

Genworth Announces Additional Guidance for Loans in COVID-19 Payment Deferral and Forbearance Plans

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5/19/20

At Genworth, we're actively implementing processes and policies to help mortgage servicers expedite loan workouts for borrowers experiencing COVID-19 related hardships. We'll continue to publish regular updates and clarifications as we respond to GSE announcements and feedback from lenders and servicers.

PAYMENT DEFERRAL GUIDANCE FOR GSE LOANS: Workout Delegation

Genworth supports and offers delegation for the **COVID-19 Payment Deferral** option, recently announced by [Fannie Mae](#) and [Freddie Mac](#), See terms of delegation below.

Workout Delegation – Payment Deferral Options for GSE Loans

If the terms of the payment deferral comply with GSE Guidelines, the Servicer may proceed as delegated. No additional Genworth approval is required.

Reporting is required. See Genworth Reporting Requirements below.

PAYMENT DEFERRAL GUIDANCE FOR NON-GSE LOANS: Workout Delegation

NEW! Genworth announces expanded workout delegation for loans on Payment Deferral programs under the guidelines detailed below.

Workout Delegation: Payment Deferral Options for Non-GSE Loans

If the terms of the payment deferral comply with the parameters below, the Servicer may proceed as delegated. No additional Genworth approval is required.

Genworth authorizes servicers to decision Payment Deferrals within the following parameters:

- Payment deferral of up to 12 months of P&I payments
- May be recouped as a balloon payment or by extending the term up to 12 months
- Any deferred P&I must remain as part of the original mortgage
- In the event of a valid claim, the deferred P&I will be covered with no additional interest

This delegation is subject to the following requirements:

- Non-GSE loan
- Borrower is/was current prior to the COVID-19 hardship
- Servicer documents the borrower's attestation that the hardship is due to COVID-19
- At the time of payment deferral, the borrower may be current or up to 12 months in default

Reporting is required. See Genworth Reporting Requirements below.

PAYMENT DEFERRAL: Genworth Reporting Requirements

Reporting Requirements:

Servicers are required to report to Genworth all workouts decisioned as approved, failed or closed as specified in Section 9b MILAR Reporting of Genworth's [Default Management Servicing and Reporting Guide](#).

PAYMENT DEFERRAL: Non-Delegated Requirements

Payment deferral plans that do not meet delegated parameters (or if Servicer opts not to use delegation) require Genworth's prior approval.

Required Information:

- Terms of the Payment Deferral

Submission Options:

Email: HOA@genworth.com

Secure Submission: [Mlservicing.genworth.com](https://mlservicing.genworth.com)

Fax: 800 944.3642

ACTIVATION OF MI COVERAGE BEFORE FIRST PAYMENT FOR LOANS IN COVID-19 FORBEARANCES

Genworth will allow lenders to activate coverage on loans in which a borrower enters into a COVID-19 forbearance plan prior to making the first loan payment, as long as the forbearance plan meets our delegated forbearance guidelines. The loan must comply with all other underwriting terms and conditions, including the borrower being employed at the time of closing, and the coverage effective date must be before the date of default. Genworth delegates authority to servicers to enter into forbearance plans as described in our [Default Management Servicing and Reporting Guide](#) and [Servicing Bulletins](#).

ALIGNMENT TO GSE COVID-19 FORECLOSURE MORATORIUM

Genworth aligns with the GSEs' extension of the foreclosure moratorium until June 30, 2020 as announced by [Fannie Mae](#) and [Freddie Mac](#). This applies to GSE loans that follow the stated moratorium guidelines.

FOR ADDITIONAL INFORMATION AND ASSISTANCE

Access Genworth's [Default Management Servicing and Reporting Guide](#) or contact a Homeowner Assistance Representative 800 455.0871 or email HOA@Genworth.com.