

Notice to Servicers: How to Report Payment Deferral to MI Companies Using MILAR Templates and the New Payment Deferral Template

In the following USMI memo, dated March 25, 2021, all six MI companies, working together, acknowledge joint approval of MILAR template updates and a new template to address payment deferral reporting.

Dear Servicers:

As we continue to monitor COVID-19 (National Emergency Declaration) and the impact to MI Servicing, the MI Companies, under the auspices of MISMO/USMI, are introducing revised MILAR templates to assist in the reporting of loans with a Payment Deferral.

In conjunction with the workout program names previously announced, the following changes are being made, effective March 25, 2021:

1. New Workout Type: payment deferral workout type has been added.
 - Workout Type 8 = Payment Deferral.
 - Use Workout Program Name Code 44 for this workout type.
2. Existing MILAR fields have been repurposed to assist servicers in reporting Payment Deferral details.

MILAR Reporting Definitions

MILAR-169	MILAR-32	MILAR Column 169/32	Description of Change
X	X	F — Current Principal Balance	Changed Description to: The current total unpaid principal balance (UPB) as of the cutoff date (Reporting Date), including any principal forbearance or payment deferral amount on this loan. This should include both interest-bearing UPB and non-interest-bearing UPB.
X	X	CO/S — Workout Type	Added: 8 = Payment Deferral.
		Modification Info	Changed: Populate this section for all loans with an active workout with a Workout Type of 2, 4 or 8, as noted in column CO.

X		DN — Gross Modified UPB	<p>Changed Description to:</p> <p>The unpaid principal balance of a loan after the loan modification or the payment deferral, including any applicable forbearance amount, as well as any remaining Scheduled Principal Forgiveness. It can also be referred to as Gross UPB Amount and should include both interest-bearing UPB and non-interest-bearing UPB.</p> <p>Changed Section to:</p> <p>Modification/Payment Deferral Info.</p>
X		DO — Net Modified UPB	<p>Changed Description to:</p> <p>The unpaid principal balance of a loan after the loan modification or the payment deferral, excluding deferred or forgiven principal; can also be referred to as Amortizing Modified UPB Amount. This should be the interest-bearing UPB only.</p> <p>Changed Section to:</p> <p>Modification/Payment Deferral Info.</p>
X		EF — Deferred Principal Amount	<p>Changed Description to:</p> <p>For a Modification, the amount of principal forbearance granted as part of this modification. For a Payment Deferral, the total deferred amount (not including prior forbearance or deferrals).</p> <p>Changed Section to:</p> <p>Modification/Payment Deferral Info.</p>

Servicers who submit the Mini [MILAR Data Set \(32 fields\)](#) will also need to submit payment deferral details via the new [MI Payment Deferral Template](#).

As a reminder, per the industry’s standard master policy, servicers are requested to provide a true and complete monthly servicing report in accordance with each Insurer’s Servicing Guide.