



## **SINGLE FAMILY DEFAULT MONITORING SYSTEM (SFDMS)**

The Single Family Default Monitoring System (SFDMS) is HUD's reporting mechanism for Lenders to report accurate and up to date account status of HUD-insured mortgages. This information serves as an indicator of the effectiveness of origination and servicing activities, and the potential risk to the insurance funds. Ref: Mortgagee Letters 2011-37, 2011-28, 2009-39, 2006-15 and 1999-09.

### **FACTS**

- New defaulted acquisition loans must be reported by both seller and buyer Lender.
- 30 day + delinquencies are to be reported by the 5<sup>th</sup> business day of each month.
- Delinquencies are to be reported monthly until there is a resolution.
- Correct Oldest Unpaid Installment (OUI) must be reported.
- Correct Delinquency Default Status (DDS) Codes must be reported.
- Correct Delinquency Default Reason (DDR) Codes must be reported.
- Lenders are to track critical events during foreclosure processes and report activities until termination.
- Multiple status code reporting in the same month, on one loan, is permitted.
- Error Correction Reports – Lenders are responsible for retrieving their error reports and submit any necessary corrections by the 5<sup>th</sup> business day.
- Correction Status Code is provided to be reported prior to the entry of correct status code.
- Both Occupancy Status and Date must be entered when a property becomes vacant.
- Lenders must report Bankruptcy activity on delinquent loans.

### **MORE SFDMS INFORMATION**

- Additional SFDMS Information can be found at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/sfdms](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/sfdms)

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/faqsfdms](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/faqsfdms)

If you have any question you may contact NSC at:

#### **National Servicing Center**

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/nschome](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/nschome)

E-mail: [sfdatarequests@hud.gov](mailto:sfdatarequests@hud.gov)

NSC's Call Center - 1-877-622-8525

#### **Frequently Asked Questions:**

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/faqsctc](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/faqsctc)

## DELINQUENCY REPORTING SEQUENCES

<u>Code</u>	<u>Forbearance Agreements</u>
42	Opens default event
12	Identifies loans where either a Formal or Informal Forbearance Agreement has been utilized
98	Borrower reinstated delinquency with benefit of Loss Mitigation Program or Forbearance Agreement
<u>Code</u>	<u>Special Forbearance Option</u>
42	Opens default event
09	Borrower reinstated delinquency with benefit of Loss Mitigation Program
98	Borrower reinstated delinquency with benefit of Loss Mitigation Program or Forbearance Agreement
<u>Code</u>	<u>Loan Modification Option</u>
42	Opens default event
08	Identifies that a loan is in a Trial Payment Period or is Approved
28	Borrower has been approved for a Loan Modification
98	Borrower reinstated delinquency with benefit of Loss Mitigation Program or Forbearance Agreement
<u>Code</u>	<u>Partial Claim Option</u>
42	Opens default event
08	Identifies that a loan is in a Trial payment Period or is Approved
10	Borrower has been approved for a Partial Claim
98	Borrower reinstated delinquency with benefit of Loss Mitigation Program or Forbearance Agreement
<u>Code</u>	<u>FHA-HAMP Option</u>
42	Opens default event
39	Borrower has been approved for a Trial Modification Payment
41	Borrower has been approved for a FHA-HAMP Loan Modification and Partial Claim, after successful completion of the Trail Modification Payment Plan.
98	Borrower reinstated delinquency with benefit of Loss Mitigation Program or Forbearance Agreement

<u>Code</u>	<u>Preforeclosure Sale Program Option</u>
42	Opens default event
15	Borrower has been approved to participate in the Preforeclosure Sale Program
17	Preforeclosure Sale has been held
<u>Code</u>	<u>Deed-in-Lieu of Foreclosure Option</u>
42	Opens default event
44	Borrower has been approved for a Deed-in-Lieu of Foreclosure and processing has begun
47	Deed-in-Lieu of Foreclosure was completed and property conveyed to HUD