



TO: All FHA-Approved Mortgagees and Other Stakeholders

NEWS AND UPDATES

In this Announcement:

- Newly Published Updates to the *Single Family Housing Policy Handbook* 4000.1 Integrate Recent *Servicing and Loss Mitigation* Mortgagee Letters and Guidance
- Waivers Issued on February 2, 2016 Notated in the *Single Family Housing Policy Handbook* 4000.1
- Multiple Sections of the *Single Family Housing Policy Handbook* 4000.1 Become Effective March 14, 2016

See below for details.

Newly Published Updates to the *Single Family Housing Policy Handbook* 4000.1

Today, the Federal Housing Administration (FHA) published updates to the *Servicing and Loss Mitigation* section of its *Single Family Housing Policy Handbook* 4000.1 (SF Handbook) that incorporate previously published guidance. As outlined in the SF Handbook Transmittal, dated February 12, 2016, and available in the [online version of the SF Handbook](#), the updates incorporate:

- ML 2015-18, *Single Family Partial Claim Documentation and Delivery Requirements*, published September 1, 2015;
- ML 2015-20, *Revision of Notice to Occupants of Pending Acquisition (NOPA)*, published September 15, 2015;
- ML 2015-21, *Automatic Extensions to HUD's Initiation of Foreclosure Timeline*, published September 28, 2015;
- ML 2015-23, *New Single Family Mortgagee Compliance Manager (MCM)*, published October 1, 2015;
- ML 2015-24, *Single Family Foreclosure Policy and Procedural Changes for HUD Title II Forward Mortgages and Reverse Mortgages*, published October 1, 2015;
- ML 2016-02, *Update of Preservation and Protection (P&P) Requirements and Cost Reimbursement Procedures*, published February 5, 2016;

- ML 2016-03, *Single Family Foreclosure Policy and Procedural Changes for HUD Title II Forward Mortgages and Reverse Mortgages*, published February 5, 2016;
- ML 2016-04, *Automatic Extensions to HUD's Initiation of Foreclosure Timeline*, published February 5, 2016; and
- Existing requirements for servicing Hope for Homeowners mortgages.

The updates have been incorporated into the updated SF Handbook—which is accessible from HUD's Client Information Policy Systems (HUDCLIPS) [Housing Handbooks](#) web page—and become effective on March 14, 2016, as previously announced.

In addition, on March 14, 2016, the Mortgagee Letters referenced above become superseded in whole or in part by the SF Handbook as outlined in the SF Handbook Transmittal dated February 12, 2016.

[Quick Links](#)

- View the online or portable document format (PDF) versions of the [SF Handbook](#) at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg

Waivers Issued on February 2, 2016 Notated in the *Single Family Housing Policy Handbook* 4000.1

On February 2, 2016, the Federal Housing Administration (FHA) issued the following two waivers to policies contained in the *Single Family Housing Policy Handbook* 4000.1 (SF Handbook):

- A [temporary partial waiver](#) associated with the requirements contained in the SF Handbook related to required paragraphs in the model mortgage notes that mortgagees must confirm are contained in the security instrument. The waiver covers portions of the SF Handbook's Post-Closing/Endorsement Section in subsection II.A.7.b.iv, which reference obsolete paragraphs in the model forms.
- A [temporary waiver](#) to its requirements regarding the downgrade to Manual Underwriting as it pertains to the Mortgage Insurance Premium factor delivered through an Automated Underwriting System's feedback certificate on Section 203(k) and Simple Refinance transactions. The waiver covers portions of the SF Handbook's *Underwriting the Borrower Using the TOTAL Mortgage Scorecard* section in subsection II.A.4.iii.(A).(1) and subsection II.A.4.v.

The online and portable document format (PDF) versions of the SF Handbook have been updated in the appropriate sections with a notation indicating that those sections are impacted by the waiver.

[Quick Links](#)

- View the online or portable document format (PDF) versions of the [SF Handbook](#) at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg
- Review the waivers on the [SF Handbook Supplemental Documents](#) page at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_references

Multiple Sections of the *Single Family Housing Policy Handbook* 4000.1 Become Effective on March 14, 2016

On March 14, 2016, the Federal Housing Administration (FHA) will achieve another critical milestone in its development of a consolidated, comprehensive source of Single Family Housing policy. On this date, multiple sections of the *Single Family Housing Policy Handbook* 4000.1 (SF Handbook) become effective.

