

HAMP Reporting Tool Release Preview

May 26, 2011

The following Home Affordable Modification Program (HAMP) Reporting Tool Release Preview provides a high-level overview of the planned enhancements to the HAMP Reporting Tool. This release is scheduled for implementation on Monday, July 25, 2011. Additional information about the release, including detailed release notes, will be made available prior to the release.

This release will include functionality to support:

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 certain modifications to loans in its Single Family Housing Guaranteed Loan Program (referred to as Special Loan Servicing) to provide assistance to borrowers to modify their mortgages to provide more affordable payments. Under Chapter VI of the [Making Home Affordable \(MHA\) Program Handbook for Servicers of Non-GSE Mortgages, v3.1 \(MHA Handbook\)](#), 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 RD-HAMP program cap was determined and recorded at the contract level. 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 a new set of screens specific to RD-HAMP transactions for those servicers that manually enter the loan-level data. New file formats will also be made available on HMPadmin.com for those servicers that utilize the bulk upload functionality.

All loan submissions will go through the normal business edit process. Business edits have been modified to accommodate the required data attributes.

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.

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.

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 versions of the program schemas, dated 12/23/2010, can be found on the applicable program pages 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.

The new password security requirements and password expiration requirements will take effect for each user upon expiration of such user's current password.

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 both the **Revision History** tab and 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 the trial modification.

Support

For more information or questions regarding this release preview, 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 (SIT) Lead.