



**GinnieMae**

*Our Guaranty Matters*

2015

SEPTEMBER 21-22 | ARLINGTON, VIRGINIA



**GAMECHANGERS**  
2015 GINNIE MAE SUMMIT

[#GinnieMaeSummit](#)



# FHA, VA and RHS Servicing and Loan Modifications Update



# FHA Servicing

**Fiscal Year-End Update**

**September 22, 2015**



**#GinnieMaeSummit**



# New MCM Contractor

- Starting **October 1<sup>st</sup>**, Information Systems & Networks Corporation (ISN) will serve as HUD's Mortgagee Compliance Manager
- Specific contact information is forthcoming



#GinnieMaeSummit



# Maximum Claim Rulemaking

- In July, HUD published a proposed rule seeking to establish the time period in which claims must be filed.
- HUD is now reviewing the 28 comments received during the comment period before determining how best to proceed



#GinnieMaeSummit



# Fall 2015 Policy Topics

- Foreclosure Policy and Procedural Changes (Updated Reasonable Diligence Timelines & Attorney Fees)
- Automatic Extensions to HUD's Initiation of Foreclosure Timeline
- P&P Requirements and Cost-Reimbursement Procedures



#GinnieMaeSummit



# FY16 Policy Outlook

- Revisiting FHA's loss mitigation waterfall
- Continued focus on the financial health of the Mutual Mortgage Insurance (MMI) fund
- Reviewing FHA's regulations to ensure FHA is in alignment with current practices – forward/reverse servicing, REO, etc.



#GinnieMaeSummit





## Ivery Himes

Director, FHA's Office of Single Family Asset Management

 [Ivery.W.Himes@hud.gov](mailto:Ivery.W.Himes@hud.gov)

 (202) 708-1672

## FHA Resource Center

Available to answer questions submitted by email & telephone

 [answers@hud.gov](mailto:answers@hud.gov)

 (800) CALL-FHA (225-5342)



# Rural Housing

**Richard Kane, Finance and Loan Analyst**  
**Single-Family Guaranteed Loan Program**  
**U.S. Department of Agriculture**



# USDA Single Family Housing Guaranteed Loan Program New Regulation

- ✓ 7 CFR 3555 replaces old regulation (7 CFR 1980-D)
- ✓ Effective December 1, 2014
- ✓ Program Handbook updates
  - Aligning with HUD on providing borrower assistance in Presidentially Declared Disasters
- ✓ Delegated servicing decisions (September 2015)
  - Approval of loss mitigation actions
    - Special Forbearances
    - Traditional Modifications
    - Special Loan Servicing (SLS) Modifications
    - Short Sales/ Deeds in Lieu
  - Approval of property disposition plans to loan servicers

# Loss Mitigation Delegation

- ✓ Delegation will allow the Servicers to review the borrower for eligibility and implement the appropriate workout alternative immediately.
- ✓ Loan servicers will maintain the current reporting and document delivery requirements.
- ✓ All delegated loan servicers will be required to e-authenticate managers and staff members in order to transmit delegated workout alternatives. Loan servicers that have already e-authenticated their users are exempt from performing this function again.



# Future of SFHGLP Servicing

- ✓ Fully Delegated servicers with the ability to decision loss mitigation loan servicing plans immediately
- ✓ Provide loan servicers with portfolio performance feedback with the implementation of our Program Risk Management Tool starting (4<sup>th</sup> quarter 2015)
- ✓ Updated Loss Mitigation Guide 9/23
  - Providing consistency on Documentation expectations
  - Establishing DTI cap on SLS at 36%
  - Aligning with other programs on areas such as
    - Cash for Keys
    - Supplemental assistance (SNAP, Social Security)



# Loss Claims

- ✓ Thorough effort has been made to prioritize paying the backlog of claims
- ✓ Loss claim backlog will be eliminated by fiscal year end
- ✓ Going forward the goal is all loss claims will be paid within 60 days of receipt
- ✓ Liquidation appraisal order pilot has reduced timelines 40+ days



#GinnieMaeSummit





## Richard Kane

Single Family Housing Guaranteed Loan Division  
Rural Development

[Richard.Kane@wdc.usda.gov](mailto:Richard.Kane@wdc.usda.gov)

(202) 720-0320

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)



#GinnieMaeSummit

