

Payment Deferrals Matrix

	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Earliest Implementation Date	7/1/2020	7/1/2020	10/1/2020
Mandatory Effective Date	1/1/2021	7/1/2020	10/1/2020
Preferred Workout Hierarchy			
Hierarchy	<p>If the servicer determines the homeowner’s hardship has been resolved and he or she is unable to resolve a delinquency through a reinstatement and cannot afford a repayment plan, the servicer must evaluate the homeowner for a workout option in accordance with the evaluation hierarchy below:</p> <ul style="list-style-type: none"> ▪ Payment deferral ▪ Fannie Mae Flex Modification ▪ Fannie Mae Short sale ▪ Fannie Mae Mortgage release <p>Note: Please refer to Lender Letter (LL-2020-05) for the payment deferral workout hierarchy.</p>	<p>If the servicer determines the homeowner’s hardship has been resolved and he or she is unable to resolve a delinquency through a reinstatement and cannot afford a repayment plan, the servicer must evaluate the homeowner for a workout option in accordance with the evaluation hierarchy below:</p> <ul style="list-style-type: none"> ▪ COVID-19 payment deferral ▪ Fannie Mae Flex Modification based on the reduced eligibility criteria ▪ Fannie Mae Flex Modification ▪ Fannie Mae Short sale ▪ Fannie Mae Mortgage release <p>Note: Please refer to Lender Letter (LL-2020-07) for the COVID-19 payment deferral workout hierarchy.</p>	<p>If the servicer determines the homeowner’s hardship has been resolved and he or she is unable to resolve a delinquency through a reinstatement and cannot afford a repayment plan, the servicer must evaluate the homeowner for a workout option in accordance with the evaluation hierarchy below:</p> <ul style="list-style-type: none"> ▪ Disaster payment deferral ▪ Fannie Mae Flex Modification based on the reduced eligibility criteria ▪ Fannie Mae Flex Modification ▪ Fannie Mae Short sale ▪ Fannie Mae Mortgage release <p>Note: Please refer to Lender Letter (LL-2020-11) for the disaster payment deferral workout hierarchy.</p>



Payment Deferrals Matrix

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Eligibility Criteria/Hardship			
Hardship	<ul style="list-style-type: none"> The homeowner’s hardship must be resolved, and The homeowner must be capable of continuing to make the full monthly contractual mortgage payment, and The homeowner must be unable to reinstate the mortgage or afford a repayment plan. <p>Note: See also “QRPC” row.</p>	<p>The homeowner must:</p> <ul style="list-style-type: none"> be on a COVID-19 related forbearance plan, or have experienced a financial hardship resulting from COVID-19 (for example, unemployment, reduction in regular work hours, or illness of a homeowner/co-homeowner or dependent family member) that has impacted their ability to make their full monthly contractual payment, have resolved the hardship, be able to continue making the full monthly contractual payment, and be unable to reinstate the mortgage loan or afford a repayment plan to cure the delinquency. <p>Note: See also “QRPC” row. A complete Borrower Response Package (BRP) is not required.</p>	<p>The disaster event must result in:</p> <ul style="list-style-type: none"> a financial hardship (e.g., a loss/reduction of income or increase in expenses) that impacts the borrower’s ability to pay his or her current contractual monthly payment, and either: <ul style="list-style-type: none"> the property securing the mortgage loan experienced an insured loss, the property securing the mortgage loan is located in a FEMA-Declared Disaster Area eligible for Individual Assistance, or the homeowner’s place of employment is located in a FEMA-Declared Disaster Area eligible for Individual Assistance. <p>Additionally, the servicer must confirm that the homeowner:</p> <ul style="list-style-type: none"> has resolved the hardship, is able to continue making the full monthly contractual payment, and is unable to reinstate the mortgage loan or afford a repayment plan to cure the delinquency. <p>Note: See also “QRPC” row. A complete Borrower Response Package (BRP) is not required.</p> <p>Note: A disaster-related forbearance plan is not required for purposes of determining borrower eligibility for a disaster payment deferral.</p> <p>Note: See Evaluating the Extent and Nature of the Property Damage in D1-3-01, Evaluating the Impact of a Disaster Event and Assisting a Borrower for additional information on what constitutes a disaster.</p>



