

Notification or Recommended Action

Servicer Information

Servicer: _____ Servicer No.: _____ AHFC No.: _____

Prepared By: _____ Phone: _____ Date: _____

Loan Data

Borrower(s) Name: _____ LPI Date: _____ Principal Balance: \$ _____

Property Address: _____ City: _____ State: _____ ZIP: _____

Guarantor/Mortgage Insurance Company: _____ Percentage of Coverage: _____

Date of Last Borrower(s) Contact: _____ Type of Contact: _____ Date Demand Issued: _____

Reason for Default: _____ Borrower(s) Attitude: _____

Bankruptcy Information

Bankruptcy Type: _____ Date Filed: _____ Debtor(s) Name: _____

Date Proof of Claim Filed: _____ Date Ch. 13 Plan Filed: _____ Creditor's Hearing Date: _____

Intend to Reaffirm? Yes No Surrendered Property? Yes No

Discharge Date: _____ Date Dismissed: _____ Case Closed: _____

Property Information

Date of Last Property Inspection: _____ Date Secured: _____ Date Winterized: _____

Assessed Values: Land \$ _____ Building \$ _____ Condition: Excellent Good Fair Poor

Evidence of Hazardous Waste? Yes No If Yes: _____

Occupancy: Owner Tenant Vacant Other: _____

Is Property Listed: No Yes If Yes, List Price: \$ _____ Listing Agent: _____

Initial Delinquency Notification

Recommendation

Background Information

Credit Report Field Call All Borrowers Contacted Assignment of Rents Encouraged Sale of Property

Fully describe the reason for default, the Servicer's action taken, the borrower's intentions with the property, and then support the recommended actions (attach additional pages if necessary). See SER-71 Instructions for more details.

Borrowers Regular Monthly Payment Amount: \$ _____

Repayment plan, please complete the information below.

Repayment Amount: \$ _____ Payment Schedule Attached PFD Included: Tax Refund Included:

AHFC Use for Recommendation Only

Approved Denied Date: _____ Name: _____

Instructions for Notification of Recommended Action (SER-71)

Servicer Information Section

Servicer	Name of servicing entity
Servicer No.	Servicer's loan number
AHFC No.	Alaska Housing Finance Corporation's loan number
Prepared By	Name of person preparing the form
Phone	Contact phone number for Servicer
Date	Date form completed

Loan Data Section

Borrower(s) Name	Borrower(s) on the loan
LPI Date	Last Paid Installment – Interest paid through date (not date applied or due date)
Principal Balance	Principal Balance as of the LPI date
Property Address	Street address of property
City, State, ZIP	City, state and ZIP Code of property
Guarantor/Mortgage Insurance Company	Name of Guarantor or Mortgage Insurer, if applicable.
Percent of Coverage	Provide the percent amount of coverage, if applicable.
Date of Last Borrower Contact	Provide date or indicate “none” if Servicer did not establish contact
Type of Contact	Select the appropriate last contact method from the dropdown list. Telephone Email Mail Face-to-Face
Date Demand Issued	Date Servicer sent the demand/acceleration letter to the borrower(s)
Reason for Default	Select the appropriate code from the dropdown list and then fully describe your selection of the particular reason for default in the Background Information section.

Note: Several different reasons for default could apply to an individual mortgage; however, Servicers should select the one that appears to be the primary reason for the borrower not making the mortgage payments.

Reasons for Default Codes:

001 Death of Principal Borrower	009 Distant Employment Transfer	022 Energy-Environment Costs
002 Illness of Principal Borrower	011 Property Problem	023 Dissatisfaction with Servicer
003 Illness of Family Member	012 Inability to Sell Property	026 Unable to Pay Increase in PITI
004 Death of Family Member	013 Inability to Rent Property	027 Disputed Payment
005 Marital Difficulties	014 Called to Active Duty	029 Ownership Transfer Pending
006 Decreased Income	015 Other (Fully Explain)	030 Fraud
007 Excessive Obligations	016 Unemployment	031 Unable to Contact Borrower
008 Abandonment of Property	017 Business Failure	032 Primary Borrower Incarcerated
	019 Casualty Loss	

Borrower(s) Attitude Selections: Select the appropriate description from the dropdown list that describes the borrower(s) attitude.