Both the online and portable document format (PDF) SF Handbook contain the policy language for the sections that become effective on March 14, 2016, as noted in the table below.

SF Handbook Section	Description*	Effective Date Notations
<i>Doing Business with FHA—Other Participants</i>	Section I.B.2 through I.B.5 covering 203(k) Consultant; Direct Endorsement Underwriters; Nonprofits and Governmental Entities; and Additional Other Participants.	On March 14, 2016.
<i>Origination through Post-Closing/Endorsement for Title II Housing Programs Forward Mortgages—HUD Real Estate Owned (REO) Purchasing</i>	<ul style="list-style-type: none"> Section II.A.8.o covering policies for originating and underwriting a mortgage secured by a HUD REO property. Section II.B.12.e.i and II.B.12.e.iv related to appraisals for HUD REO properties purchased with a new mortgage. 	Case numbers assigned on or after March 14, 2016.
<i>Servicing and Loss Mitigation for Title II Insured Housing Programs Forward Mortgages</i>	Section III.A covering servicing, including default servicing, of FHA-insured Title II forward mortgages.	On March 14, 2016, except the Default Servicing policies in Section III.A.2, which become effective for mortgages in default on <i>or after</i> March 14, 2016.
<i>Quality Control, Oversight and Compliance—Other Participants</i>	Section V.B and Sections V.D.2 through V.D.4 covering 203(k) Consultants, Direct Endorsement Underwriters, Nonprofits and Governmental Entities, and Additional Other Participants.	On March 14, 2016.

*Section/subsection citations from the SF Handbook with a last revised date of January 25, 2016.

Quick Links

- View the online or portable document format (PDF) versions of the [SF Handbook](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg) at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg
- See updated details on the [SF Handbook Information page](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1) at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/handbook_4000-1

Resources

- Contact the FHA Resource Center:
 - Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at: www.hud.gov/answers.
 - E-mail the FHA Resource Center at answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
 - Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

RESOURCE INFORMATION															
FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.														
Subscribe/Unsubscribe Instructions:	<p>To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov</p> <p>Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov</p> <p>aaa@xyz.com bbb@xyz.com ccc@xyz.com</p> <p>To Unsubscribe follow the unsubscribe instructions on that page.</p>														
Resource Links:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Archived Webinars</td> <td style="width: 50%;">Foreclosure Assistance</td> </tr> <tr> <td>Career Opportunities</td> <td>Grant Opportunities</td> </tr> <tr> <td>Contracting Opportunities</td> <td>HUD Homes Property Listings</td> </tr> <tr> <td>Events & Training</td> <td>HUD.gov</td> </tr> <tr> <td>FHA Forms</td> <td>Making Home Affordable</td> </tr> <tr> <td>FHA Homeownership Centers</td> <td>Presidentially Declared Disaster Areas</td> </tr> <tr> <td>FHA Mortgagee Letters</td> <td>Visit our Single Family Home Page</td> </tr> </table>	Archived Webinars	Foreclosure Assistance	Career Opportunities	Grant Opportunities	Contracting Opportunities	HUD Homes Property Listings	Events & Training	HUD.gov	FHA Forms	Making Home Affordable	FHA Homeownership Centers	Presidentially Declared Disaster Areas	FHA Mortgagee Letters	Visit our Single Family Home Page
Archived Webinars	Foreclosure Assistance														
Career Opportunities	Grant Opportunities														
Contracting Opportunities	HUD Homes Property Listings														
Events & Training	HUD.gov														
FHA Forms	Making Home Affordable														
FHA Homeownership Centers	Presidentially Declared Disaster Areas														
FHA Mortgagee Letters	Visit our Single Family Home Page														



We hope that you will want to continue receiving information from HUD. We safeguard our lists and do not rent, sell, or permit the use of our lists by others, at any time, for any reason. Connect with HUD on [Social Media](#) and follow Secretary Castro on [Twitter](#) and [Facebook](#).