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Eligibility Criteria/Hardship, Continued			
Delinquency	<p>As of the date of evaluation:</p> <ul style="list-style-type: none"> the mortgage must be 30- or 60-days delinquent (i.e., the homeowner is not past due for more than two full monthly contractual payments); and such delinquency status must have remained unchanged for at least three consecutive months, including the month of the evaluation. <p>Note: The servicer must receive the homeowner’s full monthly contractual payment due for the month of the evaluation. If the servicer has not received this full monthly contractual payment as of the date of evaluation, the homeowner may still be eligible for a payment deferral if he or she makes the full monthly contractual payment by the end of the evaluation month.</p>	<p>The mortgage loan must:</p> <ul style="list-style-type: none"> have been current or less than two months delinquent as of Mar. 1, 2020, the date of the National Emergency declaration related to COVID-19; and be equal to or greater than one month delinquent but less than or equal to 12 months delinquent as of the date of evaluation. <p>Note: If a homeowner’s hardship is related to COVID-19 but he or she was two or more months delinquent as of the date of the National Emergency declaration, and the servicer determines the homeowner can maintain his or her full monthly contractual payment, then the servicer must submit a request for a COVID-19 payment deferral through Fannie Mae’s servicing solutions system for review and obtain prior approval from Fannie Mae.</p>	<p>The mortgage loan must:</p> <ul style="list-style-type: none"> have been current or less than two months delinquent at the time the disaster occurred (e.g., disaster occurs on Mar. 20, homeowner has an LPI of Jan. 1) when the disaster occurred; and be equal to or greater than one month delinquent but less than or equal to 12 months delinquent as of the date of evaluation. <p>Note: If a homeowner’s hardship is related to disaster but he or she was two or more months delinquent as of the date the disaster occurred, and the servicer determines the borrower can maintain his or her full monthly contractual payment, then the servicer must submit a request for a disaster payment deferral through Fannie Mae’s servicing solutions system for review and obtain prior approval from Fannie Mae.</p> <p>Note: Please refer to Lender Letter (LL-2020-11) <i>Update to forbearance plan criteria</i> to view the requirements to offer an initial forbearance plan term of up to three months without achieving QRPC.</p>



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Eligibility Criteria/Hardship, Continued			
Completing a Payment Deferral	<p>The servicer must complete (i.e., submit the case via Fannie Mae’s servicing solutions system) a payment deferral in the same month in which it determines the homeowner is eligible.</p> <p>The servicer is authorized to use an additional month to allow for sufficient processing time (“processing month”) to complete a payment deferral. In this circumstance:</p> <ul style="list-style-type: none"> the homeowner must make his or her full monthly contractual payment during the processing month, and the servicer must complete the payment deferral within the processing month after receipt of the homeowner’s full monthly contractual payment due during that month. <p>Note: The servicer must treat all homeowners equally in applying the processing month, as evidenced by a written policy.</p>	<p>The servicer must complete (i.e., submit the case via Fannie Mae’s servicing solutions system) a COVID-19 payment deferral in the same month in which it determines the homeowner is eligible.</p> <p>The servicer is authorized to use an additional month to allow for sufficient processing time (a “processing month”) to complete a COVID-19 payment deferral.</p> <p>The servicer must treat all homeowners equally in applying the processing month, as evidenced by a written policy.</p> <p>Note: If the mortgage loan is 12 months delinquent as of the date of evaluation, the homeowner must make his or her full contractual payment during the processing month. In this circumstance, the servicer must complete the COVID-19 payment deferral within the processing month after receipt of the homeowner’s full monthly contractual payment due during that month.</p>	<p>The servicer must complete (i.e., submit the case via Fannie Mae’s servicing solutions system) a disaster payment deferral in the same month in which it determines the homeowner is eligible.</p> <p>The servicer is authorized to use an additional month to allow for sufficient processing time (a “processing month”) to complete a disaster payment deferral.</p> <p>The servicer must treat all homeowners equally in applying the processing month, as evidenced by a written policy.</p> <p>Note: If the mortgage loan is 12 months delinquent as of the date of evaluation, the homeowner must make his or her full contractual payment during the processing month. In this circumstance, the servicer must complete the disaster payment deferral within the processing month after receipt of the homeowner’s full monthly contractual payment due during that month.</p>



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Eligibility Criteria/Hardship, Continued			
Interest Rate Type	Fixed rate, ARMs, step-rates – eligible		
HAMP “Pay for Performance”	If the homeowner’s mortgage loan previously received a Fannie Mae Home Affordable Modification Program (HAMP) Modification and the homeowner remains in “good standing,” the servicer must inform the homeowner that a payment deferral will result in the mortgage loan’s loss of good standing, and the homeowner will lose any “pay for performance” incentive he or she might otherwise have received.	If the mortgage loan was previously modified pursuant to a Fannie Mae Home Affordable Modification Program (HAMP) modification under which the homeowner remains in “good standing,” then the mortgage loan will not lose good standing and the homeowner will not lose any “pay for performance” incentive in the following circumstances: <ul style="list-style-type: none"> the homeowner was on a COVID-19 related forbearance plan immediately preceding the COVID-19 payment deferral, or the homeowner has a COVID-19 related hardship and has missed no more than two full monthly contractual payments. 	If the mortgage loan was previously modified pursuant to a Fannie Mae Home Affordable Modification Program (HAMP) modification under which the homeowner remains in “good standing,” then the mortgage loan will not lose good standing and the homeowner will not lose any “pay for performance” incentive in the following circumstances: <ul style="list-style-type: none"> the homeowner was on a disaster-related forbearance plan immediately preceding the disaster payment deferral, or the homeowner has a disaster-related hardship and the mortgage loan is less than three months delinquent.
Lien Type	The mortgage loan must be a conventional first lien mortgage.		
Occupancy Status	The property securing the mortgage loan may be vacant or condemned.		
MTMLTV	There is no MTMLTV requirement.		



