



Servicing Management Default Underwriter (SMDU)

Fact Sheet

What is SMDU?

Servicing Management Default Underwriter™ (SMDU™) is a loss mitigation platform that provides real-time evaluation and decisioning of Fannie Mae loss mitigation programs for both retention and liquidation solutions as well as case reporting. Available through a seamless business-to-business integration (either integrated with a servicer's proprietary default management system or through leading mortgage technology providers) or via the web-based user interface, SMDU helps ensure accurate and consistent delivery of Fannie Mae loss mitigation policies.

Since its inception in 2011, SMDU has become an indispensable component of our servicing partners' business processes.

How SMDU Delivers Value

Certainty

- Borrowers are evaluated for the full suite of Fannie Mae loss mitigation solutions
- Findings are returned for all evaluated workouts (eligibility and denial reasons)
- Offers servicers limited liability relief when using SMDU decisions

Simplicity

- Utilizes a standard data set to receive and return data – a first in the industry!
- Includes monthly Fannie Mae Standard Modification interest rate adjustments
- Evaluates a case for a final modification even if the trial was not decisioned by SMDU
- Supports appeals of modification denials

Efficiency

- Provides real-time decisioning to enable timely responses and improved workout fulfillment
- Returns all historical prior workout data available from Fannie Mae
- Returns valuation data for Short Sale and Mortgage Release™ (e.g., property value, list price guidance, minimum net reserves)
- Calculates borrower contribution and promissory note needed for a Short Sale and Mortgage Release
- Allows direct case submission to HomeSaver Solutions® Network (HSSN) – delegated and non-delegated cases
- Supports batch processing for Streamlined Modification mass solicitations (B2B integrations only)

Enhanced Homeowner Experience

- Ensures servicers can provide homeowners fast, accurate, and consistent decisions
- Provides detailed, action-oriented messaging for improved communication with homeowners

For information about SMDU, contact your Fannie Mae Servicing Account Manager
or visit fanniemae.com/singlefamily/smdu