



Servicing Guide Announcement SVC-2017-01

January 18, 2017

Servicing Guide Updates

The *Servicing Guide* has been updated to include changes related to the following:

- Investor Reporting Requirements*
- Retirement of Non-Eligible List*
- Miscellaneous Revision

* Policy change not applicable to reverse mortgage loans.

Each of these updates is described below. The servicer must review each topic in the *Servicing Guide* in its entirety to gain a full understanding of the policy change(s).

Investor Reporting Requirements

The *Servicing Guide* and [Investor Reporting Manual](#) have been updated to incorporate new investor reporting requirements. A summary of key changes to reporting requirements are shown in the following table.

If the transaction involves...	The servicer must report to Fannie Mae...
all payment (or non-payment) transactions, regardless of remittance type	<ul style="list-style-type: none"> • by 8 p.m. Eastern time on the 22nd calendar day of the month of the reporting period. If the 22nd calendar day falls on a weekend or holiday, the servicer must report the activity by 8 p.m. Eastern time on the preceding business day. • corrections to transaction reporting errors and any subsequent activity that occurs from the 22nd calendar day through the end of the reporting period by 8 p.m. Eastern time on the first business day of the month following the reporting period.
a liquidation (payoff, repurchase, foreclosure, short sale, or Mortgage Release)	<ul style="list-style-type: none"> • by 8 p.m. Eastern time on the first business day after the servicer processes the transaction in its system (when that business day is not the second business day of the month following the reporting period), or • by 5 p.m. Eastern time (when that business day is the second business day of the month, following the reporting period).
a scheduled interest rate or payment change	transaction type 83 by 8 p.m. Eastern time on the 5 th business day after the scheduled calculation date (rate effective date minus the look back period)
an automatic or borrower-initiated termination of MI	transaction type 89 by the last reporting day of the reporting period in which the effective date of the termination occurs.



Effective Date

These policy changes are effective February 1, 2017, as was previously communicated to servicers. After new investor reporting requirements are implemented, the servicer will no longer be permitted to reverse an erroneous removal of a mortgage loan from an MBS pool out of cycle. If, at Fannie Mae's discretion, the out of cycle removal is reversed, the servicer must treat the mortgage loan as a portfolio mortgage loan moving forward. The last MBS call-in (for January balances) must be finalized by February 2, 2017.

Retirement of Non-Eligible List

The [Non-Eligible List](#) is being removed as an exclusionary criteria from streamlined documentation loss mitigation options and deficiency judgements. The following *Servicing Guide* topics have been updated accordingly:

- [D2-3.2-08, Fannie Mae Streamlined Modification](#)
- [D2-3.3-01, Fannie Mae Short Sale](#)
- [D2-3.3-02, Fannie Mae Mortgage Release \(Deed-in-Lieu of Foreclosure\)](#)
- [E-3.3-06, Pursuing a Deficiency Judgment](#)
- [F-4-01, References to Fannie Mae's Website](#)

Effective Date

These policy clarifications are effective immediately.

Miscellaneous Revision

In conjunction with the retirement of the MyCity Modification workout option, in which the first Trial Period Plan payment due date must have been on or before December 1, 2016, all references to MyCity Modification have been removed from the *Servicing Guide*.

Please contact your Servicing Consultant, Portfolio Manager, or Fannie Mae's Single-Family Servicing, Servicer Support Center at 1-800-2FANNIE (1-800-232-6643) with any questions regarding this Announcement.

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