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Eligibility Criteria/Hardship, Continued			
Texas 50(a)(6) Loans	<p>A Texas 50(a)(6) loan is eligible for a payment deferral, COVID-19 payment deferral, or disaster payment deferral, as applicable, if the requirements for the solution are met and application of the payment deferral to the mortgage complies with applicable law.</p> <p>If the servicer receives notice from the homeowner that a payment deferral, COVID-19 payment deferral, or disaster payment deferral, as applicable, fails to comply with Texas Constitution Section 50(a)(6) requirements, the servicer must immediately, but no later than seven business days after receipt, take the following actions:</p> <ul style="list-style-type: none"> ▪ Inform Fannie Mae’s Legal Department by submitting a <i>Non-Routine Litigation Form (Form 20)</i> and include the homeowner notice in its submission. ▪ Collaborate with Fannie Mae on the appropriate response, including any cure that may be necessary, within the 60-day timeframe provided by the requirements of Texas Constitution Section 50(a)(6). 		
Mortgages Subject to Recourse or Indemnification	The mortgage loan must not be subject to a recourse or indemnification arrangement under which Fannie Mae purchased or securitized the mortgage loan or that was imposed by Fannie Mae after the mortgage loan was purchased or securitized.		
Excluded Loan Types	The mortgage loan must not be insured or guaranteed by a federal government agency (e.g., FHA, VA, or RD/RHS).		
Origination Time Requirement	The mortgage must have been originated at least 12 months prior to the evaluation date of the payment deferral.	Does not apply.	Does not apply.
Previous Modifications	<p>The number of prior modifications does not impact a homeowner’s eligibility for the payment deferral.</p> <p>The mortgage must not have been modified with a non-disaster related modification within the previous 12 months of being evaluated for eligibility for a payment deferral.</p>	The number of prior modifications does not impact a homeowner’s eligibility for a COVID-19 payment deferral; however, the mortgage loan must not have previously received a COVID-19 payment deferral.	The number of prior modifications does not impact a homeowner’s eligibility for a disaster payment deferral; however, the mortgage loan must not have previously received a disaster payment deferral as a result of the same disaster event.



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Eligibility Criteria/Hardship, Continued			
Previous TPPs	The homeowner must not have failed a non-disaster related Trial Period Plan within 12 months of being evaluated for eligibility for the payment deferral. Note: Converting from a Trial Period Plan to a forbearance plan is not considered to be a failed Trial Period Plan.	Does not apply.	Does not apply.
Previous Payment Deferrals	The mortgage must not have received a prior payment deferral.	The mortgage loan must not have previously received a COVID-19 payment deferral. Note: The mortgage loan may have previously received a non-COVID-19 payment deferral.	The mortgage loan must not have previously received a disaster payment deferral as a result of the same disaster event. Note: The mortgage loan may have previously received a non-disaster payment deferral.
Future Payment Deferrals	The homeowner is not eligible for a future payment deferral.	A homeowner's receipt of a COVID-19 payment deferral does not impact a homeowner's future eligibility for a payment deferral not based on a COVID-19 hardship.	A borrower's receipt of a disaster payment deferral in relation to a specific disaster event does not impact a borrower's future eligibility for a payment deferral not based on a disaster hardship, or for a future disaster payment deferral based on a separate disaster event.
Other Workouts/Offers	The mortgage must not be subject to: <ul style="list-style-type: none"> an approved liquidation option, an active and performing forbearance plan or repayment plan, a current offer for another retention workout option, or an active and performing modification Trial Period Plan. 	The mortgage loan must not be subject to: <ul style="list-style-type: none"> an approved liquidation option, an active and performing repayment plan or other non-COVID-19-related forbearance plan, a current offer for another retention workout option, or an active and performing modification Trial Period Plan. 	The mortgage loan must not be subject to: <ul style="list-style-type: none"> an approved liquidation option, an active and performing repayment plan or other non-disaster-related forbearance plan, a current offer for another retention workout option, or an active and performing modification Trial Period Plan.



