

Servicing Guide Announcement (SVC-2020-04)

Sep. 9, 2020

Republished: Nov. 10, 2020

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

- [Allowable foreclosure attorney fees](#)^{**}: updates the allowable foreclosure attorney fees for Hawaii.
- [Miscellaneous revisions](#)^{*}:
 - incorporates disaster payment deferral policies as well as adds references to payment deferral throughout the *Servicing Guide*,
 - updates the authority to offer an initial forbearance plan of up to three months without achieving Quality Right Party Contact (QRPC) in connection with a disaster event, and
 - removes outdated references to Master Agreements from the *Selling and Servicing Guides*.

View the list of [impacted topics](#).

*Policy change not applicable to reverse mortgage loans

**Policy change applies only to HomeKeeper® loans and is not applicable to Home Equity Conversion Mortgage loans.

Allowable foreclosure attorney fees

We have updated the Allowable Foreclosure Attorney Fees [Allowable Foreclosure Attorney Exhibit](#) to reflect a change to the maximum allowable foreclosure attorney fees for mortgage loans secured by properties in Hawaii.

Effective: These new fees apply to all matters referred to counsel for initiation of foreclosure proceedings, regardless of referral date, as long as the matter is still active as of Sept. 9, 2020. Servicers are encouraged to implement new fees for the impacted files as soon as possible, but must do so no later than Dec. 1, 2020. Servicers may exercise reasonable discretion in determining how to implement the fees, including working as needed with the law firm or an applicable invoicing technology provider.

Miscellaneous revisions

Incorporation of disaster payment deferral. We have incorporated the disaster payment deferral workout option introduced on Jul. 15, 2020 in [LL-2020-11](#), and subsequently updated on Aug. 27, 2020, into the *Servicing Guide*. In connection with this incorporation, we have also added references to payment deferral throughout the Guide as applicable.

Effective: As of Oct. 1, 2020, servicers must evaluate borrowers for a disaster payment deferral in lieu of Extend Modification for Disaster Relief and Cap and Extend Modification for Disaster Relief, which will be retired as of said date.

Forbearance without achieving QRPC in a disaster event. We have updated the authority to offer an initial forbearance plan of up to three months without achieving QRPC in connection with a disaster event.

Master Agreements. As a result of the simplification of our lender contract process, we no longer issue Master Agreements for the delivery or servicing of certain special mortgage loan products or other mortgage loans that are at variance with standard Fannie Mae policies. Therefore, we have removed all references to Master Agreements from our *Selling and Servicing Guides*.

See the *Servicing Guide* for details about these updates.

Servicers who have questions about this Announcement should contact their Fannie Mae Account Team, Portfolio Manager, or Fannie Mae's Single-Family Servicer Support Center at 1-800-2FANNIE (1-800-232-6643).

Have Guide questions? Get answers to all your policy questions, straight from the source. [Ask Poli](#).



Impacted Topics

Section of the Announcement	Updated <i>Servicing Guide</i> Topics and Related Documents (Dated Sept. 9, 2020)
Allowable foreclosure attorney fees	▪ Allowable Foreclosure Attorney Exhibit
Incorporation of disaster payment deferral	▪ A1-3-06, Automatic Reclassification of MBS Mortgage Loans ▪ A2-3-02, Servicing Fees for Portfolio and MBS Mortgage Loans ▪ B-1-01, Administering an Escrow Account and Paying Expenses ▪ C-1.2-01, Processing Additional Principal Payments updated Nov. 10, 2020 ▪ D1-3-01, Evaluating the Impact of a Disaster Event and Assisting a Borrower ▪ D2-3.2-01, Forbearance Plan ▪ D2-3.2-05, DELETED TOPIC: Fannie Mae Cap and Extend Modification for Disaster Relief ▪ D2-3.2-06, Disaster Payment Deferral ▪ D2-3.2-07, Fannie Mae Flex Modification ▪ F-1-05, Expense Reimbursement ▪ F-1-13, DELETED TOPIC: Processing a Fannie Mae Cap and Extend Modification for a Disaster Relief ▪ F-1-22, Reporting a Delinquent Mortgage Loan via Fannie Mae's Servicing Solutions System ▪ F-1-23, Reporting a Workout Option via Fannie Mae's Servicing Solutions System ▪ F-2-02, Incentive Fees for Workout Options ▪ F-2-06, Mortgage Insurer Delegations for Workout Options ▪ F-3-16, Glossary of Fannie Mae Terms: P ▪ F-4-01, References to Fannie Mae's Website ▪ Investor Reporting Manual - ▪ 4-01, Reporting a Mortgage Loan Eligible for a Disaster Payment Deferral ▪ 4-02, Reporting a Mortgage Loan After a Disaster Payment Deferral
Master Agreements	▪ A1-4.1-02, Fannie Mae's Remedies ▪ A2-1-02, Servicer's Duties and Responsibilities Related to MBS Mortgage Loans ▪ F-3-13, Glossary of Fannie Mae Terms: M ▪ F-3-19, Glossary of Fannie Mae Terms: S ▪ F-3-22, Glossary of Fannie Mae Terms: V