



eMortgages at Fannie Mae

eMortgages provide lenders with an efficient and paperless closing process while optimizing funding capabilities and improving execution to enable faster delivery into the secondary market.

What is an eMortgage? A mortgage loan where the critical loan documentation, specifically the promissory note (eNote), is created electronically, executed electronically, transferred electronically and ultimately stored electronically. (Note: Often includes a wet-signed security instrument).

What is an eNote? An eNote is another term for an eMortgage. An eClosing produces an “eMortgage” if the promissory note is signed electronically. Refer to the [eClosings Fact Sheet](#) for more information.

Benefits and Features

Improving Risk Management

- Automates QC process; less risks/costs when selling in secondary market
- Utilizes MISMO and secure data standards
- Increases data integrity
- Eliminates lost original notes or unrecorded assignments
- Simpler/transparent identification and transfer of security interests
- Allows for automated reviews and exception-based processing
- Eliminates note endorsement errors (no endorsement required)

Improving Process Efficiency

- Reduces warehouse cycle times
- Reduces and/or eliminates shipping and storage costs
- Streamlines note certification process
- Enables faster delivery to the secondary market
- Reduces preparation of documents in post-closing
- Reduces loan origination timeframes
- Minimizes key-stroke errors

Fannie Mae makes doing business easier with eMortgages

Fannie Mae encourages eMortgages in the housing finance industry, as it enables efficient delivery and transfer of control, improves liquidity, and eliminates risks associated with paper notes.

- **SMARTDoc Format** enables rigorous/standardized eligibility, compliance validation pre/post-closing (and at time of investor delivery), and is recognized by all industry participants.
- Seamless **system integration** between MERS, Fannie Mae, Lender, Servicer, and Warehouse Banks.
- Straightforward **system-to-system testing** and guided workflows.
- The **Guide to Delivering eMortgage Loans** walks lenders through the intricacies of delivering eNotes and step-by-step considerations.
- **Cash Window** or **MBS executions** available.
- An experienced **eMortgage team** in place to support your strategies and implementations of eClosings and eMortgages.

“One benefit of eClosings is a smaller ecological and carbon footprint – Less paper, toner usage, and also couriers and overnight shipping. We are more efficient and avoid potential issues with misfiled or mis-directed paperwork. Our staff likes eClosings because we can get closing documents out faster, allowing additional review time. And, with eNotes Fannie Mae receives our loans faster and we receive our funds faster.”

~ Top 5 U.S. Credit Union

“The true benefit of the paperless closing process occurs after closing. 1) If we close a loan in the morning, it is common to receive the Purchase Advice and wire before end of day. 2) Because the file is fully vetted before closing, post-closing conditions are eliminated. Since we began delivering eNotes, we’ve never received a request to cure any post-closing conditions.”

~ Texas Lender

Related Resources



For more information visit the eClosings/eMortgage page: www.fanniemae.com/singlefamily/emortgage

- ▶ [Guide to Delivering eMortgage Loans to Fannie Mae](#)
- ▶ [FAQs | eClosings and eMortgages](#)
- ▶ [Myths: eClosings and eMortgages](#)

✉ Contact us: eMortgage-info@fanniemae.com