



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Date: June 24, 2021

Mortgagee Letter 2021-14

To: All FHA-Approved Mortgagees
All Direct Endorsement Underwriters
All Eligible Submission Sources for Condominium Project Approvals
All FHA Roster Appraisers
All FHA-Approved 203(k) Consultants
All HUD-Approved Housing Counselors
All HUD-Approved Nonprofit Organizations
All Governmental Entity Participants
All Real Estate Brokers
All Closing Agents

Subject Extension of Implementation Date for the April 19, 2021 Publication of the Single Family Housing Policy Handbook 4000.1

Purpose This Mortgagee Letter extends the implementation date for Section III - *Servicing and Loss Mitigation*, Appendix 4.0 - *FHA-Home Affordable Modification Program (FHA-HAMP) Calculations*, and Appendix 5.0 - *HUD Schedule of Standard Possessory Action and Deed-In-Lieu of Foreclosure Attorney Fees*, of the Single Family Housing Policy Handbook (Handbook 4000.1).

Public Feedback HUD welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please send any feedback to the FHA Resource Center at answers@hud.gov. HUD will consider the feedback in determining the need for future updates.

Background On April 19, 2021, HUD published updates to the Single Family Housing Policy Handbook (Handbook 4000.1). Mortgagees were instructed that changes to Handbook 4000.1 could be implemented immediately, but were required to be implemented no later than August 17, 2021.

Due to the continued COVID-19 pandemic, Mortgagees are experiencing a large volume of Borrowers impacted by COVID-19 who are seeking loss mitigation assistance. HUD recognizes the resources required to implement the changes to Handbook 4000.1 may cause delays in assisting those Borrowers in resolving their delinquencies and avoiding foreclosure. To mitigate the impacts to both Borrowers and Mortgagees, HUD is extending the implementation date to allow Mortgagees additional time to implement the changes.

Implementation Date For the Handbook 4000.1 changes published on April 19, 2021, Mortgagees must implement the policies set forth in Section III - *Servicing and Loss Mitigation*, Appendix 4.0 - *FHA-Home Affordable Modification Program (FHA-HAMP) Calculations*, and Appendix 5.0 - *HUD Schedule of Standard Possessory Action and Deed-In-Lieu of Foreclosure Attorney Fees* of Handbook 4000.1 no later than March 31, 2022. Any other previously announced effective dates are not impacted by these changes.

Information Collection Requirements The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB Control Numbers 2502-0005; 2502-0059; 2502-0117; 2502-0189; 2502-0302; 2502-0306; 2502-0322; 2502-0358; 2502-0404; 2502-0414; 2502-0429; 2502-0494; 2502-0496; 2502-0525; 2502-0527; 2502-0538; 2502-0540; 2502-0556; 2502-0561; 2502-0566; 2502-0570; 2502-0583; 2502-0584; 2502-0589; 2502-0595; 2502-0600; and 2502-0610. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB Control Number.

Questions

Any questions regarding this Mortgagee Letter should be directed to the FHA Resource Center at 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at (800) 877-8339. For additional information on this Mortgagee Letter, please visit www.hud.gov/answers.

Signature

Lopa P. Kolluri
Principal Deputy Assistant Secretary
Office of Housing - Federal Housing Administration