In Case You Missed It 2022

A summary of *Selling Guide, Servicing Guide,* and other policy communications

What you need to know

This document summarizes recent *Selling Guide, Servicing Guide,* and related policy updates, clarifications, or other supporting communications. It provides links to related resources as applicable.

We made many of these changes and communications in direct response to lender feedback requesting that we simplify or clarify policies or processes.

How to read this document

Most recent up top

The most recent items are listed first in the table below.

Acronyms and abbreviations

CU: Collateral Underwriter® (CU®)

DU/DO: Desktop Underwriter® (DU®) and/or Desktop Originator® (DO®)

LL: Lender Letter (reinforces existing policy or describes temporary policies)

SEL: *Selling Guide* Announcement

SVC: *Servicing Guide* Announcement

Find what you need in the policy archives

Bookmark the Fannie Mae Selling and Servicing Policy Archives page to quickly search for and access our policy communications by year and/or communication type. This includes announcements, *Guide* updates, Lender Letters, notices and this ICYMI job aid.

Look for what's most relevant to you

- Appraisals
- Loan Delivery
- Risk Management/Quality Control
- Servicing **NEW:** Servicing-specific publications are also highlighted with a gray background
- Technology
- Underwriting
- Other

Fannie Mae's *Selling* and *Servicing Guides* and their updates, including *Guide* announcements and release notes, are the official statements of Fannie Mae's policies and procedures and control in the event of discrepancies between the information provided in this summary and the *Guides*.

Fannie Mae®

#	Publication (Date)	Topic	Description / Resources
44	LL-2021-12 (12/21/2022)	Advance Notice of Changes to Master Servicing Processes and Systems	▪ Removed topics which have been incorporated into the *Servicing Guide* or Investor Reporting Manual ▪ Clarified effective date for remaining topics
43	SVC-2022-08 (12/21/2022)	Property, flood and project insurance updates	Updated to ensure consistency with the updated and reorganized property, flood, and project insurance requirements in the *Selling Guide*
		Compensatory fees for delinquency status reporting	Clarified that compensatory fees pertaining to late or inaccurate mortgage loan reporting applies to reporting of delinquency loan status information
		Allowable forclosure attorney fees and costs	Updated allowable foreclosure attorney fees and costs for posting and publication placement
		Miscellaneous updates	▪ Updated the incentive payment to assist borrowers with relocation expenses ▪ Referenced the *Selling Guide* for updates to requirements for maintaining seller and servicer approval status
42	SEL-2022-10 (12/14/2022)	Single-width manufactured homes	Allowed financing of older single-width manufactured home by removing the maximum 10 year age
		Valuation options for deed restricted properties	Allowed lenders to use a desktop appraisal or appraisal waiver for deed restricted properties that do not contain resale restrictions based on price
		ENERGY STAR certified improvements	Expanded the list of exceptions to the home energy report to include ENERGY STAR-certified improvements
		Maintaining seller and servicer approval	Updated the requirements for maintaining seller and servicer approval status

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		■ Grants and borrower contributions	Clarified the borrower contribution requirements when there is a grant or lender-funded grant
		■ Temporary leave income	Clarified the policy when temporary leave is employer-initiated
		■ Use of business assets	Simplified documentation requirements when business assets are used for non-self-employed loans
		■ Property, flood, and project insurance updates	Updated insurance requirements to align with current industry standards and practices
		■ Miscellaneaous updates	▪ Form 1103 ▪ Gift letters ▪ Electronic consent based Social Security number verification ▪ Assumption policies ▪ Guide maintenance
41	**LL-2022-08 (12/07/2022)**	■ Florida's Temporary Market Stabilization Arrangement	Temporary guidance on the provisional acceptance of property insurance policies in Florida in conjunction with the Florida Office of Insurance Regulation's (FLOIR) establishment of a temporary reinsurance arrangement through Citizens Property Insurance Corporation (Citizens).
40	**LL-2022-07 (12/07/2022)**	■ Fannie Mae HAMP Modification Termination	Provided information related to the early expiration of the Making Home Affordble (MHA) Program and its impact to our HAMP Modification polices. The program will expire of April 28, 2023.
39	**DU/DO Release Notes (12/05/2022)**	■ DU Version 11.0 December Update	During the weekend of December 10, 2022, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 11.0. The change includes: ▪ Enhancements to support loans where no borrower has traditional credit The changes in this release will apply to DU Version 11.0 loan casefiles submitted or resubmitted on or after the weekend of Dec. 10, 2022.
38	**LL-2022-06 (11/29/2022)**	■ Confirmation of Conforming Loan Limit Values for 2023	Provided the base and high-cost loan limits for 2023.
37	**LL-2022-05 (11/04/2022)**	■ Updates to Loan Level Price Adjustments	▪ FHFA announced targeted changes to the GSEs' pricing by eliminating upfront fees for certain borrowers and affordable mortgage products ▪ FHFA also announced targeted increases to the upfront fees for some cash-out refinance loans

