

HAMP[®] Reporting System Servicer Release Preview

December 7, 2012

The Home Affordable Modification Program[®] (HAMP) Reporting Tool Servicer Release Preview provides an overview of the planned enhancements to the HAMP Reporting Tool. This release is scheduled for implementation on Monday, April 1, 2013. Additional information about the release, including detailed release notes, will be made available prior to the release.

This release will include functionality to support:

- [Supplemental Directive \(SD\) 12-09: Making Home Affordable Program - Administrative Clarifications](#)
- [SD 12-05](#) guidance for displaced borrower rental income as reflected in the definition of DD29 Association Dues Fees Before Modification.


HAMP Program GSE Repurchase

Fannie Mae and Freddie Mac may require servicers to repurchase loans under certain circumstances. This release introduces the new Repurchase Type Code attribute. The Repurchase Type Code allows SPA servicers to update the investor code in HAMP on a loan repurchased from Fannie Mae or Freddie Mac to reflect that it is now *private* or *portfolio*.

- If the loan was in Trial as of the effective date of the repurchase, servicers will provide a Repurchase Type Code of (1) *Repurchased When in Trial*. If the repurchased loan is not eligible for Treasury HAMP, the servicer must cancel the trial.
 - If the loan is eligible for Treasury HAMP and the requisite Dodd-Frank certifications have been obtained, upon conversion to permanent modification, HAMP will pay all applicable borrower, servicer, and investor incentives.
- If the loan was in a permanent modification as of the effective date of the repurchase, the servicer must cancel the permanent modification by submitting an Official Cancel transaction via the HAMP Reporting Tool. Previously paid incentives will be recovered. If the repurchased loan is not eligible for Treasury HAMP, the servicer must also cancel the resulting trial.
 - If the loan is eligible for Treasury HAMP and the requisite Dodd-Frank certifications have been obtained, the servicer must submit a new trial setup via the HAMP Reporting Tool and update the trial data to indicate that the loan was repurchased from a GSE and is now held in private or portfolio. Servicers must provide a Repurchase Type Code of (2) *Repurchased When a Permanent GSE HAMP Modification*. Upon reporting the non-GSE loan as a permanent modification, all applicable borrower and servicer incentives will be disbursed. Investor incentives are forfeited.

Servicers may submit a Repurchase Type Code during Trial, Official Set-up, or as an Official Correction if the Investor Code is (3) *Private* or (4) *Portfolio*.

For a Repurchase Type Code reported in error on a permanent modification, the servicer must provide a corrected Repurchase Type Code value of (3) *Repurchase Reported in Error*.



Each time the Repurchase Type Code is changed from one value to another, investor compensation will be re-evaluated.

Once provided, a Repurchase Type Code value must always be provided in subsequent submissions.

Association Dues Fees Before Modification (HAMP, FHA, RD-HAMP Programs and ADR Transaction)

The definition of Association Dues Fees Before Modification has been updated to include the additional rent amount a displaced borrower is paying. If a displaced borrower is requesting modification for the principal residence from which the borrower was displaced and the borrower is paying rent to live elsewhere, the rent amount should be included with any association dues.

HAMP Reporting Tool Reports

Master Servicer Loan Level Reconciliation Interface to Servicers - Tier 1 (BPS003 - 1MP T1)

Repurchase Type Code and Repurchase Type Name attributes will be added to identify the status of the loan at the time of a repurchase.

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.

