

Servicing Guide

[Download PDF Guide](#) (Published: December 21 2022.)

Search the Guide (For best result, pose your search like a question.)

Search the Guide... e.g. How do I know if my borrower qualifies for forbearance?

[Home](#) / [THE SERVICING GUIDE](#) / [Part E, Default-Related Legal Services, Bankruptcy, Foreclos](#) / [Chapter E-1, Referring Default-Related Legal Matters](#) / [Section E-1.3, Handling Non-Routine Litigation](#) / [E-1.3-02, Reporting Non-Routine Litigation to Fannie Mae](#)

E-1.3-02: Reporting Non-Routine Litigation to Fannie Mae (11/12/2014)

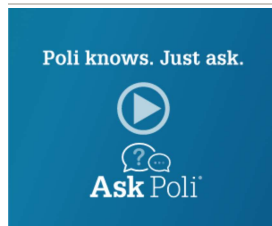
Non-routine litigation must be reported to Fannie Mae's Legal department using the *Non-Routine Litigation Form* ([Form 20](#)) within two business days of the servicer receiving notice of the litigation, except with respect to the following three categories of loan-level challenges:

- a challenge to the standing of the servicer to conduct foreclosures or bankruptcies that, if successful, could create negative legal precedent with an impact beyond the immediate case;
- a challenge to the methods by which MERS does business or its ability to act as nominee under a mortgage; or
- any claim invoking HAMP as a basis to challenge a foreclosure.

With respect to these three categories of loan-level challenges, it is not necessary for the servicer to notify Fannie Mae until

- the borrower seeks summary judgment on such a challenge,
- briefing is required in response to such a challenge, or
- the issue is expected to be raised at a scheduled trial.

Have You Tried Ask Poli?



Poli knows. Just ask.

Ask Poli features exclusive Q&As and more—plus official *Selling & Servicing Guide* content.

[Try Ask Poli >](#)

Related Articles

[AskPoli](#)

Customers Recommend Ask Poli

If you have additional questions, Fannie Mae customers can [visit Ask Poli](#) to get information from other Fannie Mae published sources. [Guide Resources](#)

For a comprehensive list of resources such as access forms, announcements, lender letters, notices and more.

[Visit Selling and Servicing Guide Communications and Forms](#)

[Customer login](#)
[Not a customer? Get Started](#)

[Mortgage Products & Options](#)

Support & Resources

[Customer Service](#)
[News & Events](#)
[Learning Center](#)
[Guide Forms](#)

Other Sites

[The Marketing Center](#)
[Know Your Options](#)
[Duty to Serve](#)
[HomePath](#)

© 2020 Fannie Mae

[Suppliers](#)
[Careers](#)
[Contact Us](#)

[Legal](#)
[Privacy](#)