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Eligibility Criteria/Exclusions			
Borrower Response Package (BRP)	<p>The servicer is authorized to evaluate the homeowner for a payment deferral without receiving a complete BRP. When the servicer offers a payment deferral without receiving a complete BRP, the servicer is not required to send an Evaluation Notice, or equivalent.</p> <p>If the homeowner submitted a complete BRP, then the servicer must evaluate the homeowner in accordance with Servicing Guide, D2-2-05: Receiving a Borrower Response Package. The servicer is authorized to use an Evaluation Notice but must make the appropriate changes as necessary, including to the applicable Frequently Asked Questions, to reflect the terms of the payment deferral.</p>	<p>The servicer must not require a complete Borrower Response Package (BRP) to evaluate the homeowner for a COVID-19 payment deferral if the eligibility criteria are satisfied.</p>	<p>The servicer must not require a complete Borrower Response Package (BRP) to evaluate the homeowner for a disaster payment deferral if the eligibility criteria are satisfied.</p> <p>Note: A disaster-related forbearance plan is not required for purposes of determining borrower eligibility for a disaster payment deferral.</p>
Contact Requirements			
Quality Right Party Contact (QRPC)	<p>The servicer must achieve QRPC with the homeowner (see Servicing Guide, D2-2-01: Achieving Quality Right Party Contact with the Borrower for additional information).</p> <p>The purpose of QRPC is to:</p> <ul style="list-style-type: none"> determine the reason for the delinquency and whether it is temporary or permanent in nature, determine the occupancy status of the property, determine whether or not the homeowner has the ability to repay the mortgage debt, educate the homeowner on the availability of workout options, as appropriate, and obtain a commitment from the homeowner to resolve the delinquency. 	<p>The servicer must achieve QRPC to:</p> <ul style="list-style-type: none"> determine the reason for the delinquency and whether it is temporary or permanent in nature; determine whether or not the homeowner has the ability to repay the mortgage debt; educate the homeowner on the availability of workout options, as appropriate; and obtain a commitment from the homeowner to resolve the delinquency. 	<p>The servicer must achieve QRPC to:</p> <ul style="list-style-type: none"> determine the reason for the delinquency and whether it is temporary or permanent in nature; determine whether or not the homeowner has the ability to repay the mortgage debt; educate the homeowner on the availability of workout options, as appropriate; and obtain a commitment from the homeowner to resolve the delinquency. <p>Note: Please refer to Lender Letter (LL-2020-11) <i>Update to forbearance plan criteria</i> to view the requirements to offer an initial forbearance plan term of up to three months without achieving QRPC.</p>



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Contact Requirements, Continued			
Quality Right Party Contact (QRPC) (Continued)	<p>Additionally, the servicer must confirm that the homeowner:</p> <ul style="list-style-type: none"> has resolved the hardship, is able to continue making the full monthly contractual payment, and is unable to reinstate the mortgage loan or afford a repayment plan to cure the delinquency. 	<p>Additionally, the servicer must confirm that the homeowner:</p> <ul style="list-style-type: none"> has resolved the hardship, is able to continue making the full monthly contractual payment, and is unable to reinstate the mortgage loan or afford a repayment plan to cure the delinquency. 	<p>Additionally, the servicer must confirm that the homeowner:</p> <ul style="list-style-type: none"> has resolved the hardship, is able to continue making the full monthly contractual payment, and is unable to reinstate the mortgage loan or afford a repayment plan to cure the delinquency.
Solicitation	<p>Payment deferral is not offered as a solicitation without QRPC.</p>	<p>If the servicer is unable to establish QRPC (as described above) with a homeowner on a COVID-19-related forbearance plan and the homeowner is otherwise eligible for a COVID-19 payment deferral, the servicer must send an offer for a COVID-19 payment deferral within 15 days after expiration of the forbearance plan.</p> <p>The servicer must solicit the homeowner using the Payment Deferral Post COVID-19 Forbearance Solicitation Cover Letter with the COVID-19 payment deferral agreement or the equivalent, making any appropriate changes to comply with applicable law.</p> <p>While use of the Payment Deferral Post COVID-19 Forbearance Solicitation Cover Letter with the COVID-19 payment deferral agreement is optional, it reflects the minimum level of information that the servicer must communicate and illustrates a level of specificity that complies with the requirements of the <i>Servicing Guide</i>.</p>	<p>If the servicer is unable to establish QRPC (as described above) with a homeowner on disaster-related forbearance plan and the homeowner is otherwise eligible for a disaster payment deferral, the servicer must send an offer for a disaster payment deferral within 15 days after expiration of the forbearance plan.</p> <p>The servicer must solicit the homeowner using the Payment Deferral Post-Disaster Forbearance Solicitation Cover Letter with the disaster payment deferral agreement or the equivalent, making any appropriate changes to comply with applicable law.</p> <p>While use of the Payment Deferral Post-Disaster Forbearance Solicitation Cover Letter with the disaster payment deferral agreement is optional, it reflects the minimum level of information that the servicer must communicate and illustrates a level of specificity that complies with the requirements of the <i>Servicing Guide</i>.</p>



