**Trended Credit Data and Desktop Underwriter® (DU®)**

For over 20 years, Desktop Underwriter (DU), the industry’s leading automated underwriting system, has provided lenders a comprehensive risk assessment that determines whether a loan meets our eligibility requirements. DU’s evaluation is fair and objective, applying the same criteria to every mortgage loan application it considers.

**Effective with version 10.0, DU uses trended credit data in its credit risk assessment.**

**What’s trended credit data?**

It’s expanded information on a borrower’s credit history at a trade line (credit line) level on several factors, including: amount owed, minimum payment, and payment made.

Maria pays her balance off monthly or at least pays more than the minimum amount due

John makes only the minimum payment due almost every month

Assuming John and Maria’s credit histories and loan characteristics are otherwise about the same, Maria will be considered a lower credit risk in DU’s risk assessment.

Giving weight to how borrowers pay off credit debt puts more power in their hands to control their credit evaluation.

**Including trended credit data will:**

- improve the accuracy of DU’s credit risk assessment
- benefit borrowers who regularly pay off their revolving debt

**Trended data:**

- allows a smarter, more thorough analysis of the borrower’s credit history
- helps creditworthy borrowers obtain access to mortgage credit and sustainable homeownership

The overall percentage of loans that receive an Approve/Eligible recommendation is expected to remain relatively stable.

Learn more about trended credit data in our FM Commentary. Find out more about DU here.