

Lender Letter LL-2013-02

January 31, 2013

To: All Fannie Mae Single-Family Servicers

Extension of Foreclosure and Eviction Moratorium

Effective with this Lender Letter, Fannie Mae is extending the suspension of foreclosure sales and eviction lockouts for borrowers with properties or employment located within the FEMA declared disaster areas eligible for individual assistance.

Servicers must continue to suspend any foreclosure sale on a property located within the FEMA declared disaster area eligible for individual assistance through April 30, 2013. Fannie Mae is also imposing an additional 90-day eviction suspension on REO properties located within the FEMA declared disaster areas eligible for individual assistance through April 30, 2013. The additional suspension covers only eviction lockouts. All other aspects of eviction actions will proceed during this period.

For properties located within federally designated disaster areas but outside the FEMA declared disaster areas eligible for individual assistance, Fannie Mae's standard disaster relief provisions require that servicers not begin or continue any legal action until they can review the effect the disaster may have had on the condition of the property or the borrower's employment or income status. These provisions also make it clear that foreclosure proceedings may begin (or continue) only when foreclosure is the only alternative.

Servicers must check the [FEMA website](#) for the eligible disaster areas. Additionally, servicers must refer to Lender Letter 2012-09, *Additional Flexibilities for Mortgage Loans Impacted by Hurricane Sandy*, and *Servicing Guide*, Part VII, Section 406: Disaster Relief, for further guidance on mortgage loans and disaster relief.

Effective Date

Servicers must implement the policies outlined above effective immediately.

Servicers should contact their Servicing Consultant, Portfolio Manager, or Fannie Mae's National Servicing Organization's Servicer Support Center at 1-888-FANNIE5 (1-888-326-6435) with any questions regarding this Lender Letter.

Gwen Muse-Evans
Senior Vice President
Chief Risk Officer for Credit Portfolio Management