

HAMP[®] Reporting System Servicer Release Preview

January 24, 2014

The Home Affordable Modification Program[®] (HAMP) Reporting System Servicer Release Preview provides an overview of the planned enhancements to the HAMP Reporting System, including the HAMP Reporting Tool. This release is scheduled for implementation on April 28, 2014. Additional information about the release, including detailed release notes, will be made available prior to the release.

This release will include functionality to support the following:

- [Supplemental Directive 13-08 \(SD 13-08\)](#): *Making Home Affordable[®] Program – Borrower Post-Modification Counseling and Servicer Incentives* as it pertains to Servicer Incentive Changes for Non-GSE modifications
- Servicer Incentive Changes – GSE modifications
- [Supplemental Directive 13-12 \(SD 13-12\)](#): *Making Home Affordable[®] Program – Administrative Clarifications* as it pertains to Reporting Requirements Beyond Five Year Incentive Period
- Additional End of Compensation Life Anniversary Scenarios
- HAMP Reporting Tool updates – Updates to Master Servicer Loan Level Reconciliation Interface to Servicers (BPS003), Disqualified Loans Interface (BPS016), Missing Official Modification Reporting (OMR) Interface (BPS017) and Servicing Transfer (SVT) Concurrence Interface to Servicers (BPS024)

Servicer Incentive Changes for Non-GSE Modifications

There will be an increase of \$400 to the Servicer Incentive Payment for all HAMP completed permanent modifications with a 1st Trial Payment Due Date on or after March 1, 2014 in accordance with [SD 13-08](#). Refer to the MHA Compensation Matrix on [HMPAdmin.com](#).

Servicer pay-for-success incentives and all borrower and investor incentives will remain unchanged.

Servicer Incentive Changes for GSE Modifications

Implementation of this release will eliminate the Pay for Success Servicer incentives for GSE-HAMP modifications that become permanent on or after April 1, 2014.

Additionally, there will be a \$500 increase to the Servicer incentives for GSE-HAMP and GSE-2MP modifications that have become permanent on or after April 1, 2014. Upon implementation, a one-time adjustment payment will be made to “true-up” servicer compensation on GSE-HAMP and GSE-2MP modifications that have become permanent on or after April 1, 2014 that are already in the HAMP Reporting Tool. Refer to the MHA Compensation Matrix on [HMPAdmin.com](#).

Reporting Requirements Beyond Five Year Incentive Period

As documented in [SD 13-12](#), Official Monthly Reporting (OMRs) for HAMP, Treasury FHA-HAMP, and RD-HAMP loans that are in good standing must continue to be reported until the loan reaches an end of life state. An end of life state includes loans that lose good standing under the applicable MHA program, or the modified loan is paid in full at any time (e.g., Prepayment, Refinance, Maturity, Home Sale Transaction, Short Sale or Deed-in-Lieu Transaction) or for non-GSE loans that fall into these scenarios where the loan is repurchased from a GSE after the initial 5-year term, or the loan receives a proprietary re-modification after the initial 5-year term. In cases where a loan receives re-modification after the initial 5 year term, a new action code has been added to allow servicers to report this end of life state.

2MP loans must continue to be reported until the 2MP loses good standing and the associated first lien loses good standing or is paid off in full, the 2MP is paid off in full, cancelled or receives a proprietary re-modification after the initial 5 years. If a 2MP loan has lost good standing and more than five years have passed since the effective date of the 2MP, servicers are not required to continue reporting on that 2MP loan, even if the associated first lien is still in good standing.

This release will update an enumeration on Action Code (DD20) for OMR transactions for loans that have received a proprietary re-modification after the initial 5 years. Servicers will be required to submit the appropriate action code and date in the OMR submission:

63 Proprietary Re-modification after Initial Modification Term

The Repurchase Type Code (DD1003) enumeration 2 “Repurchased when a Permanent GSE HAMP Modification” label will be changed to “Repurchased during the first five years of a Permanent GSE HAMP Modification Term” to ensure the usage of this enumeration is only within the initial five year modification term.

This release will introduce a new attribute, Modification Term Status Code (DD1076), which will identify what stage the loan is within its modification term. This attribute will not be reported by servicers however, some outbound reports will include this new attribute. The new enumerations are listed below:

1. Not applicable
2. Within Initial Modification Term
3. Completed Initial Modification Term in Good Standing
4. Completed Initial Modification Term with Unknown Status

Additional End of Compensation Life Anniversary Scenarios

This release will address several additional End of Compensation Life scenarios.

Starting with this release, first liens and second liens (2MPs) will remain in an Active Payment loan state (reflected on Master Servicer Loan Level Reconciliation Interface to Servicers (BPS003)) until they, or the associated first lien in the case of 2MP, reach an end of life state (Paid off, Disqualified, Withdrawn). The 2MP will continue to receive compensation as long as the first lien remains in good standing (i.e., OMRs continue to be reported). If the first lien reaches an end of life state, the associated 2MP will be changed to Active Non-Payment state (reflected on BPS003), which is current functionality.

HAMP Reporting Tool Reports

The following additions and updates will be made to the reports displayed on the HAMP Reporting Tool:

Master Servicer Loan Level Reconciliation Interface to Servicers - (BPS003-First Lien)

A Modification Term Status Code (DD1076) attribute will be added to identify what stage the loan is within its modification term. A new enumeration of '16 - Withdrawn' will be added for Loan State Code (DD251) and a new Official Withdrawn Reason Code (DD1077) attribute with the enumerations listed below will be added to identify the reason for the withdrawal from the program:

1. Proprietary Re-modification After Initial Modification Term
2. GSE Repurchase After Initial Modification Term
3. Force Placed Servicing
4. Servicer Requested Out of Program
5. Other

Due to changes that will allow servicer submissions of proprietary re-modifications and GSE repurchases, an enumeration (63 - Proprietary Re-modification After Initial Modification Term) will be added to the existing Action Code (DD20) attribute. For Repurchase Type Code (DD1003), the enumeration 2 label will be changed to “Repurchased during the first five years of a Permanent GSE HAMP Modification Term” to ensure the usage of this enumeration is only within the initial five year modification term.

Master Servicer Loan Level Reconciliation Interface to Servicers - (BPS003-2MP)

This interface will include all of the updates documented in the BPS003-First Lien interface except Repurchase Type Code (DD1003). This interface will also include the Modification Term Status Code (DD1076) attribute.

Master Servicer Loan Level Reconciliation Interface to Servicers - (BPS003-Tier 2)

In addition to all of the updates documented in the BPS003-First Lien interface, except Repurchase Type Code (DD1003), Modification Term Status Code (DD1076) attribute will be added.

Disqualified Loans Interface (BPS016) and Missing Official Modification Reporting (OMR) Interface (BPS017)

A Modification Term Status Code (DD1076) attribute will be added to identify what stage the loan is within its modification term.

Servicing Transfer (SVT) Concurrence Interface to Servicers (BPS024)

A Modification Term Status (DD1076), Official Withdrawn Reason (DD1077) and a new ‘Withdrawn’ enumeration for Loan State Code (DD251) will be added.

Data Quality Edits

As a result of this implementation, there will be a number of new edits added and changes to some existing edits.

Servicers are encouraged to refer to the Data Dictionaries on HMPAdmin.com for the full list of attributes, definitions, and associated edits. The affected Data Dictionaries are:

- HAMP
- 2MP
- ADR
- HAFA
- Treasury FHA-HAMP
- RD-HAMP
- SVT

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. You may also contact your HAMP Servicer Integration Team (SIT) Lead.
