



Guide Update 21-06: Release COVID-Related Additional Escrows

Effective: 05/28/21

Retired: 12/31/21

Summary of Changes

HIGHLIGHTS

Effective May 28, 2021, if a Mortgage Loan is not currently in Default (including in Forbearance), you are delegated the authority to waive any Loan Document requirement prohibiting you from immediately approving a partial or final disbursement request to release Additional Escrows for

- Principal and Interest,
- Taxes and Insurance, and
- Replacement Reserves.

Primary Changes

- If a Mortgage Loan is not currently in Default (including in Forbearance), you:
 - are delegated the authority to waive any Loan Document requirement prohibiting you from immediately approving a partial or final disbursement request to release Additional Escrows for
 - Principal and Interest,
 - Taxes and Insurance, and
 - Replacement Reserves; and
 - must document all disbursement requests in your Servicing File.
- Updated Form 4636.TA to delete question #34 regarding Supplemental Mortgage Loan P&I Reserves.

Questions

Please contact Michael Dick at (202) 752-6634, or michael_w_dick@fanniemae.com, with any questions.