

## HAMP Reporting Tool Release Notes

July 19, 2010

On Monday, August 2, 2010, Fannie Mae as program administrator for the Home Affordable Modification Program (HAMP) plans to implement functionality to the HAMP Reporting Tool that will support:

- the Second Lien Modification Program (2MP) (Supplemental Directive 09-05 Revised);
- the Treasury Federal Housing Administration-HAMP (Treasury FHA-HAMP) Program (Supplemental Directive 10-03); and
- a bankruptcy plan in lieu of a HAMP trial plan (Supplemental Directive 10-02).

In addition, it will include enhancements to functionality for Participation Program Cap allocation monitoring.

Program-related data dictionaries have been updated for this release. Servicers should note the Revision History tab in each of the data dictionaries for specific changes. All data dictionaries are posted on HMPadmin.com.

### 2MP Functionality

This release includes new functionality that will allow servicers to report loan-level data required under *Supplemental Directive 09-05 Revised: Introduction of the Second Lien Modification Program*. As stated in the Supplemental Directive, servicers are required to execute a Servicer Participation Agreement (SPA) and register to participate in 2MP. The 2MP registration form and SPA are located on HMPadmin.com. Servicers must also register to use the HAMP Reporting Tool with LPS specifically for 2MP before submitting 2MP-related transactions.

Servicers will have the ability to enter the required data directly into the HAMP Reporting Tool via several new screens within the user interface or by uploading data using new file formats available on HMPadmin.com.

A new menu item will be added to the HAMP Reporting Tool for servicers that have been assigned access to the 2MP program. The new 2MP tab will provide a drop-down list of the transactions required for 2MP reporting:

- Official Setup
- Extinguishment
- Partial Extinguishment

- Cancel
- Official Monthly Reporting

The 2MP-related file formats are available on HMPAdmin.com for servicers that would like to utilize the file upload capabilities. Servicers should use the Upload File tab on the HAMP Reporting Tool menu to utilize this functionality.

The 2MP Data Dictionary detailing all of the required data attributes for the transactions listed can be found on HMPAdmin.com.

**Important Reporting Requirements for 2MP**

- 2MP-related transactions are due no later than the fourth business day of the month in which the modification or extinguishment is effective.
- Servicers will not report 2MP trial period plan loan setup records or the receipt of the 2MP trial period payments.
- Servicers will submit a 2MP official transaction once the borrower has successfully completed the trial period and has a matching HAMP loan in the system.
- The following Submission Status and Program Type/Campaign IDs should be used for each of the required transactions:

Transaction	Submission Status	Program Type/Campaign ID
2MP Official Modification	14 – 2MP Official	HMP8 – Second Lien Official Modifications
2MP Full Extinguishment	17 – 2MP Extinguishment	HMP10 – Second Lien Full Extinguishment
2MP Partial Extinguishment	16 – 2MP Partial Extinguishment	HMP11 – Second Lien Partial Extinguishment
2MP Official Modification Cancellation	15 – 2MP Official Cancel	N/A
2MP Full Extinguishment Cancellation	21 – 2MP Extinguishment Cancellation	N/A
2MP Partial Extinguishment Cancellation	18 – 2MP Partial Extinguishment Cancel	N/A

- A 2MP official monthly activity report (2OMR) is required and directly impacts incentive payments to the investor, borrower, and servicer. 2OMRs should be reported for 2MP Official Modifications and 2MP Partial Extinguishments. Servicers should ensure the accuracy of the Unpaid Principal Balance after modification, Last Paid Installment Date after modification, Principal Payment amount, Interest Payment amount, and the Step Note Rate information, where applicable.
- 2MP loan-level transactions will be processed through a suite of business edits. Servicers will receive their response files detailing failed edits and warnings in the same format they currently receive HAMP response files. To obtain the response files:
  1. Access the Reports tab in the HAMP Reporting Tool;
  2. Click on “Files Received” to obtain the LPS Response file and the Fannie Mae Response file for all uploaded transaction files; and

3. Click on “Web Data Submissions” to obtain the LPS Response file and Fannie Mae Response file for all loans entered through the user interface.