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36	**SVC-2022-07 (10/12/2022)**	■ Mortgage insurance termination property valuations	Updated property valuation fees for borrower-initiated mortgage insurance termination
		■ Full reinstatement by mortgage assistance funds	Removed the requirement that a servicer cancel an active mortgage loan modification Trial Period Plan when mortgage assistance funds fully reinstate the mortgage loan
		■ Miscellaneous updates	▪ Introduced new process for submitting bankruptcy cramdowns and updates requirements for remitting payments received for the unsecured debt, and ▪ Updated the list of allowable states for remote online notarizations
35	**SEL-2022-09 (10/05/2022)**	■ Retention of asset verification reports	Updated the requirements for retaining certain documentation in the loan origination file
		■ Social Security income	Expanded documentation options
		■ Average median credit score for manually underwritten loans	Used average median credit score for determining compliance with minimum credit score eligibility
		■ Miscellaneous updates	▪ Power of attorney exceptions ▪ Appraiser selection ▪ Gross living area
34	**LL-2022-04 (09/21/2022)**	■ Maintaining Seller/Servicer Eligibility	Updated our minimum financial requirements, including: ▪ an enhanced minimum net worth requirement applicable to all sellers/servicers, ▪ an enhanced minimum liquidity requirement applicable to all non-depository sellers/servicers, ▪ a new origination liquidity requirement applicable to certain non-depository sellers/servicers, and ▪ new requirements applicable to large non-depository sellers/servicers
33	**SEL-2022-08 (09/07/2022)**	■ Personal gifts	Expanded the list of acceptable gift donors
		■ Miscellaneous updates	▪ Revised the list of states where remote online notarization is permitted ▪ Aligned Guide content with the potential red flag messages in DU ▪ Clarified the difference between standard pooling and same month pooling in Loan Delivery

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32	SVC-2022-06 (08/10/2022)	■ Fair lending data requirements	Included changes to Fair lending data requirements, which incorporate new policies into the Servicing Guide that result in servicer maintenance of certain fair lending data elements
31	SEL-2022-07 (08/03/2022)	■ Lender-funded grants	Permitted lender-funded grants for certain transactions
		■ Verification of employment	Added an alternative to satisfy the verbal verification of employment requirement for non-DVS loans
		■ Miscellaneous updates	Aligned with previous change to the DU Validation Reference Guide to specify that all income shown on the income verification report must be reflected in U.S. dollars.
30	SVC-2022-05 (07/13/2022)	■ Address Confidentiality Programs	Provided requirements when a borrower is enrolled in a state Address Confidentiality Program.
		■ Miscellaneous updates	▪ Incorporated the Stop Delinquency Advance and the Guaranty Fee Relief processes as previously communicated into the *Servicing Guide* ▪ Clarified the contact to obtain prior approval for any suspension of a foreclosure action beyond 60 days to facilitate the processing of assistance from a mortgage assistance fund program provider
29	LL-2021-03 ***Updated*** (07/06/2022)	■ Impact of COVID-19 on Originations	▪ Removed the suspension of bulk acquisitions. We will consider bulk transactions on a limited basis, with a focus on providing a channel for liquidity for smaller lenders. ▪ Updated the allowable delivery timeframe for HomeStyle® Renovation loans to align with the 15-month time period permitted in the *Selling Guide* for completion of the renovation.
28	SEL-2022-06 (07/06/2022)	■ Address Confidentiality Programs	Provided requirements when a borrower is enrolled in a state Address Confidentiality Program. Added additional requirements for sellers/servicers to comply with state laws.
		■ ALTA® forms update	Revised the required versions of title insurance forms.
		■ Calculating LTV ratio for manufactured home subdivisions	Clarified how to calculate the LTV ratio for a loan secured by an existing manufactured home on a purchase transaction in certain scenarios.
		■ List of approved mortgage insurers and approved mortgage insurance forms	Incorporated changes to third-party companies and related forms.

