



Servicing Guide Announcement (SVC-2025-02)

April 9, 2025

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

- [Calculating the remaining mortgage loan term in connection with a Fannie Mae Flex Modification*](#): clarifying how to calculate the remaining mortgage loan term when determining the Fannie Mae Flex Modification terms if the borrower has made additional principal payments
- [Miscellaneous update](#):
 - Contact for Rural Development (RD) claim inquires*

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

*Policy changes not applicable to reverse mortgage loans.

Calculating the remaining mortgage loan term in connection with a Fannie Mae Flex Modification

We updated the Guide to clarify how the servicer must calculate the Fannie Mae Flex Modification terms in instances where the borrower has previously made additional principal payments (referred to as a principal curtailment). In such instances, the servicer must first calculate the remaining mortgage loan term based on the interest-bearing portion of the borrower's pre-modification UPB and the contractual P&I payment amount. This may result in a post-modification maturity date that precedes the pre-modification maturity date.

Effective: Servicers are encouraged to implement this change immediately but must do so by Aug. 1, 2025.

Miscellaneous update

Contact for Rural Development (RD) claim inquires: We updated the contact for submission of RD guarantee claim advice letters and requests for Fannie Mae approval of agreement revisions related to RD mortgage loans.

Effective: This change is effective immediately.

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 (Dated April 9, 2025)
Calculating the remaining mortgage loan term in connection with a Fannie Mae Flex Modification	• F-1-27, Processing a Fannie Mae Flex Modification
Contact for Rural Development (RD) claim inquiries	• F-1-06, Filing an MI Claim for a Liquidated Mortgage Loan or Acquired Property • F-4-02, List of Contacts