

In Case You Missed It

A Summary of *Selling Guide* and Policy Communications

This job aid summarizes recent *Selling Guide* and related policy updates, clarifications, or other supporting communications. It provides links to related resources as applicable.

Note: Fannie Mae made many of these changes or communications in direct response to lender feedback requesting that we simplify or clarify policies or processes.

How to read this guide:



Most Recent Up Top

Read this guide in **reverse chronological order** (most recent items are listed first in the chart below).



Know Your Acronyms

CU: Collateral Underwriter® (CU®)

DU/DO: Desktop Underwriter® (DU®) and/or Desktop Originator® (DO®)

LL: Lender Letter (reinforces existing policy or provides related information)

SEL: *Selling Guide* Announcement

Celebrating homeownership

June is National Homeownership Month, and we're proud to partner with our lenders to make homeownership a reality for many borrowers. Our National Homeownership Month [web page](#) showcases how lenders, real estate agents, and borrowers are celebrating their roles in homeownership. Join the conversation today!



Did you know?

Fannie Mae's [Quarterly Compass](#) is another source of information for lenders about process, policy, and technology updates?



Look for What's Most Relevant to You

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- Loan Delivery
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- Servicing
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Keep an Eye on Day 1 Certainty



Look for the icon for updates related to **Day 1 Certainty™**.



#	Publication (Date)	Topic	Description / Resources
28	SEL-2018-05 (6/05/2018)	<ul style="list-style-type: none"> ■ MH Advantage™ Properties 	<p>Announced MH Advantage, a new homeownership option that pairs affordable financing with specially designated manufactured housing having characteristics typical of site-built homes.</p> <p>Manufactured Housing web page</p>
27		<ul style="list-style-type: none"> ■ Inspection of Manufactured Homes with Structural Modifications 	<p>Clarified approved parties for performing inspections on manufactured housing with structural modifications.</p>
26		<ul style="list-style-type: none"> ■ Project Standards Updates 	<p>Updated condo policies to increase simplicity and flexibility, making it easier for lenders to originate condo loans. The changes reduce review requirements for certain transactions, increase the amount of allowable commercial space, expand review flexibilities, and more.</p> <p>Condo, Co-op, and PUD Eligibility web page</p>
25		<ul style="list-style-type: none"> ■ Flash Settlement for MBS® 	<p>Provided more Flash MBS pooling flexibilities by allowing lenders to receive book-entry delivery on our published Fannie Majors® as early as 48 hours after loan delivery.</p>
24		<ul style="list-style-type: none"> ■ Desktop Underwriter® (DU®) Bankruptcy and Mortgage Delinquency Management 	<p>Aligned the <i>Selling Guide</i> with changes to DU related to certain bankruptcy and mortgage delinquency items on a credit report.</p>
23		<ul style="list-style-type: none"> ■ HomeStyle® Energy in DU 	<p>Removed the requirement for lenders to manually confirm if a loan is eligible for HomeStyle Energy.</p>
22		<ul style="list-style-type: none"> ■ HomeStyle Renovation Forms 	<p>Provided additional HomeStyle Renovation forms, including special-purpose model documents and riders.</p>

