Reporting System Servicer Release Notes

February 28, 2013

On Monday, April 1, 2013, the HAMP Reporting System, including the HAMP Reporting Tool, will receive an update to support the following:

- [Supplemental Directive \(SD\) 12-09](#): *Making Home Affordable Program - Administrative Clarifications*
- [Supplemental Directive \(SD\) 12-05](#): Guidance for displaced borrower rental income as reflected in the definition of DD29 (Association Dues Fees Before Modification).

GSE HAMP Repurchase to SPA Servicers

Fannie Mae and Freddie Mac may require servicers to repurchase loans under certain circumstances. This release introduces a new Repurchase Type Code (DD1003) attribute enabling SPA servicers to report the repurchase from Fannie Mae or Freddie Mac. SPA servicers will report a Repurchase Type Code in combination with updating the Investor Code (DD9) value to reflect that the investor has changed from Fannie Mae or Freddie Mac to Private or Portfolio.

- If the loan was in a trial when the repurchase occurred, SPA servicers must provide a Repurchase Type Code of 1 (Repurchased when a Trial) and update the Investor Code to reflect Private or Portfolio. Eligible borrower, servicer, and investor incentives will be paid in accordance with Treasury guidance.
- If the loan was in an active permanent modification when the repurchase occurred, SPA servicers must provide a Repurchase Type Code of 2 (Repurchased when a Permanent GSE HAMP Modification). If the modification is reflected in the HAMP Reporting System as an active permanent modification, SPA servicers must cancel the modification via the HAMP Reporting Tool and update the Investor Code to reflect Private or Portfolio. Upon cancelation, previously paid incentives will be recovered. Once the modification is reported as Official, eligible borrower and servicer incentives will be paid in accordance with Treasury guidance. HAMP loans with a Repurchase Type Code of 2 are ineligible for investor compensation.
- If the loan was in the Official Disqualified (DQ) state or Paid Off when the repurchase occurred, SPA servicers must reactivate the loan via the MHA End of Life (EOL) Reversal Process. The required MHA Official Loan State Change Request form is located on the secure side of HMPAdmin.com. Once the EOL Reversal has been processed, the resulting Official Active loan must be cancelled. Once the Official loan has been cancelled, the resulting Trial loan must also be cancelled using Trial Fallout Reason Code of 30 (Transfer to Non Participating Entity).
- If the Repurchase Type Code was reported in error (i.e., the loan was not repurchased) on a submission, SPA servicers must provide a corrected Repurchase Type Code value of 3 (Repurchase Reported in Error).

Trial and permanent modification data in the HAMP Reporting System must be updated on all repurchased loans to reflect the non-GSE Investor Code and appropriate Repurchase Type Code value; and if the repurchased loan is not eligible for Treasury HAMP, the appropriate Trial Fallout Reason Code. Guidance on how to report these values via the HAMP Reporting Tool will be documented in servicer reporting training

materials. Additionally, the requisite Dodd-Frank certification(s) must be obtained from the borrower (as described in SD 12-09) prior to reporting to Treasury HAMP.

SPA Servicers may submit a Repurchase Type Code during Trial, Official Set-up, or as an Official Correction if the Investor Code is 3 (Private) or 4 (Portfolio).

Once provided, a Repurchase Type Code value must always be provided in subsequent submissions.

Each time the Repurchase Type Code is changed (i.e., added, removed or modified), investor compensation will be re-evaluated for adherence to Treasury guidance.

This functionality only applies to GSE HAMP repurchases to SPA servicers.

Association Dues Fees Before Modification (HAMP, FHA, RD-HAMP Programs and ADR Transaction)

The definition of Association Dues Fees Before Modification (DD29) will be updated to include the additional rent amount a displaced borrower is paying. If a displaced borrower is requesting modification for the principal residence from which the borrower was displaced and the borrower is paying rent to live elsewhere, the rent amount should be included with any association dues.

The HAFA Program

A borrower may be eligible for a HAFA on a repurchased GSE HAMP modification, even if it lost good standing before the repurchase. To support this policy, HAFA edit HAFLIR-214 will be removed, which will allow the submission of HAFA transactions on cancelled Trials where the Trial Fallout Reason Code is 30 (Transfer to Non Participating Entity).

HAMP Reporting Tool Password Reset

The HAMP Reporting Tool website will now include automated password reset functionality. The main login page of the HAMP Reporting Tool will now feature a “forgot password” link that will allow a user’s password to be reset via an automated email response. On and after April 1, 2013, upon login all users will be required to confirm their email address and select a security challenge question and answer. The HAMP Reporting Tool will also include the following updates:

- A new “Manage Profile” page that will allow users to manage passwords, email addresses, and challenge questions and answers.
- A new “Manage Domain” page that will allow Servicer Administrators to optionally manage email domains via a white list. The white list consists of one or more email domains. With this feature enabled, only email addresses specified in the white list are allowed for user email addresses. Any email domain not on the list would not be allowed.

When a new user is added to the HAMP Reporting Tool, a verification email will be sent to that user. Within the verification email, the new user will receive an embedded link that, if selected, transfers the user to the HAMP Reporting Tool website where the user will be required to set up a password and challenge question and answer.

HAMP Reporting Tool Reports

Master Servicer Loan Level Reconciliation Interface to Servicers - Tier 1 (BPS003 – First Lien T1)

Repurchase Type Code and Repurchase Type Name attributes will be added to identify the status of the loan at the time of a repurchase.


Support

For more information or questions regarding these release notes 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. You may also contact your HAMP Servicer Integration Team (SIT) Lead.

