

HAMP[®] Reporting System Servicer Release Preview

March 15, 2013

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 July 29, 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 the following:

- Automated intake of Servicing Transfer Requests via the HAMP Reporting Tool.
- [*Supplemental Directive \(SD\) 12-07: Home Affordable Foreclosure Alternatives[®] Program Policy Update*](#) – wherein the non-GSE Investor Reimbursement for Subordinate Lien Release compensation amounts under the Home Affordable Foreclosures Alternatives (HAFA) Program was amended.
- [*Supplemental Directive \(SD\) 12-02: MHA Extension and Expansion*](#) – (i) the ability of servicers to implement certain guidance in the SD prior to the SD effective date and input the Agreement Issue Date for non-GSE transactions under HAFA, and (ii) policy updates made regarding the occupancy requirements for second homes.
- Second Lien Modification ProgramSM (2MP) Changes to Mandatory Attributes for Official Monthly Reporting.

Servicing Transfer Requests

Beginning with the August 2013 reporting cycle, servicers will use the HAMP Reporting Tool for the submission of servicing transfer requests. All required deal and loan level data will be submitted in a setup file to the HAMP Reporting Tool. The HAMP Reporting Tool will offer servicers the ability to submit corrections (e.g., adding or removing loans or updating deal or loan data). For non-GSE deals, servicers will still be required to email the executed Assignment and Assumption Agreement (AAA), including the system generated Servicing Transfer (SVT) Deal Identifier (described below), to the servicing transfer mailbox (hamp_servicingtransfer@fanniemae.com) as a requirement for deal processing. If an executed AAA is not received by the MHA Program Administrator, the transfer request will not be processed. The submitter (Transferor or Transferee) of the servicing transfer is responsible for providing the SVT Deal Identifier, Loan List, and AAA to the other servicer involved in the transfer.

SVT Deal Identifier

Once the deal is submitted to the HAMP Reporting Tool, a sequential Deal Identifier will be assigned to the transaction. A new deal identifier number will be issued for each setup file when a unique combination of the Transferor and Transferee HAMP Servicer Numbers, transfer or assignment effective date, program type category and investor code category is recognized as new in the HAMP Reporting Tool. The unique SVT deal identifier number will be conveyed to the submitter (Transferor or Transferee) of the setup file via a response file generated by the HAMP Reporting Tool for each submission.

Servicing Transfer submissions can include loans with both Investor Code Categories (GSE and non-GSE) in the same setup file. However, if the SVT Deal setup file contains both GSE and non-GSE loans, the HAMP Reporting tool will split the loans into two deals by category and assign a different SVT Deal Identifier for each.