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Contact Requirements, Continued			
Solicitation (Continued)		<p>The Payment Deferral Post COVID-19 Forbearance Solicitation Cover Letter must include language that additional forbearance may be available if the homeowner’s hardship is not resolved, and that a mortgage loan modification may be available if the homeowner needs payment relief.</p> <p>The servicer must include instruction on how to accept the offer in the COVID-19 payment deferral agreement. The servicer is authorized to consider the following as acceptance by the homeowner, subject to applicable law:</p> <ul style="list-style-type: none"> the homeowner contacting the servicer directly in accordance with any acceptable outreach and communication method, the homeowner returning an executed COVID-19 payment deferral agreement, or any other method evidencing the homeowner’s acceptance as determined by the servicer. 	<p>The Payment Deferral Post-Disaster Forbearance Solicitation Cover Letter must include language that additional forbearance may be available if the homeowner’s hardship is not resolved, and that a mortgage loan modification may be available if the homeowner needs payment relief.</p> <p>The servicer must include instruction on how to accept the offer in the disaster payment deferral agreement. The servicer is authorized to consider the following as acceptance by the homeowner, subject to applicable law:</p> <ul style="list-style-type: none"> the homeowner contacting the servicer directly in accordance with any acceptable outreach and communication method, the homeowner returning an executed or disaster payment deferral agreement, or any other method evidencing the homeowner’s acceptance as determined by the servicer.
Capitalization	Payment deferral, COVID-19 payment deferral, and disaster payment deferral do not capitalize any delinquent amounts.		
Term Extension	Payment deferral, COVID-19 payment deferral, and disaster payment deferral do not have a term (maturity date) extension.		
Interest Rate Adjustment	Payment deferral, COVID-19 payment deferral, and disaster payment deferral do not have an interest rate adjustment.		



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Determining Terms			
Determining Terms for Payment Deferral, COVID-19 Payment Deferral, and Disaster Payment Deferral	<p>The servicer must defer the past-due P&I payments as a non-interest-bearing balance, due and payable at maturity of the loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB. All other terms of the mortgage loan must remain unchanged.</p> <p>Any existing non-interest-bearing principal forbearance amount on the mortgage loan remains due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.</p>	<p>The servicer must defer the following as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB:</p> <ul style="list-style-type: none"> ▪ up to 12 months of past-due principal and interest (P&I) payments; ▪ out-of-pocket escrow advances paid to third parties, provided they are paid prior to the effective date of the COVID-19 payment deferral; and ▪ servicing advances paid to third parties in the ordinary course of business and not retained by the servicer, provided they are paid prior to the effective date of the COVID-19 payment deferral, if allowed by state law. <p>All other terms of the mortgage loan must remain unchanged.</p> <p>Any existing non-interest-bearing balance amount on the mortgage loan remains due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.</p>	<p>The servicer must defer the following as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB:</p> <ul style="list-style-type: none"> ▪ up to 12 months of past-due principal and interest (P&I) payments; ▪ out-of-pocket escrow advances paid to third parties, provided they are paid prior to the effective date of the disaster payment deferral; and ▪ servicing advances paid to third parties in the ordinary course of business and not retained by the servicer, provided they are paid prior to the effective date of the disaster payment deferral, if allowed by state law. <p>All other terms of the mortgage loan must remain unchanged.</p> <p>Any existing non-interest-bearing balance amount on the mortgage loan remains due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.</p>



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Payment Deferral Agreement (Includes instructions for COVID-19 Payment Deferral and Disaster Payment Deferral)			
Payment Deferral Agreement	<p>The servicer must send the payment deferral agreement, or equivalent, to the homeowner no later than five days after the completion of the payment deferral.</p> <p>While use of the payment deferral agreement is optional, it reflects the minimum level of information that the servicer must communicate and illustrates a level of specificity that complies with the requirements of the <i>Servicing Guide</i>. Also, the servicer must ensure the payment deferral agreement complies with applicable law.</p> <p>Note: If the servicer determines the homeowner’s signature is required on the payment deferral agreement, it must receive the executed agreement prior to completing the payment deferral.</p>		
Recordation	<p>The servicer’s application of a payment deferral to the mortgage loan must not impair Fannie Mae’s first lien position or enforceability against the homeowner(s) in accordance with its terms.</p> <p>The servicer must record the payment deferral agreement if the servicer determines that recordation is required to comply with law and ensure that the mortgage loan retains its first lien position. The servicer must obtain a title endorsement or similar title insurance product issued by a title insurance company if the payment deferral agreement will be recorded.</p>		
Document Custodian	<p>If the payment deferral agreement is not required to be signed by the homeowner, then the servicer must send a copy of the payment deferral agreement signed by the servicer to the document custodian within 25 days of the effective date of the payment deferral.</p> <p>If the payment deferral agreement is required to be signed by the homeowner but not recorded, then the servicer must send the fully executed original payment deferral agreement to the document custodian within 25 days of the effective date of the payment deferral.</p> <p>If the payment deferral agreement is required to be recorded, then the servicer must send:</p> <ul style="list-style-type: none"> ▪ a certified copy of the fully executed payment deferral agreement to the document custodian within 25 days of the effective date of the payment deferral, and ▪ the original payment deferral agreement that is returned from the recorder’s office to the document custodian within 5 business days of receipt. 		
Title Endorsement	<p>The servicer must:</p> <ul style="list-style-type: none"> ▪ Record the payment deferral agreement if the servicer determines that recordation is required to comply with law and ensure that the mortgage loan retains its first lien position; and ▪ Obtain a title endorsement or similar title insurance product issued by a title insurance company if the payment deferral agreement will be recorded. 		



