

HAMP Loan Reporting Release Notes

October 29, 2009

In **November 2009**, Fannie Mae, as Administrator for the Home Affordable Modification Program (HAMP) will implement planned enhancements to the following HAMP loan reporting-related systems:

- I. Updates to the HAMP reporting system (the Treasury Department's system of record) which will allow servicers to:
 - Submit late official modification loan setup records; and
 - Correct and/or cancel previously reported official modification loan setup records.
- II. New servicer reports in the HAMP Loan Reporting Tool:
 - Master Service Reconciliation File; and
 - Cash Payment Summary Report.

I. HAMP Reporting System Updates

On **Monday, November 2, 2009**, Fannie Mae will implement several enhancements to the HAMP reporting system, the Treasury Department's system of record. These updates will allow servicers to submit late official modification loan setup records, and correct and/or cancel previously reported official modification loan setup records using the HAMP Reporting Tool* or the HAMP Data Collector.

Submitting Late Official Modification Loan Setup Records

Prior to this release, servicers submitting official modifications with effective dates prior to the current month would receive rejections.

Effective **Monday, November 2**, servicers may now submit official modification loan setup records when the modification effective date is from a prior period. Applicable one-time incentive payments will be funded once the loan is successfully reported. In addition, both the borrower and servicer Pay for Performance Success accruals will be credited for the months of the trial period. The loan setup records must be submitted by close of business on the fourth business day of the month to be included in the current cycle.

Servicers are required to submit an Official Monthly Reporting (OMR) record in the same month of a late submission. All prior official payments received by the servicer should be reflected in the OMR. For servicer Pay for Performance Success payments and investor Monthly Reduction Cost Share Payments, the HAMP reporting system will compare the expected LPI Date to the LPI Date on the official loan submission to retroactively apply the number of missing months to the accrual balance.

For the borrower Pay for Performance Success payment, the HAMP reporting system will compare the data in the OMR to the LPI after modification in the loan setup record to retroactively apply the number of missing months to the accrual.

In both scenarios, the HAMP reporting system will assume the borrower had no missed payments in the months represented between the LPI after modification and the LPI on the OMR. Servicers should contact their HAMP Operations Analyst if the borrower was not current. Adjustments to compensation may be required.

Correcting and Cancelling Official Modification Loan Setup Records

Effective **Monday, November 2**, the reporting system will now accept corrections made to official modification loan setup records using a new submission status. These corrections may impact program eligibility and/or compensation. Calculations that support both of these functions will still require manual intervention by HAMP Operations; therefore, until further notice, please contact your HAMP Operations Analyst before submitting a corrected official modification loan setup record. If you are unsure of your point of contact, please submit your request to hamp_operations@fanniemae.com.

To support this change, two new submission status types, **Official Cancellation** and **Official Correction**, will be available in the Submission Status drop-down menu. The current selection in the drop down for "Cancel" will be renamed **Trial Cancellation**. Servicers will also be able to cancel an Official modification record using the new submission status. If the loan is cancelled, the loan is returned to **Trial Active** status using the last successful trial loan submission, and no compensation will be disbursed.

If a loan is cancelled out of cycle, the reporting system will automatically recover previously paid funds in the reporting cycle in which the cancellation was processed. The recovery of funds is netted against disbursements. If disbursements are not available to offset, then the bank account will be drafted.

Updates to HAMP Data Dictionary and HAMP Servicer Reporting Requirements

On **Monday, November 2**, the HAMP Data Dictionary and HAMP Servicer Reporting Requirements will be updated and available on HMPadmin.com to reflect the following updates pertaining to this release: updates to existing edits; new edits; codes; and terminology.

II. HAMP Reporting Tool Updates

In November 2009, servicers may access two new reports in the HAMP Reporting Tool, available through Lender Processing Services, Inc. (LPS)*. These reports are only available in the HAMP Reporting Tool.

Master Servicer Reconciliation File (First Posting: November 23)

- Provides comprehensive trial loan setup, official modification loan setup, and monthly accrual.
- Posted four business days after the end of loan update cycle (the 17th calendar day of the month) and available for 180 calendar days.
- Provided in comma-delimited format.
- Most data attributes are identical to the data provided in a servicer's loan setup file.
- File layout and field definitions for the Master Servicer Reconciliation File will be available on HMPadmin.com by November 9.

Cash Payment Summary Report (First Posting: November 25)

- Provides loan-level compensation payment data for the current reporting cycle.
- Indicates the associated payor: U.S. Treasury Department, Fannie Mae, or Freddie Mac.
- Available the day before payments are deposited and for 180 calendar days.
- Provided in comma-delimited.
- File layout and field definitions for the Cash Payment Summary Report will be available on HMPAdmin.com by November 9.

Please note that the Cash Summary Payment Report for October is accessible through the servicers' [HAMP Transaction Portal](#) WebTrader inbox.

NOTE: **All HAMP servicers will need to be registered with Lender Processing Services, Inc. (LPS) to access both of these reports. Call the HAMP Support Center at 1-866-939-4469 (select option 1, then option 5); your call will be routed to LPS.*

Support

For more information or questions regarding the information in these release notes, please contact the HAMP Support Center at 1-866-939-4469 or contact your HAMP Servicer Integration Support Manager.

Related Links

[HAMP Data Dictionary](#) on HMPAdmin.com

[HAMP Servicer Reporting Requirements](#) on HMPAdmin.com

“Ask the Expert” instructor-led Web demonstrations. [Register now.](#)