

Resubmitting a Modification Case that was Auto Cancelled Due to its Aged Workout Effective Date

When an active case for a Flex modification has a workout effective date that is 45 days or greater than the current date ("aged workout effective date") and has not yet been closed, Fannie Mae's servicing solutions system auto cancels the case. This action ensures aged cases do not remain active.

Follow the steps below to resubmit and close an auto cancelled modification case. These actions **must be completed within five calendar days, from the case submission date, otherwise the case will be auto cancelled again**.

1. Confirm SMDU, LSDU and servicer's servicing system all correctly reflect the loan's Unpaid Principal Balance (UPB) and Last Paid Installment Date (LPI Date) after all the trial payments were applied. This information must be correct as it is used to calculate the terms of the final modification.

On the SMDU User Interface (UI), the UPB and LPI Date are displayed on the Loan Landing page (per the example below).



- 2. Use SMDU to manually submit the final modification terms to Fannie Mae for review and approval.
 - If using the SMDU UI, use the Create Manual Submission action and select the applicable non-delegated Campaign Name, per the example screen shots below.
 - Refer to the "Create Manual Submission" section of the <u>SMDU UI Loss Mitigation User Guide</u> for detailed instructions.

Evaluate for a Workout	Create Manual Submission	ord Trial yments	Evaluate for Final	Evaluate for First-Time Final	Close Case	Report Case	Request Second Look			
Create Manual Submis	ssion						Create Manual Submission			
Create Manual Submission	Please ensure that you have updated the data entry screens (listed on the left-hand navigation bar) before you complete and submit the data listed below.									
Borrowers Bankruptcy	Please select the applicable Campaign Name from the drop-down list below.									
Property	Campaign Name Flex Mod Non-Delegated (3 Month Trial)									
Delinquency & Foreclosure	Complete the information below before creating a manual submission.									
Insurance & Escrow Hardship	GENERAL INFORMATION			POST-WORKOUT I	POST-WORKOUT LOAN INFORMATION					
Prior Workout History	Recommended Trial Payr	ment Amount			Servicer Evaluation	Date	=			
Litigation	Servicer's Reco	mmendation Approve		~	Workput Effective	Date				

3. After the case is successfully submitted to Fannie Mae, the case status moves into "Awaiting Review."



- 4. Send an email to Fannie Mae at <u>loss mitigation@fanniemae.com</u> indicating the aged case has been resubmitted to them and requires their expedited review.
 - Include in the email subject line: "Aged Modification Case" and the respective Fannie Mae loan number.
- 5. Once the case has been reviewed and approved by Fannie Mae:
 - o Email is sent to the servicer point-of-contact with the approved final modification terms; and
 - Case status moves to "Approved for Trial."
- 6. The Fannie Mae approved final modification terms should be used to create the Loan Modification Agreement that is signed by the borrower.
 - Important Note: The trial payment amount in the latest Fannie Mae approval letter may not match the trial period payment amount that was originally approved by Fannie Mae prior to the auto cancellation. When recording the trial payments in SMDU, use the amount of the original trial payment.
- 7. If upon review of the Fannie Mae approval letter there is information that must be corrected prior to creating the Loan Modification Agreement, follow steps A, B and C below. Otherwise, proceed to Step 8.
 - A. Use the Fannie Mae "Mod Template" to provide the update(s) and email it to Fannie Mae at loss_mitigation@fanniemae.com. To request the "Mod Template," contact Fannie Mae Loss Mitigation at loss_mitigation@fanniemae.com.

