

Overview of Changes

Based on your feedback, the Loan Coverage Advisor[®] June 7, 2024 release adds a new representation and warranty (R&W) relief reason, that offers more insight into COVID-19 forbearance loans. The new R&W relief reason is applicable for both Seller/Servicer and Master Commitment number searches:

- New Selling R&W Relief Reason **Acceptable Pay History (COVID 19 Forbearance Impacted)**

1. Basic Seller/Servicer Search Export with Selling R&W Relief Reason column displays a new value: “Acceptable Pay History (COVID-19 Forbearance Impacted)”

Search Criteria											
Seller / Servicer Number											
*Representation & Warranty											
FM Loan Number	Seller R	Seller R	Seller Li	Deliver	Servicir	Loan Fu	Product	Loan St	Sell	Selling R&W* Relief Reason	Selling I
								Delinquen	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Performin	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Performin	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Performin	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Performin	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Delinquen	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	
								Performin	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)	

2. Basic Seller/Servicer Search Export for R&W Search type with Selling R&W Relief Reason column displays a new value: “Acceptable Pay History (COVID-19 Forbearance Impacted)”

Search Criteria													
Seller / Servicer Number													
Loan Funding Date is after 02/08/2022													
Selling R&W Type Capacity - Income													
Selling R&W Period 36 Months													
*Representation & Warranty													
FM Loan Number	Seller R&	Seller R	Seller Li	Deliver	Servicir	Lc	Product	Loan St	Sr	Sr	Selling R&W* Relief Reason	Selling I	Colla
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		ACE
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi
								dPerformin	No		Acceptable Pay History (COVID-19 Forbearance Impacted)		Tradi

3. Basic Master Commitment Search Export with Selling R&W Relief Reason column displays a new value: “Acceptable Pay History (COVID-19 Forbearance Impacted)”

FM Loan Number	Seller R	Seller R	Seller Li	Deliver	S	Ld	Product	Loar	Selling	S	Selling R&W* Relief Reason	Selling	Colla
									lq	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									orr	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									orr	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									lq	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									orr	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									orr	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		Trad
									orr	Yes	Acceptable Pay History (COVID-19 Forbearance Impacted)		ACE

4. Basic Master Commitment Search Export for R&W Search type with Selling R&W Relief Reason column displays a new value: “Acceptable Pay History (COVID-19 Forbearance Impacted)”

FM Loan Number	Seller R&W	Seller R	Seller Li	Deliver	Servic	Loan Fu	Product	Loan St	Sell	Sell	Selling R&W* Relief Reason
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Closed	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)
							30Yr Fixed Performin	No			Acceptable Pay History (COVID-19 Forbearance Impacted)