- Program incentives will be distributed through the existing Automatic Clearing House (ACH) process. 2MP payments will be distributed to the bank account(s) indicated during 2MP registration. Loan-level details of the incentive payments will be included on the Cash Payment Summary Report, available through the HAMP Reporting Tool. To obtain the Cash Payment Summary Report:

1. Access the Reports tab in the HAMP Reporting Tool; and
2. Click on Cash Payment Summary to obtain the report.

- The Master Servicer Loan Reconciliation Report will also be updated to include trial loan setup, official modification loan setup, and monthly accrual information for 2MP.
- If a HAMP loan is cancelled, the associated 2MP loan is automatically cancelled. However, if the HAMP loan is resubmitted for official loan setup, the cancelled 2MP loan is *not* automatically reinstated.
- 2MP official modifications that are cancelled cannot be resubmitted as an official modification in the same month as the cancellation transaction.

### **2MP Manual Reporting Processes**

The following 2MP functionalities are not included in this release:

- 2MP Corrections
- 2MP Reporting Transfers
- 2MP Not Approved/Not Accepted Transactions

Servicers requiring corrections and/or reporting transfers of 2MP modifications will need to cancel the loan and resubmit the correct data.

### **Treasury FHA-HAMP Functionality**

*Supplemental Directive 10-03: Home Affordable Modification Program – Modifications of Loans Insured by the Federal Housing Administration (FHA)* provides additional assistance to borrowers with FHA-insured loans who are unable to meet their mortgage payment obligations. Like HAMP, Treasury FHA-HAMP provides borrowers with an affordable monthly payment equal to 31 percent of their gross monthly income and requires the borrower to complete a three-month trial payment plan before the loan is permanently modified. Servicers are required to register to participate in Treasury FHA-HAMP. The Treasury FHA-HAMP registration form is located on HMPAdmin.com. Servicers must be registered with LPS to use the HAMP Reporting Tool, but no additional registration to report on loans for this program will be required.

Servicers are required to report periodic Treasury FHA-HAMP loan-level data using the HAMP Reporting Tool. With this release, new user interface screens will be added and new file formats are available on HMPAdmin.com to facilitate the reporting of the related transactions.

The new FHA tab will provide a drop-down list of the required FHA-HAMP transactions:

- FHA Trial Setup
- FHA Trial Period Activity

- FHA Official Modification
- FHA Loan Activity
- FHA Cancel

As mentioned, the Treasury FHA-HAMP file formats are available on HMPAdmin.com for servicers that would like to utilize the file upload capabilities. Servicers should use the Upload File tab on the HAMP Reporting Tool menu to utilize this functionality.

The Treasury FHA-HAMP Data Dictionary detailing all of the required data attributes for the transactions listed can be found on HMPAdmin.com. Servicers should note the additional data elements required for FHA-HAMP Reporting:

Ref ID	Name of Data Point
DD457	Government Agency Case Number
DD458	Government Agency Servicer Number
DD459	Partial Claim Amount

***Important Reporting Requirements for Treasury FHA-HAMP***

- Treasury FHA-HAMP official modification loan setups and official cancellations are due no later than the fourth business day of the month in which they are effective.
- The following Submission Status and Program Type/Campaign IDs should be used for each of the required transactions:

Transaction	Submission Status	Program Type/Campaign ID
FHA-HAMP Trial Period Loan Setup	1 – Trial	HMP9 – FHA
FHA-HAMP Official Modification Loan Setup	3 – Official	HMP9 – FHA
FHA-HAMP Trial Period Cancellation	5 – Trial Cancel	HMP9 – FHA
FHA-HAMP Official Cancellation	7 – Official Cancel	HMP9 – FHA

- Treasury FHA-HAMP official monthly reporting is required and directly impacts the incentive payments to borrowers and servicers.
- Treasury FHA-HAMP loan-level transactions will be processed through a suite of business edits. Servicers will receive their response files detailing failed edits and warnings in the same format they currently receive HAMP response files. To obtain the response files:
  1. Access the Reports tab in the HAMP Reporting Tool;
  2. Click on “Files Received” to obtain the LPS Response file and the Fannie Mae Response file for all uploaded transaction files; and
  3. Click on “Web Data Submissions” to obtain the LPS Response file and Fannie Mae Response file for all loans entered through the user interface.
- Two types of compensation are offered under the Treasury FHA-HAMP:

- Servicer Pay-for-Success Compensation; and
- Borrower Pay-for-Performance Compensation.
- Program incentives will be distributed through the existing ACH process. Treasury FHA-HAMP payments will be distributed to the bank account(s) referenced during registration. Loan-level details of the incentive payments will be included on the Cash Payment Summary Report, available through the HAMP Reporting Tool. To obtain the report :
  1. Access the Reports tab in the HAMP Reporting Tool; and
  2. Click on Cash Payment Summary to obtain the report.

