

# Master Servicing Release Notes

June 30, 2020

Effective July 1, 2020, the Fannie Mae Master Servicing Platform will implement changes to support policy updates announced in [Lender Letter LL-2020-07 COVID-19 Payment Deferral](#), published on May 13, 2020 and [Lender Letter LL-2020-05 Payment Deferral](#), published on March 25, 2020. Two new retention workout options were jointly developed with Freddie Mac, at the direction of the Federal Housing Finance Agency (FHFA), for homeowners who have resolved financial hardship but are not able to reinstate or set up a repayment plan. Review the [payment deferral matrix](#) to learn more about the two options.

The following updates are included in this release:

- Updates to Fannie Mae Investor Reporting System
- Updates to the Loan Servicing Data Utility (LSDU) User Interface (UI)
- Updates to Fannie Mae Connect Reports

## Updates to the Fannie Mae Investor Reporting System

Loan activity reporting must continue on a delinquent mortgage loan that is subject to a COVID-19 payment deferral and payment deferral. Servicers must report delinquency status information to Fannie Mae through our servicing solutions system in accordance with [D2-4-01, Reporting a Delinquent Mortgage Loan to Fannie Mae](#).

For COVID-19 payment deferral, servicers must report a Loan Activity Record (LAR) in the month of evaluation (or in the processing month, if applicable) at least one business day prior to completing a COVID-19 payment deferral in Fannie Mae's servicing solutions system.

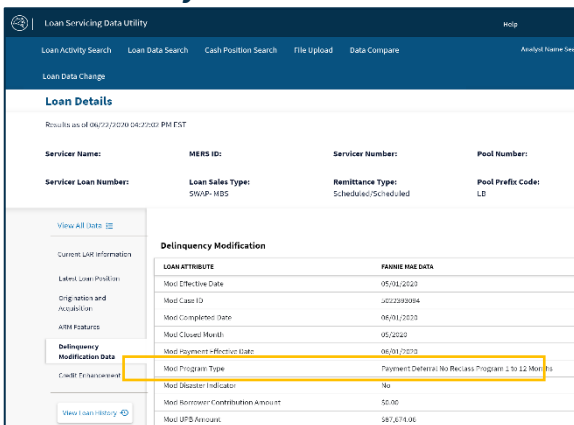
For payment deferral, servicers must report a LAR with the borrower's full monthly contractual payment due in the month of evaluation (or in the processing month, if applicable) at least one business day prior to completing a payment deferral in Fannie Mae's servicing solutions system.

Reference [Fannie Mae Servicing Guide](#) for more details on reporting changes.

## Updates to the LSDU User Interface (UI)

With this release, LSDU users will be able to view the Mod Program Type "Payment Deferral No Reclass Program 1 to 12 months" for COVID-19 payment deferral and "Payment Deferral No Reclass Program" for Payment Deferral in the Delinquency Modification Data section of LSDU. See screenshots below.

## COVID-19 Payment Deferral



The screenshot shows the LSDU interface with the following details:

- Loan Details:** Servicer Name, MERS ID, Servicer Number, Pool Number, Servicer Loan Number, Loan Sales Type (SWAP- MBS), Remittance Type (Scheduled/Scheduled), Pool Prefix Code (LB).
- Delinquency Modification Data:**
  - Mod Program Type: Payment Deferral No Reclass Program 1 to 12 Months
  - Mod Originator Indicator: No
  - Mod Nonowner Contribution Amount: \$2.00
  - Mod UPB Amount: \$87,674.06

| PROCESSING DATE | EFFECTIVE DATE | TRANSACTION HISTORY CATEGORY | TRANSACTION SUBMISSION SOURCE |
|-----------------|----------------|------------------------------|-------------------------------|
| 06/21/2020      | 06/21/2020     | Delinquency Modification     | Servicer, Batch               |
| 06/23/2019      | 06/23/2019     | Loan Modification            | Internal, Batch               |
| 04/17/2017      | 04/17/2017     | Loan Modification            | Internal, Batch               |
| 07/17/2017      | 07/17/2017     | Loan Modification            | Internal, Batch               |
| 04/11/2017      | 04/11/2017     | Loan Modification            | Internal, Batch               |

| ATTRIBUTE                | POST-MODIFICATION                                  |
|--------------------------|--|
| Mod Program Type         | Payment Deferral No Reclass Program 1 to 12 Months |
| Mod Originator Indicator |  |
| Mod Amortization Type    | Adjustable Rate Mortgage (ARM)                     |



## Payment Deferral

## Updates to Fannie Mae Connect Reports

With this release, Fannie Mae Connect users can determine closed and cancelled payment deferrals by accessing the following Fannie Mae Connect Reports:

| New Report Name   | Former Report Name                             | Usage  | Payment Deferral Identification  | COVID-19 Payment Deferral Identification   |
|---|--|--|--|--|
| <b><i>DARTS Delinquency Modification and Payment Deferral Closed Report</i></b>   | DARTS Closed Modification                      | This report contains modifications and payment deferrals that successfully closed in Fannie Mae's Servicing Solution System and bridged over to Fannie Mae's Servicing and Investor Reporting (SIR) system for the specified month.    | Payment Deferral No Reclass Program (Del Mod Program)  | Payment Deferral No Reclass Program 1 to 12 months   |
| <b><i>Delinquency Modification and Payment Deferral Cancellations</i></b>         | Del Mod Cancellation                           | This report contains modifications and payment deferrals that cancelled in Fannie Mae's Servicing Solution System requiring case cancellations in Fannie Mae's Servicing and Investor Reporting (SIR) system for servicer's portfolio. | Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type | Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type |
| <b><i>Delinquency Modification and Payment Deferral Failed Business Rules</i></b> | Delinquency Modification Failed Business Rules | This report is used to identify corrections needed for delinquency modifications and payment deferrals not updated by Fannie Mae's Servicing and Investor Reporting (SIR) system due to failed business rules.                         | Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type | Program type not identified on report; go to LSDU Delinquency Modification Data tab to view Mod Program Type |
| <b><i>S/S Delinquency Modification and</i></b>                                    | Delinquency Modification SS                    | This report notifies servicers of reimbursed delinquent P&I  | Program type not identified on   | Program type not identified on report; go  |



| New Report Name   | Former Report Name                | Usage   | Payment Deferral Identification   | COVID-19 Payment Deferral Identification                           |
|---|-----------------------------------|---|---|--|
| <b><i>Payment Deferral P&amp;I Advance Reimbursement Report</i></b> | Cash P and I Reimbursement Report | advances for delinquency modifications and payment deferrals, as well as, funds that will be drafted from the servicer's account when a transaction is cancelled. | report; go to LSDU Delinquency Modification Data tab to view Mod Program Type | to LSDU Delinquency Modification Data tab to view Mod Program Type |

### More Information

For more information about this release, please email [Future of Servicing](#) or contact Master Servicing at **1-800-2- FANNIE** (Option 1, Option 6).

### Other helpful resources:

[Servicing Learning Center](#)

[Fannie Mae Connect Help Center](#)

[Lender Letter LL-2020-07 COVID-19 Payment Deferral](#)

[Lender Letter LL-2020-05 Payment Deferral](#)

[Payment Deferral Matrix](#)

[Impact of COVID-19 on Servicing](#)