



Servicing Announcement (SVC-2021-05)

Aug. 11, 2021

This Announcement includes updates to the following :

- [Investor Reporting Manual](#)*: incorporates changes previously communicated regarding payment deferral gross servicing fee and guaranty fee reimbursement, and foreclosure P&I advance reimbursement.
- [IRS Reporting](#): extends the mandatory effective date of the IRS reporting changes that were previously announced.

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

*Policy change not applicable to reverse mortgage loans.

Investor Reporting Manual

The following changes communicated in [LL-2021-12](#), Advance Notice of Changes to Investor Reporting Processes and Systems have been incorporated into the [Investor Reporting Manual](#):

- the reimbursement process for applicable servicing fees, guaranty fees, and excess servicing fees for mortgage loans with a completed payment deferral, COVID-19 payment deferral, or disaster payment deferral when the mortgage loan matures or is paid off; and
- elimination of the requirement for servicers to advance payment of outstanding scheduled UPB upon completion of the foreclosure for certain scheduled/scheduled remittance type mortgage loans.

Effective: These changes are effective with the September 2021 mortgage loan activity reporting.

IRS Reporting

We previously announced changes to our IRS reporting requirements in [Announcement SVC-2021-03](#). We clarified the servicer's responsibilities for filing IRS Forms 1099-A and 1099-C on our behalf to reflect that the servicer must

- use its own address and loan number instead of Fannie Mae's address, loan number and its Fannie Mae nine-digit identification number; and
- continue to include Fannie Mae's name and federal tax identification number.

We have since received feedback that the policy effective date would not allow servicers and their technology partners enough time to make necessary changes. Therefore, we are updating the effective date of the changes to Jan. 1, 2022.

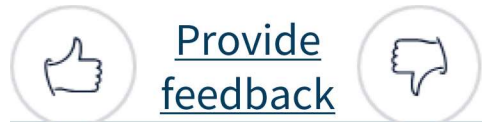
Effective: Servicers must now implement these policy changes by Jan. 1, 2022.

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](#).



Let your voice be heard! We want your feedback on our policy communications to help us improve the clarity of new and updated policy and understand any implications to borrowers. Click below to take a short survey regarding this Announcement.



Impacted Topics

Section of the Announcement	Updated <i>Servicing Guide</i> Topics and Related Documents (Dated Aug. 11, 2021)
Investor Reporting Manual	<ul style="list-style-type: none">▪ Investor Reporting Manual<ul style="list-style-type: none">▪ 2-04, Reporting Specific Payment Transactions to Fannie Mae▪ 4-02, Reporting a Mortgage Loan After a Payment Deferral