Would Like to Work it Out	Non-Responsive
Hostile	Unknown
Fair	Other, (Fully Explain)
Poor	

Bankruptcy Information Section

Bankruptcy Type	Chapter filed
Date Filed	Bankruptcy filing date
Debtor(s) Name	Debtor(s) who filed for bankruptcy protection
Date Proof of Claim Filed	Date Servicer filed the claim
Date Chapter 13 Plan Filed	Date Chapter 13 plan filed
Creditor's Hearing Date	Date of creditor's hearing
Intend to Reaffirm	Select Yes or No, whether debtor(s) intends to reaffirm debt
Surrendered Property	Select Yes or No, based on bankruptcy petition
Discharge Date	Date the court discharged bankruptcy
Date Dismissed	Date the court dismissed bankruptcy
Case Closed	Date the court closed bankruptcy

Property Information Section

Date Last Property Inspection	Date Servicer completed the last inspection
Date Secured	Date Servicer secured the property according to AHFC guidelines.
Date Winterized	Date Servicer winterized the property according to AHFC guidelines.
Assessed Value: Land	Current assessed value or type "none" if no value
Assessed Value: Building	Current assessed value or type "none" if no value
Condition	Check the appropriate box -- excellent, good, fair or poor. Selecting FAIR or POOR condition requires an explanation.
Evidence of Hazardous Waste?	Select Yes or No Selecting Yes, requires an explanation. Selecting No, the Servicer is asserting that a visual inspection of the property was completed with no evidence of underground fuel tanks or hazardous waste exists.
Occupancy	Select appropriate box: owner, tenant, vacant or other. Selecting: Other requires an explanation.
Is Property Listed	Select Yes or No
If Yes, List Price	Enter listing price
Listing Agent/Company	Enter the Listing Agent's name/Company and phone #

Initial Delinquency Notification	Check this box when providing the 80 th day of delinquency, Initial Delinquency Notification		
Recommendation	<p>Check this box when submitting a Recommended Action. Select one of the recommendation actions listed below from the dropdown box. This recommendation must be fully supported in the Background Information section of the SER-71 form.</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> Forbearance > 6 months Repayment > 18 months Pre-Foreclosure Sale Forfeiture/Seizure Assignment of Rents Servicer Advance Loan Modification Third-Party Sale VA Refund Deed-in-Lieu FHA/USDA/VA Partial Claim Other (Describe) </td> <td style="vertical-align: top;"> Second Lien Considerations Chapter 7 Bankruptcy Chapter 11 Bankruptcy Chapter 13 Bankruptcy Judicial Foreclosure Repurchase Summary Foreclosure Repossession w/Deficiency, Reduce to Judgment Voluntary Repossession Suit on Note Repossession without Deficiency </td> </tr> </table>	Forbearance > 6 months Repayment > 18 months Pre-Foreclosure Sale Forfeiture/Seizure Assignment of Rents Servicer Advance Loan Modification Third-Party Sale VA Refund Deed-in-Lieu FHA/USDA/VA Partial Claim Other (Describe)	Second Lien Considerations Chapter 7 Bankruptcy Chapter 11 Bankruptcy Chapter 13 Bankruptcy Judicial Foreclosure Repurchase Summary Foreclosure Repossession w/Deficiency, Reduce to Judgment Voluntary Repossession Suit on Note Repossession without Deficiency
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Background Information Section

Credit Report	Check if received
Field Call	Check if completed
All Borrower(s) Contacted	Check if completed
Assignment of Rents	Check if completed
Encouraged Sale of Property	Check if completed
Initial Delinquency Notification:	<p>Fully describe the reason for default and the Servicer's action. Background information to include: Face-to-face attempts, promise to pay with dates, list methods of skip tracing and results, field call(s) completed and results, hardship short-term or long-term, borrower's ability to support mortgage payment, describe loss mitigation options discussed with borrower(s), dates financial/workout packets sent to borrower and outcome, funds held in suspense, status of utilities and HOA dues, if applicable, assignment of rents posted on rental property, status and intent of junior lienholder(s), a hazard insurance loss, if property is listed, the length of time listed, whether list price has been reduced, and whether contact has been made with the Realtor.</p> <p>Attach additional pages to the SER-71, if needed</p>
Recommendation:	Describe what has changed since the submission of the SER-71 Initial Delinquency Notification. SER-71 background information must support the recommendation listed above by either updating this information or including information that was not previously provided.
Borrowers Regular Monthly Payment	Enter current monthly payment amount

Repayment Plan Section

Repayment Plan	Enter repayment amount(s), check box if payment schedule attached, the borrower's PFD or tax refund are included in the plan.
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