Date: December 1, 2016

MORTGAGEE LETTER 2016-22

To:  All FHA-approved Mortgagees
     All Direct Endorsement Underwriters
     All FHA Roster Appraisers
     All FHA Roster Inspectors
     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 of Selected Sections of Handbook 4000.1

Purpose  This Mortgagee Letter extends the implementation date of selected sections of Handbook 4000.1, *FHA Single Family Housing Policy Handbook*, which were initially published in Mortgagee Letter 2016-14, *Updates to FHA’s Loss Mitigation Retention Options and Miscellaneous Mortgage Servicing Policy*. The December 1, 2016 implementation date has been changed. Mortgagees are now required to implement the Handbook sections identified herein no later than March 1, 2017.

Effective Date  This Mortgagee Letter is effective immediately. All policy updates will be incorporated into a forthcoming update of the HUD Single Family Policy Handbook 4000.1.

Affected Programs  This guidance applies to all FHA Title II forward mortgage programs.

Affected Topics  Mortgagees must implement the policies set forth in the sections of Handbook 4000.1, which were initially published in Mortgagee Letter 2016-14, no later than March 1, 2017:

- III.A.2.i.iii(A) Borrower’s Financial Information;
- III.A.2.i.viii Notice to Borrower after Loss Mitigation Review;
- III.A.2.j.iii HUD’s Loss Mitigation Option Priority Waterfall;

Continued on next page
• III.A.2.k.iv(D)(2) Special Forbearance – Unemployment Agreement – Standard;
• III.A.2.k.v Loan Modification;
• III.A.2.k.v(G) FHA-HAMP Loan Modification Provisions;
• III.A.2.k.v(H) FHA Mortgage Insurance Coverage and MIP;
• III.A.2.k.vi(D)(2) FHA-HAMP Standalone Partial Claim;
• III.A.2.k.vi(F) FHA-HAMP Trial Payment Plans;
• III.A.2.p.iv Independent Third-Party Providers;
• III.A.2.r.i(D)(1)(c) Prohibition of Foreclosure due to Federal Law or Regulations; and
• III.A.2.r.i(G) Manufactured Housing Review.

Although Mortgagees must implement the aforementioned sections of Handbook 4000.1 no later than March 1, 2017, for these sections only, Mortgagees may continue to use the guidance in the June 30, 2016 version of Handbook 4000.1 until the extended implementation date of Mortgagee Letter 2016-14.

**Paperwork Reduction Act**
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 Number 2502-0589. 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 may be directed to the HUD National Servicing Center at (877) 622-8525. 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](http://www.hud.gov/answers).

**Signature**
Edward L. Golding  
Principal Deputy Assistant Secretary for Housing