The Master Servicer Loan Reconciliation report will also be updated to include trial loan setup, official modification loan setup, and monthly accrual information for Treasury FHA-HAMP.

**Treasury FHA-HAMP Manual Reporting Processes**

The following Treasury FHA-HAMP functionalities are not included in this release:

- Treasury FHA-HAMP Corrections
- Treasury FHA-HAMP Reporting Transfers

Servicers requiring corrections and/or reporting transfers of Treasury FHA-HAMP modifications will need to cancel the loan and resubmit the correct data.

**Bankruptcy Plan in Lieu of Trial Functionality**

As stated in *Supplemental Directive 10-02: Borrower Outreach and Communication*, borrowers in an active Chapter 13 bankruptcy who are determined to be eligible for HAMP may be converted to a permanent modification without completing a trial period plan under specific eligibility and criteria.

With this release, a new data attribute, “Trial Plan Type Code,” will be collected in the trial and official loan setup indicating whether the loan was modified under a standard HAMP trial period plan or when payments under a bankruptcy plan are used in lieu of trial period:

Transaction Type	Trial Plan Type Code Allowable Value
HAMP Trial or Official Loan Setup	1 – Standard Trial
Bankruptcy in Lieu of Trial or Official Loan Setup	2 – Chapter 13 Bankruptcy

**Important Reporting Requirements for Bankruptcy Plan in Lieu of Trial**

- No additional registration is required to use the new code.
- Servicers will report a single trial period loan setup transaction to cover all payments. No trial period payments transactions are required.
- Length of trial period must be at least three months.
- First trial payment due date must be on or after 6/1/2010.
- Modification effective date cannot be prior to 9/1/2010.

- Trial period loan setup transaction must be submitted prior to the official modification loan setup transaction.
- The Trial Plan Type Code on the official modification loan setup must match the value that was reported in the most recent trial period loan setup.

New edits have been added to support the use of the new data attribute. Servicers should reference the HAMP Data Dictionary and the HAMP Data Dictionary Appendix located on HMPAdmin.com for details regarding those edits.

The user interface in the HAMP Reporting Tool has been updated to reflect this new data attribute. The HAMP trial and official loan setup file format has also been updated.

## Expanded Cap Allocation Monitoring Functionality

Functionality was introduced in the June 28, 2010 release to ensure that a HAMP trial period loan setup would be rejected when submitted by an active servicer that reached its Program Participation Cap allocation. This functionality has been expanded in this release to include Treasury FHA-HAMP trial setups as well as second lien official setup, extinguishment, and partial extinguishment transactions.

For 2MP loan setups, new edits have been added:

- **2MP Official Loan Setup**
- **2LIR-114 – Error:** The transaction cannot be processed because the cap allocation for the HAMP registration number associated with this servicer number has been reached.
- **2MP Partial Extinguishment Loan Setup**
- **2PEXLIR-113 – Error:** The transaction cannot be processed because the cap allocation for the HAMP registration number associated with this servicer number has been reached.
- **2MP Full Extinguishment**
- **2EXTLIR-114 – Error:** The transaction cannot be processed because the cap allocation for the HAMP registration number associated with this servicer number has been reached.

For Treasury FHA-HAMP loan setups, an existing edit will be generated:

- **LIR-249 – Error:** The transaction cannot be processed because the compensation cap allocation for the HAMP registration number associated with this servicer number has been reached.

## 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 LPS, select option 1, and then select option 5. Or, contact your HAMP Servicer Integration Team Lead.

## Related Links

[Supplemental Directive 09-05 Revised: Introduction of the Second Lien Modification Program](#)

[Supplemental Directive 10-03: Home Affordable Modification Program – Modifications of Loans Insured by the Federal Housing Administration \(FHA\)](#)



[Supplemental Directive 10-02: Borrower Outreach and Communication](#)

[Becoming a Participating Lender](#) (program registration forms)

File Formats ([log in to HMPAdmin.com](#) and select “HAMP Loan Reporting: Tools and Documents)

[Second Lien Modification Program](#) (includes related Supplemental Directive, data dictionary, and SPA)

[Treasury FHA-HAMP Program](#) (includes related Supplemental Directive, data dictionary, and SPA)

[HAMP Data Dictionary and Appendix](#)