	ENMA Loan#	
	I PI Date	
1	oan Type (Fixed or Sten)	Fixed
	Rate(s)	Theu
	Modified Monthly Term	
	Maturity Date	
	Modified P&I Payment	
	Monthly Escrow Payment	
Mod	ified Trial (PITI) Payment	\$0.00
Modifie	d Payment Effective Date	1.52.000
3179 (Loan Modificat	tion Agreement) Received	
and the second se	Rate Lock Date	
	Officer Signature Date	
**Please note in order to close a	case "The Servicer Attes	tation" and
Successful Completetion of the	Trial Period Attestation"	must be
TES and the Borrower Irial Exe	ecution Date must be con	ipleted as
these fields can only be modified	Dy the Servicer.	
Last Gross	UDP Deported to LACED	
Last 01055	OFB Reported to LASER	
(-) Principal Pac	aired Not Vat on LACED	
(-)Principal Rec	eived Not Yet on LASER	
(-)Principal Rec (+)Principal (Current UPB (B	eived Not Yet on LASER Owed Not Yet on LASER	\$0.00
(-)Principal Rec (+)Principal C Current UPB (B	eived Not Yet on LASER Owed Not Yet on LASER Defore Capitalization)	\$0.00
(-)Principal Rec (+)Principal C Current UPB (B Canitalize	eived Not Yet on LASER Owed Not Yet on LASER Defore Capitalization)	\$0.00
(-)Principal Rec (+)Principal C Current UPB (B Capitalized	eived Not Yet on LASER Dwed Not Yet on LASER efore Capitalization)	\$0.00
(-)Principal Rec (+)Principal (Current UPB (B Capitalized (-)Contribution	eived Not Yet on LASER Dwed Not Yet on LASER efore Capitalization) d Interest Delinquent Interest to the Delot Interest	\$0.00
(-)Principal Rec (+)Principal (Current UPB (B Capitalized (-)Contributior Total Capitalized	eived Not Yet on LASER Dwed Not Yet on LASER efore Capitalization) d Interest Delinquent Interest s to the Delqt Interest Delinquent Interest	\$0.00 \$0.00
(-)Principal Rec (+)Principal (Current UPB (B Capitalized (-)Contributior Total Capitalized	eived Not Yet on LASER Jowed Not Yet on LASER defore Capitalization) d Interest Delinquent Interest ns to the Delqt Interest Delinquent Interest d Advances	\$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized	eived Not Yet on LASER Devel Not Yet on LASER lefore Capitalization) d Interest Delinquent Interest Delinquent Interest d Advances Attorney Fees	\$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N	eived Not Yet on LASER Jowed Not Yet on LASER Jowed Not Yet on LASER Delinquent Interest Interest Delinquent Interest J Advances Attorney Fees ceative Escrow Balance	\$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N	eived Not Yet on LASER Jowed Not Yet on LASER Joelnquent Interest Delinquent Interest In to the Delig Interest Delinquent Interest I Advances Attorney Fees egative Escrow Balance Other Fees	\$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N N	eived Not Yet on LASER Jowed Not Yet on LASER Jowed Not Yet on LASER Delinquent Interest is to the Delig Interest Delinquent Interest Attorney Fees egative Escrow Balance Other Fees ontributions to Cap Adv	\$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N (-)C Total C	eived Not Yet on LASER Dwed Not Yet on LASER Information (LASER) Delinquent Interest is to the Delig Interest Delinquent Interest d Advances Attorney Fees egative Escrow Balance Other Fees ontributions to Cap Adv Capitalized Advances	\$0.00 \$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N (-)C Total C Total C	eived Not Yet on LASER Dwed Not Yet on LASER Inforest Delinquent Interest is to the Delig Interest Delinquent Interest d Advances Attorney Fees Attorney Fees Other Fees ontributions to Cap Adv Capitalized Advances	\$0.00 \$0.00 \$0.00 \$0.00
(-)Principal Rec (+)Principal Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized M (-)C Total C Total Tota	eived Not Yet on LASER Jowed Not Yet on LASER Jowed Not Yet on LASER Delinquent Interest Delinquent Interest 1 Advances Attorney Fees Gativations to Cap Adv Capitalized Advances I Capitalized Advancet	\$0.00 \$0.00 \$0.00 \$0.00
(-)Principal Rec (+)Principal (Current UPB (B Capitalized (-)Contribution Total Capitalized Capitalized N (-)CC Total (Total Tota Requested Principal Forbeara	eived Not Yet on LASER Dwed Not Yet on LASER iefore Capitalization) d Interest Delinquent Interest Delinquent Interest d Idvances d Advances d Advances Other Fees ontributions to Cap Adv Capitalized Advances I Capitalized Amount conce/Deferment Amount	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00
(-)Principal Rec (+)Principal (Current UPB (B Capitalized (-)Contribution Total Capitalized (-)Contribution Total Capitalized N (-)CC Total C Total Forbearan Requested Principal Forbeara	eived Not Yet on LASER Jowed Not Yet on LASER Jowed Not Yet on LASER Delinquent Interest Delinquent Interest Delinquent Interest I Advances Attorney Fees egative Escrow Balance Other Fees ontributions to Cap Adv Capitalized Advances I Capitalized Amount cc nce/Deferment Amount UPB	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00