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27	**LL-2022-03 (07/06/2022)**	Supplemental Consumer Information Form (Form 1103)	On May 3, 2022, FHFA announced the mandatory use of Form 1103 for loans sold to Fannie Mae and Freddie Mac with application dates on or after March 1, 2023. The purpose of this Lender Letter is to notify lenders of this requirement well in advance of the mandatory effective date so that preparations can begin. We will incorporate this policy in the *Selling Guide* later this year (closer to the effective date).
26	**DU/DO Release Notes (06/28/2022)**	DU Version 11.0	We're implementing an update to the risk and eligibility assessments in Desktop Underwriter® (DU®) Version 11.0. These changes will apply to loan casefiles created on or after July 10.
25	**LL-2022-02 (06/24/2022)**	Equifax Coding Error	We've issued Lender Letter LL-2022-02 to provide requirements that apply to loans impacted by the Equifax coding issue.
24	**DU/DO Release Notes (06/22/2022)**	DU Version 11.0	Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 11.0. The changes in this release will apply to DU Version 11.0 loan casefiles submitted or resubmitted on or after the weekend of Aug. 20, 2022.
23	**Selling Notice (06/22/2022)**	Quality Control Calibrations	We've issued a Selling Notice to introduce Quality Control Calibrations, an expanded and formalized initiative to engage with a larger segment of our lenders in the calibration of their QC results. In QC, calibration is the process of comparing a lender's own internal QC results to a known measurement, or standard, to confirm the accuracy of the lender's results.
22	**Selling Notice (06/22/2022)**	Area median income	On June 24, the 2022 area median income estimates (AMIs) will be implemented in Desktop Underwriter® (DU®) and published on the HomeReady® page. Note that the AMI data in DU and on our website may differ from the AMI estimates posted on the U.S. Department of Housing and Urban Development's website.
21	**Fannie Mae Legal Documents**	Uniform instruments	We encourage industry readiness for those still preparing their systems for the legal documents transition. Coordinate with your document vendors to ensure you're prepared to implement the updated legal documents (07/2021 tagline) by Jan. 1, 2023. The legacy forms (2001 tagline) will be retired Dec. 31, 2022.
20	**SVC-2022-04 (06/08/2022)**	Liquidation-related property valuations	Transitioned the process for ordering liquidation-related property valuations to Servicing Management Default Underwriter™ (SMDU) and consolidated all servicer valuation orders into a single platform.
		Miscellaneous updates	▪ Incorporated the clarifications related to performing an escrow analysis in connection with a payment deferral or Fannie Mae Flex Modification as previously communicated

