

# Use These Tips Today for a Smooth Transition to Investor Reporting Change Initiative in May 2019

New Investor Reporting edits will be in place with the implementation of Investor Reporting in May 2019. To minimize edits with Investor Reporting, below are some tips you can put into action today.



## Service Remittance Analysis Report

Reduce Cash Overages working towards a \$0 balance for April 2019.



## Inactivate Loans in Foreclosure



## Due Date of the Last Paid Installment (DDLPI)

The DDLPI should reflect the due date of the mortgage payment on the Note (usually the first calendar day of the month). Use the Last Payment Received date field to report the date the payment was actually received.

Report the same calendar day of the DDLPI every cycle (usually the 1st calendar day of the month) regardless of when the payment was received.

Advance the DDLPI one month for every full monthly principal payment received and reported.

Report \$0 principal reduction if you do not collect at least one full monthly payment. Do not advance the DDLPI.

Do not report any curtailment on delinquent loans, regardless of the amount.



## Mortgage Principal & Interest (P&I) Payment

**Fixed Rate:** report the same Mortgage P&I payment for every cycle, unless you have a fully executed Recast Agreement or Freddie Mac settled a loan modification.

**Recast:** submit the Form 1102 and report the new Mortgage P&I payment in a cycle after a curtailment has been processed and you have a fully executed Recast Agreement.

**ARM:** report the new Mortgage P&I payment in the month AFTER the interest rate changes (the interest rate adjustment date).

**Step Rate:** report the new adjusted Mortgage P&I and the new adjusted Note Rate in the month of the payment change date.



## Transfer of Servicing

Moratorium on subsequent transfer of servicing: Beginning January 1, 2019 through May 12, 2019, do not submit Transfer of Servicing approval requests with effective dates of April 16, 2019, May 16, 2019 or June 1, 2019.

For more information refer to the [Investor Reporting Change Initiative: Freddie Mac Business Requirements](#).