- B. A Fannie Mae Loss Mitigation representative will update Fannie Mae's system of record with the servicerprovided information and any changes made by Fannie Mae, when applicable. Once that action is complete, a confirmation email is sent to the servicer point-of-contact.
- C. If no additional changes, proceed to step 8.

- 8. Use SMDU to record all the trial payments.
 - Servicers using the SMDU UI should refer to the "Record Trial Payments" section within the <u>SMDU UI</u> <u>Loss Mitigation User Guide</u> for detailed instructions.

Record Trial Payments		Latest Request (3) Apr 13, 2023 3:14 pm ET RPP	RD FLEX DIL PFS	Record Payment
OVERVIEW OF PROPOSED TERMS				
Loan Unpaid Principal Balance	Amortization Term	Monthly Principal & Interest	Scheduled Trial Payment Amount	Payment Reduction Percent (P & ()
\$107,667.61	480	\$458.39	\$1,161.10	-
RECORD PAYMENTS				
Number	Scheduled Trial Payment Due Date	Scheduled Trial Payment Amount	Actual Payment Date	Actual Payment Amount
1	05/01/2023	\$1,161.10	05/01/2023	\$1,161.10 Edit
2	06/01/2023	\$1,161.10		
3	07/01/2023	\$1,161.10	-	•

- 9. Use SMDU to close the case.
 - Review and/or update the data on the Close Case screen to confirm it aligns with your servicing records, including the Loan Modification Agreement.
 - The servicer's Officer Signature Date *cannot* be before the final modification execution date nor the loan reclassification date.
 - The case *must be closed within five calendar days of the case being sent to Fannie Mae for review* to avoid the case being auto cancelled again.
 - Below is an example of the SMDU UI Close Case screen. Servicers using the SMDU UI to close the case should reference the "Close an Active Retention Case" section within the SMDU UI Loss Mitigation Users Guide for detailed instructions.

E Close Case		Sent Einquest May 11,2025 258 per 61 RPP	0		2	() H5			C Case Case
CLOSE CASE DETAILS				INVESTOR REPORTING DATA SOURCE					
PMM5Rate Lock Date							Last Total UPS Reported to Pannie Mae	\$222,468.51	
Property Valuation Date	11/28/2022						Existing Forbearance		
Workaul Effective Date	64/01/2023						Last Reported UPI to Pannie Mae	\$0/05/2021	
Sendar Officer's Signature Date				LOAN MO	DIFICATI	ON CALCUL	ATIONS		
Final Medification Fareution Date						Pre-Modification	Unpaid Principal Balance (At Case Creation)	\$222,468.51	
POST WORKOUT LOAN INFORMATION							- Unreparted Owed Received Principal	\$1,194.54	
Servicer Evaluation Date	11/26/2022						= Gurrent UPB (Refore Capitalization)	\$221,273.67	
Internet Bate	2.99%						Total Capital and Amount	\$13,832.31	
Remaining Term	400						- Requested Forbearance	\$0.00	
Monthly Principal & Internet	\$840.29						Principal Fargiveness		
Lown Product Type	FRM		~	-			New ModifiedUPD:	\$235,105.98	
Servicing Fee	0.22%			BREAKDO	WN OF C	APITALIZET	INTEREST		
CONTRIBUTION DETAILS							Unreported Owed Received Interest	\$1,450.00	
Barrawar Contribution	\$0.00					Let	t Paid Installment Date before Capitalization	01/01/2022	
Estimated Hazard/Flood Insurance Proceeds	\$0.00						*Oxinquest Interest	\$7,627.09	
NPV					-Borrow	-	seurance-Contribution to Delinquent Interest	\$164.76	