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			▪ Updated the web-based application that allows for processing servicer expense reimbursement claims ▪ Clarified the definition of a group home
19	**Selling Notice (06/01/2022)**	■ Equifax Coding Error	Lenders are reminded of their obligations under the *Selling Guide* to correct erroneous credit data, ensure the accuracy of the credit data submitted to Desktop Underwriter® (DU®) at the time of loan sale, and to provide any corrected information to us.
18	**SEL-2022-05 (06/01/2022)**	■ Construction cost overruns in refinances	Allowed a two-closing construction-to-permanent loan to include documented construction cost overruns that occurred outside of the interim construction loan.
		■ Group homes	Clarified the definition of group home and related property eligibility.
		■ Calculating the fully indexed rate for ARM loans	Aligned our policy with Regulation Z requirements.
17	**SVC-2022-03 (05/11/2022)**	■ Eliminating unrecorded assignments of mortgage	Incorporated into the *Servicing Guide* policies introduced in LL-2021-15, *Unrecorded Assignments of Mortgage and New Limited Powers of Attorney*.
		■ Cash Remittance System	Provided updates to managing drafting instructions for mortgage-backed security (MBS) principal & interest (P&I), guaranty fee, and reverse mortgage loan remittances.
		■ Miscellaneous updates	▪ Provided notification of the transition to a new foreclosure and bankruptcy data reporting system ▪ Updated cutoff time for drafting instructions
16	**DU for Government Loans Release (05/11/2022)**	■ DU for government loans	During the weekend of June 11, 2022, Desktop Underwriter® (DU®) for government loans will be updated. Changes will apply to new loan casefiles submitted on or after the weekend June 11, 2022. Changes include: ▪ VA Risk Assessment Update (VA Version 3.0)
15	**SEL-2022-04 (05/04/2022)**	■ Virtual Currency	Added requirements on the use of virtual currency.

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		■ Foreign Assets	Updated requirements on the source of funds from assets located outside of the United States and its territories.
		■ Community Seconds® providers	Provided additional details on eligibility requirements.
		■ Unrecorded assignments of mortgage	Eliminated the requirement to provide unrecorded assignments of mortgage for loans not registered with Mortgage Electronic Registration System, Inc. (MERS®). Incorporated into the *Selling Guide* policies introduced in LL-2021-15, *Unrecorded Assignments of Mortgage and New Limited Powers of Attorney*.
		■ Miscellaneous update	Purchase terminology.
14	**LL-2021-07** ***Updated*** **(05/04/2022)**	■ COVID-19 payment deferral and Fannie Mae Flex Modification for COVID-19 Impacted Borrowers	Updated requirements related to performing an escrow analysis to clarify that servicers must spread any escrow shortage repayment amount identified in the next annual analysis after a COVID-19 payment deferral or a Flex Modification in accordance with the reduced eligibility criteria for COVID-impacted borrowers over either the remaining escrow shortage repayment period or another period of up to 60 months.
13	**LL-2021-02** ***Updated*** **(05/04/2022)**	■ Impact of COVID-19 on Servicing	Updated the provisions regarding the suspension of foreclosure-related activities and filing motions for relief from the automatic stay in certain bankruptcy cases. Additional change: ▪ Increased our expense reimbursement limits for interior and exterior property inspections
12	**SCIF** **(05/03/2022)**	■ Supplemental Consumer Information Form update	At the direction of the Federal Housing Finance Agency (FHFA), Fannie Mae and Freddie Mac (the GSEs) announced that the Supplemental Consumer Information Form (SCIF Fannie Mae/Freddie Mac Form 1103) will be a required document in the loan file for new conventional loans sold to the GSEs with application dates on or after March 1, 2023.
11	**SVC-2022-02** **(04/13/2022)**	■ Transfer of ownership policy	Clarified requirements related to the completion of transfers of ownership of a property.
		■ Credit bureau reporting	Removed the requirement to suspend reporting to the credit bureaus in certain instances related to U.S. servicemembers.