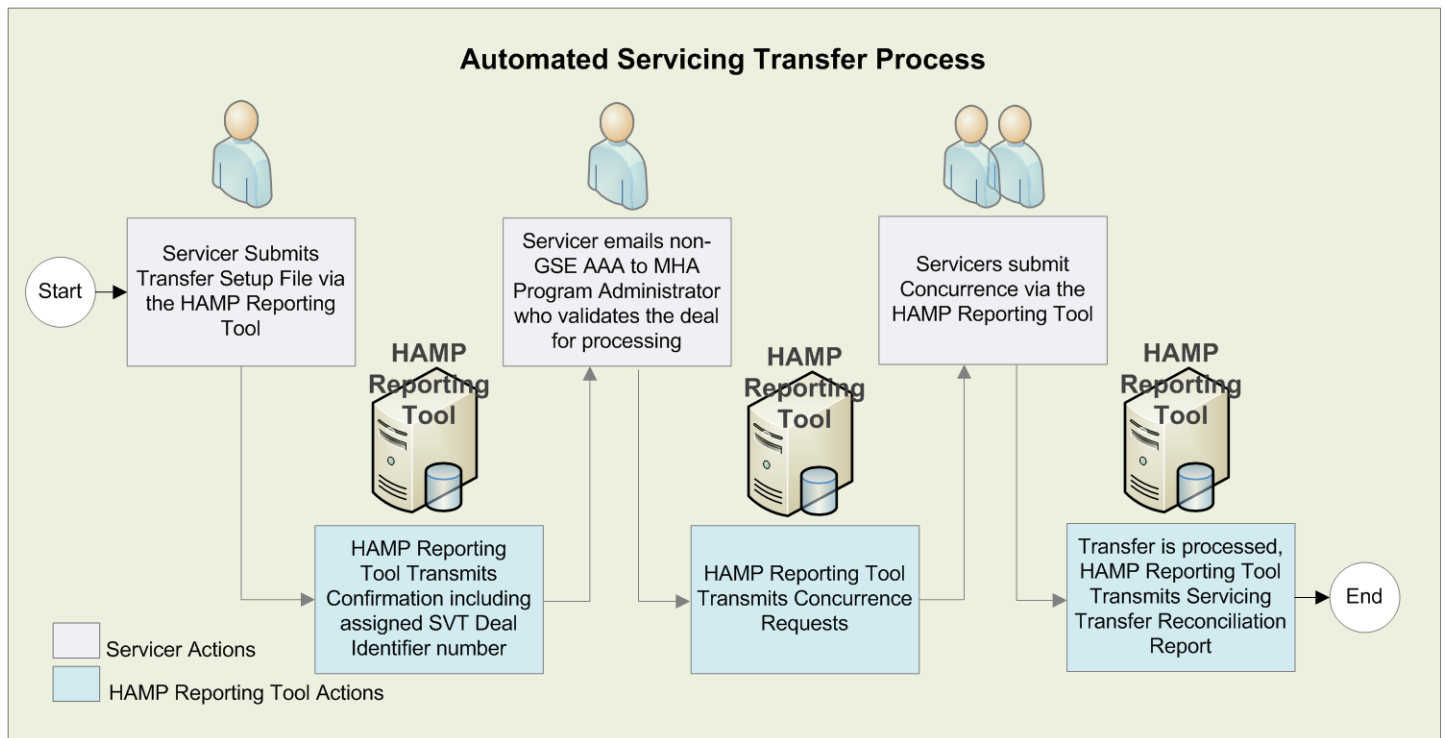
Concurrence

Once the Program Administrator reviews the deal, a Concurrence Report will be sent via the HAMP Reporting Tool to the Transferor and Transferee. Both the Transferor and Transferee must submit a HAMP Reporting Tool concurrence transaction for every deal. This concurrence will serve as the servicer's attestation that the loan list is accurate and complete for transfer. After concurrence, if the loan list requires any changes, the Transferor/Transferee must contact the Program Administrator using the Servicing Transfer mailbox (hamp_servicingtransfer@fanniemae.com). Servicers will have the ability to respond positively or negatively to a request for concurrence and submit necessary deal and loan level changes. If changes are made to the deal, the HAMP Reporting Tool will generate a new Concurrence Report for both the Transferor and Transferee that will require re-concurrence from both parties.

Transfer Confirmation

After the transfer is completed, an SVT Reconciliation Report will be sent via the HAMP Reporting Tool to both the Transferor and Transferee. The SVT Reconciliation Report is proprietary to each servicer and contains details of only those transfers which the servicer was a party to in a given reporting cycle.

Process Overview



HAMP Reporting Tool Interfaces

SVT Concurrence Interface – The SVT Concurrence Report contains the list of loans for a given servicing transfer deal that requires concurrence.

SVT Reconciliation Interface – The SVT Reconciliation Report contains the details of all completed serving transfer deals for the most recently closed processing cycle. This report delivers deal specific data to both the Transferor and Transferee involved in each completed transfer; servicers may use this data to reconcile their submitted transfer requests.

Servicing Transfers of Loans under 2MP or under FHA-HAMP

Currently, when a 2MP or FHA-HAMP loan requires a servicing transfer, the Transferor must cancel the loan in the HAMP Reporting Tool and the Transferee must resubmit under their servicer number to achieve transfer from one servicer to the other. With this release 2MP and FHA-HAMP loans can now be transferred without having to cancel and resubmit.

The HAFA Program - Compensation Update

Investor Reimbursement for Subordinate Lien Release compensation on non-GSE HAFA loans with a Transaction Closing Date on or after December 1, 2012 will be increased. The maximum amount will be increased from \$2,000 to \$5,000, earned on the basis of two dollars for every three dollars of short sale proceeds paid to a subordinate mortgage lien holder in accordance with guidance specified in [SD 12-07](#). Details can be found in the MHA Compensation Matrix on the secure side of [HMPadmin.com](#).

Upon implementation, a one-time adjustment payment will be made to “true-up” investor compensation on non-GSE HAFAs with Transaction Closing Dates on or after December 1, 2012 that are already in the HAMP Reporting Tool.

HAFA Data Quality Edits

Because of the expanded eligibility criteria published in [SD 12-02](#), the following edits will be modified for the HAFA program:

- HAFLIR-47 and HAFLIR-213 will be expanded to allow non-GSE HAFAs where the Property Usage Type Code (DD155) is a second or vacation home.
- HAFLIR-220, HAFLIR-221 and HAFLIR-222 will be updated to align the non-GSE HAFA Agreement Issue Date (DD23) to 3/29/2012, as specified in [SD 12-02](#).
- A new non-GSE HAFA edit HAFLIR-227 will be added to ensure that HAFA borrower relocation compensation is only paid if the Property Usage Type Code is a principal residence or investment property.

2MP Reporting

Loan Unpaid Principal Balance Amount and Last Paid Installment Date attributes will now be mandatory for 2MP official monthly reporting. Unpaid Principal Balance After Modification and Last Paid Installment Date After Modification will no longer be Mandatory for 2MP official monthly reporting.

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.