

HAMP Reporting Tool July 25 Release

June 29, 2011

On Monday, July 25, 2011, the HAMP Reporting System, including the HAMP Reporting Tool, will receive an update to support the following:

1. Rural Development Home Affordable Modification Program (RD-HAMP)

In August 2010, the Department of Agriculture's Rural Housing Service (RHS) published its final rule providing guidance for Special Loan Servicing modifications to RHS-guaranteed loans. Under Chapter VI of the [Making Home Affordable Handbook for Servicers of Non-GSE Mortgages \(Handbook\)](#), non-GSE RHS-guaranteed first lien mortgage loans that are modified under Special Loan Servicing are eligible for certain incentive payments from Treasury.

Participation

To participate in RD-HAMP, servicers must have executed a Servicer Participation Agreement (SPA) and related documents on or before October 3, 2010. For each servicer that executed a SPA, an increase to the contract cap was determined and recorded for the contract. Existing HAMP servicer numbers will be used.

Loan Reporting

Servicers making loan modifications through RD-HAMP will be required to report such loan modifications using the HAMP Reporting Tool. New program-related loan submission transactions will be created to accommodate the required reporting. The loan-level transactions include:

- RD-HAMP Trial Setup
- RD-HAMP Official Setup
- RD-HAMP Trial Period Activity (Loan Payments)
- RD-HAMP Official Loan Activity (Loan Payments)
- RD-HAMP Trial and Official Loan Cancel

The HAMP Reporting Tool will be updated to include an **RD-HAMP** tab for those servicers that manually enter the loan-level data. This tab provides access to the related transaction forms. Details regarding each of the RD-HAMP transactions can be found on the **Home** tab.

New file formats have been made available on HMPAdmin.com for those servicers that utilize the bulk upload functionality. Servicers can upload those files by accessing the **Upload Files** tab within the HAMP Reporting Tool.

RD-HAMP related transactions are due no later than the fourth business day of the month in which the modification is effective. The RD-HAMP Official Setup transaction will be submitted only after the borrower has successfully completed the RD-HAMP Trial Period and has the matching RD-HAMP Trial Setup in the system.

All loan submissions will go through the normal business edit process. Business edits have been modified to accommodate the required data attributes. Servicers will receive response files detailing failed edits and warnings.

Servicers are encouraged to download and refer to the new [RD-HAMP Data Dictionary](#) located on HMPAdmin.com for a complete list of data attributes and associated information. Additionally, the [2011 Operational Calendar](#) has been updated to include the periods in which the RD-HAMP transactions are due to the HAMP Reporting Tool. The updated operational calendar can also be found on HMPAdmin.com.

Servicing transfers are permitted on RD-HAMP loans, however, they are handled manually by HAMP Operations.

Compensation

Two compensation types may be paid for RD-HAMP loans: *Servicer Pay for Success Payment* and *Borrower Pay for Performance Payment*. Disbursements will be made to the servicer's bank account through the existing Bank of New York Mellon funding process. RD-HAMP payments will be aggregated with other HAMP funds for the same HAMP servicer and bank account combination.

Loan-level details of the incentive payments will be included on the Cash Payment Summary Report.

Reports

Existing reports available through the HAMP Reporting Tool will be updated to accommodate the RD-HAMP loan-level reporting. The relevant reports include:

- Master Servicer Reconciliation
- Cash Payment Summary Report
- Disqualified Loan Report
- Missing OMR Report

Updated file formats and column headers for the reports will be made available on HMPAdmin.com (login required) prior to the release.

2. Retirement of Multiple Schema Version Support

Effective with this release, servicers will be required to use the latest version of the HAMP transaction schemas when submitting data through the HAMP Reporting Tool. Servicers that use previous versions will receive an exception message. The current version of any schemas can be found on the applicable program page on HMPAdmin.com.

3. HAMP Reporting Tool Password Security Requirements

Currently, the HAMP Reporting Tool requires passwords to have at least 6 characters and to expire every 90 days for most "admin" accounts (i.e., Help Desk Admin, Report Viewer Admin, etc.) and 30, 60 or 90 days for servicer role accounts.

The security requirements will be updated to the following:

- Passwords must be at least 8 characters;
- Passwords must contain 3 of the 4 complexity requirements:
 - i. uppercase alphabetic,
 - ii. lowercase alphabetic,
 - iii. numeric, and

- iv. special characters.

The password expiration requirements will be updated to the following:

- Privileged user passwords will expire after 30 days (including servicer role).
- System will ensure last 10 passwords cannot be reused.
- Passwords set by an admin will be disabled after 90 days if unused and must be enabled by an admin.
- If a User ID has not been authenticated for 90 days past the expiration date, the account will be locked. The account will need to be unlocked by an admin.

The new password security requirements and password expiration requirements will take effect for each user upon expiration of such user's current password. The **Password Reset** page includes an updated description of the new password requirements.

4. New and Updated Data Quality Edits

As part of the ongoing effort to implement new programs and to enforce data quality, updates to existing rules and new rules will be implemented with this release. The following programs and transactions will be affected:

- HAMP Trial Loan Setup
- HAMP Official Loan Setup
- HAMP Official Correction
- 2MP Official Loan Setup
- 2MP Partial Extinguishment
- 2MP Full Extinguishment
- FHA-HAMP Trial Loan Setup
- FHA-HAMP Official Loan Setup
- Additional Data Elements (ADE) Transactions
- RD-HAMP Trial Loan Setup
- RD-HAMP Official Loan Setup
- RD-HAMP Cancel

Servicers are encouraged to review each referenced program-related data dictionary on HMPAdmin.com. Refer to the **Change Log** tab in each document for updates and changes resulting from this release.

5. Preservation of Official Data When Reverting From Permanent Modification to Active Trial

Currently, if a permanent modification is canceled by a servicer, the loan status is updated from Official to Trial Active. The latest available trial record is used which does not reflect any updates made during the conversion to a permanent modification or changes made after the permanent modification.

After the release, if a permanent modification reverts from Official to Trial Active due to an official cancellation, the most recent data associated with the permanent modification will be retained and used on reports, interfaces and stored in data repositories. For servicers, the Master Reconciliation File will reflect preserved data from the permanent modification, not data from trial modification.



Support

For more information or questions regarding the information in this release, contact your HAMP Servicer Integration (SIT) lead, or the HAMP Solution center at 1-866-939-4469. To reach Lender Processing Services, Inc. (LPS), select option 1, then option 5.