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Servicer Incentives			
Servicer Incentives	The servicer is eligible for a \$500 incentive fee effective upon completion of a payment deferral, COVID-19 payment deferral, or disaster payment deferral on or after 7/1/2020. See Lender Letter LL-2020-09, Incentive Fees for Retention Workout Options for the new temporary structure for incentive fees for completed repayment plans, payment deferrals, COVID-19 payment deferrals, disaster payment deferrals, and Fannie Mae Flex Modifications.		
Escrow			
Escrow	If the servicer chooses to perform an escrow analysis, any escrow account shortage that is identified at the time of the payment deferral must not be included in the non-interest bearing balance and the servicer is not required to fund any existing escrow account shortage. In addition, the servicer is not required to revoke any escrow deposit account waiver.	In the event the servicer identifies an escrow shortage as the result of an escrow analysis in connection with a COVID-19 payment deferral, or as part of the next annual analysis, then the servicer must spread repayment of the escrow shortage amount in equal monthly payments over a term of up to 60 months, unless the homeowner decides to pay the shortage up-front.	In the event the servicer identifies an escrow shortage as the result of an escrow analysis in connection with a disaster payment deferral, or as part of the next annual analysis, then the servicer must spread repayment of the escrow shortage amount in equal monthly payments over a term of up to 60 months, unless the homeowner decides to pay the shortage up-front.
Reporting			
Credit Reporting	The servicer must report to credit repositories in accordance with Fannie Mae guidelines in <i>Servicing Guide</i> , C-4.1-01: Notifying Credit Repositories and applicable law.	The servicer must report the status of the mortgage loan to the credit bureaus in accordance with the Fair Credit Reporting Act (FCRA), including as amended by the Coronavirus Aid, Relief, and Economic Securities Act (CARES), for homeowners affected by the COVID-19 emergency.	The servicer must report to credit repositories in accordance with Fannie Mae guidelines in <i>Servicing Guide</i> , C-4.1-01: Notifying Credit Repositories and applicable law.
Reporting a Payment Deferral	The servicer must submit an eligible payment deferral case to our servicing solutions system by entering loan-level information, including the applicable campaign ID to identify a payment deferral. The case must be entered in the month of evaluation, after the borrower has made any required full monthly contractual payment. Note: See Lender Letter (LL-2020-05) for more reporting requirements.	The servicer must submit report a COVID-19 payment deferral case to Fannie Mae's servicing solutions system by entering loan-level information, including the applicable campaign ID to identify a COVID-19 payment deferral. The case must be entered by the last day of the month in which the evaluation took place. Note: See Lender Letter (LL-2020-07) for more reporting requirements.	The servicer must submit an eligible disaster payment deferral case to Fannie Mae's servicing solutions system by entering loan-level information, including the applicable campaign ID to identify a disaster payment deferral. The case must be entered by the last day of the month in which the evaluation took place. Note: See Lender Letter (LL-2020-11) for more reporting requirements.



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	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Flex Modification Impact			
Flex Modification Impact	<p>A payment deferral does not count as a mortgage loan modification when determining the number of times the mortgage loan has previously been modified for purposes of determining eligibility for a Fannie Mae Flex Modification in accordance with Determining Eligibility for a Fannie Mae Flex Modification in D2-3.2-06, Fannie Mae Flex Modification.</p>	<p>If the homeowner becomes 60 days delinquent within six months of the COVID-19-related payment deferral’s effective date and the servicer is unable to achieve QRPC, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria described below and if eligible, offer the Flex Modification to the homeowner no later than the 75th day of delinquency. The servicer is not required to:</p> <ul style="list-style-type: none"> receive a complete BRP from the borrower, or have previously solicited the homeowner for a workout option. <p>Note: The servicer is authorized to continue proactive solicitation for a Fannie Mae Flex modification based on reduced eligibility criteria at its discretion. The servicer must not solicit a homeowner for a Fannie Mae Flex Modification based on reduced eligibility criteria if the property has a scheduled foreclosure sale date within 60 days of the evaluation date if the property is in a judicial state, or within 30 days of the evaluation date if the property is in a non-judicial state.</p>	<p>If the homeowner becomes 60 days delinquent within six months of the disaster-related payment deferral’s effective date and the servicer is unable to achieve QRPC, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria described below and if eligible, offer the Flex Modification to the homeowner no later than the 75th day of delinquency. The servicer is not required to:</p> <ul style="list-style-type: none"> receive a complete BRP from the borrower, or have previously solicited the homeowner for a workout option. <p>Note: The servicer is authorized to continue proactive solicitation for a Fannie Mae Flex modification based on reduced eligibility criteria at its discretion. The servicer must not solicit a homeowner for a Fannie Mae Flex Modification based on reduced eligibility criteria if the property has a scheduled foreclosure sale date within 60 days of the evaluation date if the property is in a judicial state, or within 30 days of the evaluation date if the property is in a non-judicial state.</p>



