

WHOLESALE BULLETIN

IMPORTANT INFORMATION: PLEASE READ IMMEDIATELY

[Guidelines](#)

[Bolt Training](#)

[Wholesale Website](#)

[Previous Bulletins](#)

20W-046

Attention: AEs, Business Development Managers & Mortgage Brokers

April 09, 2020

Please take a moment to read the important information contained in this bulletin.

Included in this Bulletin: Fannie Mae DU Release Notes for April 2020

During the weekend of April 11, 2020, Fannie Mae will implement the updates below to Desktop Underwriter Version 10.3.

Risk and Eligibility Assessment

In response to changing market conditions and to support sustainable homeownership, we are updating the DU risk and eligibility assessments. These changes are intended to help Fannie Mae's customers better manage credit risk in the current market and provide sustainable options to borrowers. It is expected that these changes will result in a modest reduction in loan casefiles with high risk factors receiving an Approve/Eligible recommendation.

Identification of Fannie Mae Owned Loans

Fannie Mae Lender Letter LL-2020-04 specified temporary flexibilities to our appraisal inspection and report requirements that lenders may apply to limited cash out refinance transactions when the loan being refinanced is owned by Fannie Mae. To assist in applying these flexibilities, DU will issue a new message stating that the borrower's existing loan has been identified by DU as a Fannie Mae loan. This message will be issued on limited cash out refinance loan casefiles when DU finds an active Fannie Mae first mortgage loan for the subject property address, and also confirms that the Social Security number (SSN) of at least one of the borrowers on the loan casefile matches one of the SSNs on the existing loan.

New Message Related to Impact of COVID-19

DU will issue a new message that is issued on all loan casefiles reminding originators/underwriters to refer to all Fannie Mae Lender Letters related to the "Impact of COVID-19" for additional instructions on temporary policies that may apply to the loan casefile.

If you have any questions, contact your local Account Executive, or Production Coordinator.

Author: Underwriting