



P&P

Where we are ...

Where we want to be



Panelists:

- Caroline Reaves, Moderator
Senior Vice President
First American Default Information Services
- Laurie Maggiano, Acting Director
HUD Office of Single Family
- Leslie Bromer, Servicing Team Lead
HUD Office of Single Family



Panelists (continued)

- Sherilee Massier, Property Preservation Manager
Wells Fargo Home Mortgage
- Joe Morrison, Vice President
M&T Bank



Panelists (continued)

- Allan Martin, CEO
Mortgage Contracting Services
- Robert Klein, CEO
Safeguard Properties
- Tracy Hager, Director of Client Initiatives
First American Field Services



HUD P&P Mortgage Letter Review

- Overall increase in cost reimbursements for many P&P services
- A description of five different types of inspections
- An increase in the maximum allowable securing fee to allow for the re-securing of a property without prior approval

P&P Mortgagee Letter Review cont.

- Clarification of distinction between temporary and permanent roof repairs, and clear guidance when each is appropriate
- Clarification of conditions under which HUD will accept conveyance of a property with mold

P&P Mortgagee Letter Review cont.

- Requirement for the use of digital photographs and a new flat-fee reimbursement of \$30.00 for all photographs, regardless of the number provided
- An update allowing a Mortgagee to claim reimbursement for one initial grass cut in each growing season

P&P Mortgagee Letter Review cont.

- An update allowing a Mortgagee to submit one bid per growing season for recurring lawn maintenance on an oversized lot rather than submitting new over-allowable requests each time the lawn is mowed
- Specific language that excludes normal household cleaning products from the definition of hazardous waste

P&P Mortgagee Letter Review cont.

- Removal of the requirement for installation of the Reduced Pressure Zone (RPZ) device, except in areas where it is a state or local requirement
- A significant reduction in the number of local variations to general policy



P&P Mortgagee Letter Review cont.

- Updates to the Mortgagee appeal procedures that provide additional time for Mortgagees to appeal a re-conveyance decision and additional time for HUD staff (at both appeal levels) to respond



Flat Fee Concept (by State)

- HUD reimburses x dollars per case no matter how much is spent
- No review of expenditures
- Possible distinction between preservation and inspection expense



Overall P&P Cap (by State)

- Servicer can spend up to pre-established cap per state, but can only file a claim for actual expenses
- Fair and reasonable standard fees
- Possible distinction between preservation and inspections



Servicer Marketing and Sale Concept

- Servicer takes title into its own name
- Servicer markets and sells property and files claim for net loss, if applicable
- Claim would be filed for actual net loss or HUD-determined flat loss



Service Conveys at Possession Concept

- Potential issue is marketable title
- No conveyance condition requirement



Cost-Sharing Concept

- Servicer and HUD will share in cost of preservation, similar to current attorney fee reimbursement
- Eliminate approval requirements