Payment Deferrals Matrix

Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Flex Modification Impact, Continued		
<p>Flex Modification Impact (Continued)</p>	<p>Reduced eligibility criteria when soliciting a homeowner who defaulted after completing a COVID-19 payment deferral:</p> <ul style="list-style-type: none"> ▪ The mortgage loan must be a first-lien conventional mortgage loan. ▪ The mortgage loan must not be subject to <ul style="list-style-type: none"> ○ a recourse or indemnification arrangement under which Fannie Mae purchased or securitized the mortgage loan or that was imposed by Fannie Mae after the mortgage loan was purchased or securitized; ○ a current offer for another mortgage loan modification or other workout option; ○ an approved liquidation workout option; or ○ an active and performing repayment plan, forbearance plan, or Trial Period Plan. <p>The servicer must send the homeowner the applicable Flex Modification Solicitation Cover Letter with the Flex Modification Trial Period Plan Solicitation Offer - Not Based on an Evaluation of a BRP Evaluation Notice, or the equivalent, and make appropriate changes to these documents, including the applicable Frequently Asked Questions, and as needed to comply with applicable law.</p> <p>If the servicer was not collecting escrows on the existing mortgage, the homeowner is not required to establish an escrow deposit account as a condition of the mortgage loan modification unless otherwise required by applicable law, or the servicer confirms that the taxes and insurance premiums have not been paid and are past due.</p>	<p>Reduced eligibility criteria when soliciting a homeowner who defaulted after completing a disaster payment deferral:</p> <ul style="list-style-type: none"> ▪ The mortgage loan must be a first-lien conventional mortgage loan. ▪ The mortgage loan must not be subject to <ul style="list-style-type: none"> ○ a recourse or indemnification arrangement under which Fannie Mae purchased or securitized the mortgage loan or that was imposed by Fannie Mae after the mortgage loan was purchased or securitized; ○ a current offer for another mortgage loan modification or other workout option; ○ an approved liquidation workout option; or ○ an active and performing repayment plan, forbearance plan, or Trial Period Plan. <p>The servicer must send the homeowner the applicable Flex Modification Solicitation Cover Letter with the Flex Modification Trial Period Plan Solicitation Offer - Not Based on an Evaluation of a BRP Evaluation Notice, or the equivalent, and make appropriate changes to these documents, including the applicable Frequently Asked Questions, and as needed to comply with applicable law.</p> <p>If the servicer was not collecting escrows on the existing mortgage, the homeowner is not required to establish an escrow deposit account as a condition of the mortgage loan modification unless otherwise required by applicable law, or the servicer confirms that the taxes and insurance premiums have not been paid and are past due.</p>



Payment Deferrals Matrix

	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Flex Modification Impact, Continued			
Flex Modification Impact (Continued)		<p>If the servicer is unable to establish QRPC with a homeowner on a COVID-19-related forbearance plan and the homeowner is ineligible for a COVID-19 payment deferral, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria and, if eligible, the servicer must send an offer for a Fannie Mae Flex Modification within 15 days after expiration of the forbearance plan.</p> <p>In addition, if a homeowner is eligible for a COVID-19 payment deferral but does not respond to the COVID-19 payment deferral offer by the acceptance date provided in the COVID-19 payment deferral agreement, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria and, if eligible, solicit the homeowner for a Fannie Mae Flex Modification within 15 days after the expiration of the COVID-19 payment deferral offer.</p> <p>Note: In either case, the servicer is authorized to continue proactive solicitation for a Fannie Mae Flex Modification at its discretion.</p>	<p>If the servicer is unable to establish QRPC with a homeowner on a disaster-related forbearance plan and the homeowner is ineligible for a disaster payment deferral, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria and, if eligible, the servicer must send an offer for a Fannie Mae Flex Modification within 15 days after expiration of the forbearance plan.</p> <p>In addition, if a homeowner is eligible for a disaster payment deferral but does not respond to the disaster payment deferral offer by the acceptance date provided in the disaster payment deferral agreement, then the servicer must evaluate the homeowner for a Fannie Mae Flex Modification in accordance with the reduced eligibility criteria and, if eligible, solicit the homeowner for a Fannie Mae Flex Modification within 15 days after the expiration of the disaster payment deferral offer.</p> <p>Note: In either case, the servicer is authorized to continue proactive solicitation for a Fannie Mae Flex Modification at its discretion.</p>