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		Miscellaneous updates	▪ Updated *Lender Record Information* (Form 582) for sellers/servicers to certify maintenance of policies and procedures for compliance of flood insurance requirements ▪ Removed the Change Control Log and added a reference to the *In Case You Missed It* document in the Preface
10	**DU/DO Release Notes** ***Updated*** **(04/06/2022)**	DU Version 11.0	During the weekend of April 23, we'll implement an update to DU Version 11.0. Additional change includes: ▪ Removal of RefiNow Minimum Credit Score
9	**SEL-2022-03** **(04/06/2022)**	Attorney title opinion letter	Allowed for the use of an attorney title opinion letter in lieu of a title insurance policy for certain transactions.
		High-balance LLPA waiver	Aligned the *Selling Guide* with changes announced in LL-2022-01.
		Desktop appraisal clarifications	Clarified when a new desktop appraisal is required based on the age of the appraisal and that ANSI® measurement standards do not apply to desktop appraisals.
		Miscellaneous updates	▪ Removed ARM plan references ▪ Removed reference to retired document custody forms ▪ Clarified Measuring condos
8	**DU/DO Release Notes** **(03/09/2022)**	DU Version 11.0	During the weekend of April 23, we'll implement an update to DU Version 11.0. The change in this release is to support the loan-level price adjustment credit for sale of Homepath® properties specified in *Selling Guide* Announcement SEL-2022-01.
7	**SEL-2022-02** **(03/02/2022)**	Single-close construction-to-permanent transactions	Updated requirements to address the credit and valuation risks.
		Condo Project Manager™ (CPM™)	Added CPM status designations to align with the enhancements in the March 4 CPM release.

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		Community Seconds® interest rate	Simplified policy for the allowable interest rate permitted on a Community Seconds transaction.
		Miscellaneous updates	Added back a policy related to comparable sales in new projects.
6	**DU/DO Release Notes** ***Updated (02/17/2022)***	DU Version 11.0	During the weekend of March 19, 2022, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 11.0. The change includes: ▪ Rent Payment Identification on VOA Reports
5	**SVC-2022-01 (02/09/2022)**	Fannie Mae short sale and Fannie Mae Mortgage Release™ (Deed-in-lieu of Foreclosure)	Revised the criteria for evaluating a borrower to determine eligibility.
		HomeStyle® Renovation	Modified the renovation completion time frames and the process for submitting extension and recourse removal requests.
		Allowable foreclosure attorney fees and Mortgage Release document preparation cost	Updated allowable foreclosure attorney fees and Mortgage Release document preparation expense reimbursement limit.
		Form 200	Updated the link to the Servicer Selection Form (Form 200) to require electronic submission.
		Miscellaneous updates	▪ Incorporated the updated requirements for performing an escrow analysis as previously communicated ▪ Clarified seller/servicer reporting requirements related to anti-money laundering ▪ Reflected mortgage insurer Genworth Mortgage Insurance Corporation's name change to Enact Mortgage Insurance Corporation
4	**SEL-2022-01 (02/02/2022)**	Desktop appraisals	Allowed desktop appraisals for certain purchase transactions.

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		Homestyle® Renovation	Updated the HomeStyle Renovation loan agreement and modified certain time frames and processes for HomeStyle loans.
		Loan-level price adjustment credit for HomePath® properties	Provided a loan-level price adjustment credit for HomePath properties.
		Asset documentation flexibility for certain refinances	Simplified documentation requirements for depository assets.
		Anti-money laundering provisions of the Bank Secrecy Act	Clarified reporting requirements related to anti-money laundering Bank Secrecy Act requirements.
		Loans secured by properties located in Guam	Removed the restriction requiring lenders to negotiate the sale of loans secured by properties in Guam.
		Miscellaneous updates	▪ Loan limits ▪ Credit reports and public records
3	**LL-2021-03** ***Updated (02/02/2022)***	Impact of COVID-19 on Originations	Retired the COVID-19 temporary requirements for borrowers with self-employment income, provided the most recent federal income tax returns are not older than 2020 (verification of the business is still required). We also removed all policies from the Lender Letter that had previously expired.
2	**DU/DO Release Notes (01/19/2022)**	DU Version 11.0	During the weekend of March 19, we'll implement an update to DU Version 11.0. The changes include: ▪ Desktop appraisal option ▪ High-balance LLPA waiver ▪ Potential casefile ID reuse update ▪ DU Validation Service update ▪ Updates to align with the *Selling Guide*
1	**LL-2022-01 (01/05/2022)**	Loan-level price adjustments for second home and high-balance loans	Provided information about changes to loan-level price adjustments (LLPAs) that will apply to second home and high-balance mortgage loans. The updated LLPAs are effective for all whole loans purchased on or after April 1, 2022, and for loans delivered into MBS pools with issue dates on or after April 1, 2022.

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