



United States
Department of
Agriculture

Rural Development



USDA Single Family Housing Guaranteed Loan Program

January 2018



Disaster Guidance

- 2017 Saw the impact of unprecedented storms to the gulf coast.
- USDA provided a 90 day extension to the foreclosure moratorium.
- Expiration Dates:
 - Hurricane Harvey: February 21, 2018
 - Hurricane Irma: March 9, 2018
 - Hurricane Maria: March 19, 2018



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Disaster Guidance

- Immediate Stay of all Foreclosure activity
- Work with borrowers to provide relief when appropriate through Special Forbearance
 - Payment relief can be provided but may not exceed 12 months PITI
- Once Hardship is solved utilize all loss mitigation options to return borrower to a performing status.



Disaster Guidance -Special Relief Alternative

- Special Relief Modification can be used only if the borrower was current or less than 30 days delinquent at the time of the PDD
- Little to no documentation required (must verify hardship is solved)
- Modified Payment must be equal or less than borrowers original payment.
- Modification Steps
 1. Capitalize all delinquency
 2. Reduce rate to current PMMS
 3. Extend Term up to 360 months



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Disaster Guidance -Special Relief Alternative

- **New Updates Coming soon**



Delegated Servicing

Effective September 1, 2016

- All approved servicers are delegated for loss mitigation decisions
- No concurrence from USDA (Customer Service Center) is required
- Decisions must comply with 7 CFR 3555, HB-1-3555, and Loss Mitigation Guide (Attachment 18-A)
- Servicers must enter actions in automated reporting system **prior to implementation**



Loss Mitigation – Upcoming Changes

- Moving towards payment reduction as the main component of loss mitigation
- Eliminating surplus income requirements and focusing on affordable mortgage payments
- Updated Chapter 18 and Loss Mitigation guide expected Q1 2018



Regulations

<http://www.rd.usda.gov/publications/regulations-guidelines>

USDA United States Department of Agriculture Rural Development

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Regulations & Guidelines

All Federal regulations can be found at Regulations.gov and customers can search, review and submit comments on Federal documents that are open for comment and published in the Federal Register.

As a service to our customers, we post Rural Development's Instructions, Administrative Notices, and Form Letters. Instructions are available in three file formats: Adobe Acrobat (PDF), Microsoft Word, and Microsoft Excel. To the extent possible, all documents have been made available in either Adobe Acrobat or Microsoft Word and are 508 compliant. If you should have accessibility issues and need a hard copy of a document, please email comments@wdc.usda.gov.

If you are having problems with this page, need a hard copy of any of the documents, or would like to be added to the Regulations Update distribution list (available for download only with a valid Rural Development e-mail address), please e-mail comments@wdc.usda.gov.

Rural Development

- Administrative Notices
- Instructions
- Forms
- Spanish Forms, Form Letters and Guide Letters
- **Handbooks**
- Procedures Notices
- Significant Guidance Documents
- Unnumbered Letters
- Federal Register Publications

Publications

- Overview
- Fact Sheets
- Regulations & Guidelines
- Reports
- Dispute Appeals
- Publications for Cooperatives
- Rural Cooperatives Magazine
- Strategic Plan
- Congressional Testimony
- Transcripts and Speeches



HB-1-3555 SFH Guaranteed Loan Program Technical Handbook

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Chapter 17 - Regular Servicing-Performing Loans

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Chapter 20 - Loss Claims - Collecting on the Guarantee

Acronyms

Glossary

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Appendix 2 - Forms and Instructions

Appendix 3 - Review and Appeals

Appendix 4 - Agency and Employee Addresses

Appendix 5 - Income Limits

Appendix 6 - Interest Assistance

Appendix 7 - Cairrs Access Instructions

Appendix 8 - EDI Documentation

Appendix 9 - Penalties

Appendix 10 - Unnumbered Letter and State Supplements

7 CFR Part 3555

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Overview	HB-1-3550 Direct Single Family Housing Loans and Grants - Field Office Handbook
Fact Sheets	HB-2-3550 Direct Single Family Housing Loans and Grants - Centralized Servicing Ce
Regulations & Guidelines	HB-1-3555 SFH Guaranteed Loan Program Technical Handbook
Reports	HB-1-3560 MFH Loan Origination Handbook
Dispute Appeals	HB-2-3560 MFH Asset Management Handbook
Publications for Cooperatives	HB-3-3560 MFH Project Servicing Handbook
Rural Cooperatives Magazine	HB-1-3565 Guaranteed Rural Rental Housing Program Origination and Servicing Han
	Application Information Systems Support Handbook
	HB-1-3550 Direct Single Family Housing Loans and Grants - Field Office Handboo



HB-1-3555

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The screenshot shows the USDA Rural Development website navigation. The 'Publications' menu is selected, leading to a page titled 'Handbooks'. A list of handbooks is displayed, with 'HB-1-3555 SFH Guaranteed Loan Program Technical Handbook' highlighted in yellow. Other handbooks listed include Direct Single Family Housing Loans and Grants (Field Office and Centralized Servicing), MFH Loan Origination, MFH Asset Management, MFH Project Servicing, Guaranteed Rural Rental Housing Program, and Application Information Systems Support.



Thank You

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