Payment Deferrals Matrix

	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Flex Modification Impact, Continued			
Flex Modification Impact (Continued)		<p>The servicer must not solicit a homeowner for a Fannie Mae Flex Modification if the property has a scheduled foreclosure sale date within</p> <ul style="list-style-type: none"> 60 days of the evaluation date if the property is in a judicial state, or 30 days of the evaluation date if the property is in a non-judicial state. <p>The servicer must send the homeowner the applicable Flex Modification Solicitation Cover Letter with the Flex Modification Trial Period Plan Solicitation Offer – Not Based on an Evaluation of a BRP Evaluation Notice, or the equivalent, and make appropriate changes to these documents, including the applicable Frequently Asked Questions and as needed to comply with applicable law.</p>	<p>The servicer must not solicit a homeowner for a Fannie Mae Flex Modification if the property has a scheduled foreclosure sale date within</p> <ul style="list-style-type: none"> 60 days of the evaluation date if the property is in a judicial state, or 30 days of the evaluation date if the property is in a non-judicial state. <p>The servicer must send the homeowner the applicable Flex Modification Solicitation Cover Letter with the Flex Modification Trial Period Plan Solicitation Offer – Not Based on an Evaluation of a BRP Evaluation Notice, or the equivalent, and make appropriate changes to these documents, including the applicable Frequently Asked Questions and as needed to comply with applicable law.</p>
Property Valuation			
Property Valuation	Payment deferral, COVID-19 payment deferral, and disaster payment deferral do not require a property valuation.		
Trial Period Plan			
Trial Period Plan	Payment deferral, COVID-19 payment deferral, and disaster payment deferral do not require a Trial Period Plan.		



Payment Deferrals Matrix

	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Mortgage Insurance			
Processing a Payment Deferral on a Mortgage with MI	<p>We have obtained delegation of authority on behalf of all servicers from the following mortgage insurers for all three payment deferrals: Arch MI, Essent Guaranty, Genworth, MassHousing, MGIC, National Mortgage Insurance, Radian Guaranty, RMIC, and United Guaranty.</p> <p>If we have not obtained delegation of authority from the mortgage insurer for any particular workout option, the servicer must obtain this delegation or seek individual mortgage insurer approval.</p>		
Late Fees and Charges			
Late Fees and Charges	<p>The servicer must not charge the homeowner administrative fees. It must waive all late charges, penalties, stop payment fees, or similar charges upon completing a payment deferral, COVID-19 payment deferral, or disaster payment deferral.</p>		
Servicing Fees			
Servicing Fees	<p>The servicer will continue to receive the servicing fee it was receiving prior to completing a payment deferral after a payment deferral becomes effective.</p> <p>Servicing fees, guaranty fees, and excess servicing fees (if applicable) will be reimbursed for mortgage loans that receive a payment deferral at the time the mortgage loan matures or is paid-in-full through a credit to the servicer’s custodial account.</p>	<p>The servicer will continue to receive the servicing fee it was receiving prior to completing the COVID-19 payment deferral after the COVID-19 payment deferral becomes effective.</p> <p>Servicing fees, guaranty fees, and excess servicing fees (if applicable) will be reimbursed for mortgage loans that receive a COVID-19 payment deferral at the time the mortgage loan matures or is paid-in-full through a credit to the servicer’s custodial account.</p>	<p>The servicer will continue to receive the servicing fee it was receiving prior to completing the disaster payment deferral after the disaster payment deferral becomes effective.</p> <p>Servicing fees, guaranty fees, and excess servicing fees (if applicable) will be reimbursed for mortgage loans that receive a disaster payment deferral at the time the mortgage loan matures or is paid-in-full through a credit to the servicer’s custodial account.</p>



Payment Deferrals Matrix

	Payment Deferral (Published March 25, 2020)	COVID-19 Payment Deferral (Published May 13, 2020)	Disaster Payment Deferral (Published July 15, 2020)
Securities Trusts Impacts			
Securities Trusts Impacts	The servicer must not make a manual reclassification request for mortgage loans subject to a payment deferral. In addition, MBS mortgage loans subject to a payment deferral will not be scheduled for automatic reclassification as described in A1-3-06, Automatic Reclassification of MBS Mortgage Loans .	MBS mortgage loans subject to a COVID-19 payment will not be subject to automatic reclassification as described in A1-3-06, Automatic Reclassification of MBS Mortgage Loans . In addition, the servicer must not make a manual reclassification request for mortgage loans subject to a COVID-19 payment deferral.	MBS mortgage loans subject to a disaster payment deferral will not be subject to automatic reclassification as described in A1-3-06, Automatic Reclassification of MBS Mortgage Loans . In addition, the servicer must not make a manual reclassification request for mortgage loans subject to a disaster payment deferral.