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21	LL-2018-02 (5/22/2018)	<ul style="list-style-type: none"> ■ High Loan-to-Value Refinance Option Update 	<p>Provided additional details and updated information for the high LTV refinance option that will be available later this year and was previously introduced in LL-2017-05.</p> <p>High LTV Refinance web page</p>
20	SEL-2018-04 (5/01/2018)	<ul style="list-style-type: none"> ■ Native American Tribes as Community Seconds® Providers 	<p>Allowed Native American tribes and their sovereign instrumentalities to provide grants or Community Seconds loans to borrowers.</p>
19		<ul style="list-style-type: none"> ■ Property Inspection Waivers Offered After a Disaster 	<p>Allowed lenders to exercise PIWs on properties located in disaster areas when Fannie Mae has received a post-disaster appraisal on the property.</p>
18	DO/DU Release Notes (4/24/2018)	<ul style="list-style-type: none"> ■ DU Version 10.2 June Update 	<p>The changes in this release apply to DU version 10.2 loan casefiles submitted or resubmitted to DU on or after June 23, 2018, and include:</p> <ul style="list-style-type: none"> • Bankruptcy and Mortgage Delinquency Assessment; • HomeStyle® Energy; • DU Validation Service; • Potential Casefile Reuse; • IPC Data Field Retirement; • HFA Preferred™ and Preferred Risk Sharing; and • Other updates to align with the <i>Selling Guide</i>.
17	SEL-2018-03 (4/03/2018)	<ul style="list-style-type: none"> ■ Full-Service Certification ■ Custodians 	<p>Provided lenders a choice to select a full-service certification custodian (FCC) for whole loans and MBS transactions, instead of requiring them to use our designated document custodian. A new <i>Master Custodial Agreement</i> (Form 2017) will govern the custodial relationship between Fannie Mae, the lender, and the FCC.</p>
16		<ul style="list-style-type: none"> ■ Lender Contributions 	<p>Allowed lenders to provide closing cost assistance to borrowers when certain requirements are met.</p>

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15	<p>SEL-2018-02 (2/27/2018)</p>	<p>■ Conversion of Construction-to-Permanent Financing: Single-Closing Transactions</p>	<p>Clarified whether a single-closing construction-to-permanent transaction should be considered a purchase or a refinance, based on the timing of lot ownership.</p>
14		<p>■ Payee Codes in Loan Delivery</p>	<p>Payee codes will be updated in Loan Delivery after the lender submits new or updated wire transfer transactions on Form 482, <i>Seller's Designation of Wire Transfer Instructions</i>.</p>
13		<p>■ Retirement of Out of Compliance Process for Housing Goals Data</p>	<p>Retired monthly Out of Compliance reports as housing goals data is now required in Loan Delivery.</p>
12		<p>■ Compliance with Laws and Responsible Lending</p>	<p>Consolidated <i>Selling</i> and <i>Servicing</i> policies pertaining to compliance with laws and responsible lending practices into <i>Selling Guide</i> Part A. Removed duplicative content from the <i>Servicing Guide</i>.</p>
11		<p>■ Age of Document Requirements for Loans Impacted by a Disaster</p>	<p>Increased the allowable age of documents from 120 days to 180 days for properties located in a FEMA-declared disaster area.</p>
10		<p>■ Business Continuity and Disaster Recovery</p>	<p>Aligned the requirements for lender business continuity and disaster recovery plans with the requirements in the <i>Servicing Guide</i>.</p>
9		<p>■ HomeStyle® Energy</p>	<p>Provided more opportunities to use the HomeStyle Energy product that:</p> <ul style="list-style-type: none"> • Allowed borrowers to use this product to make resiliency upgrades that will improve the home's ability to withstand environmental hazards, in addition to making homes more energy efficient; • No longer requires an energy report for many energy-related renovations; • Increased the maximum allowable LTV to 97% for certain loans underwritten in DU; • And more.

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8		<ul style="list-style-type: none"> ■ HomeStyle® Renovation 	<p>Expanded the HomeStyle Renovation mortgage option that:</p> <ul style="list-style-type: none"> • Increased the maximum allowable LTV to 97% for certain loans underwritten in DU; • Allowed renovations on manufactured homes; • Allowed lenders to deliver HomeStyle Renovation loans without special approval from Fannie Mae, when certain requirements are met; • And more. <p>For more information, view our web page.</p>
7	<p>DO/DU Release Notes (1/30/2018)</p>	<ul style="list-style-type: none"> ■ DU Version 10.2 (3/17/2018) 	<p>Included an adjustment to the DU credit risk assessment that limits risk layering. This change does not impact the risk factors evaluated by DU. Other updates in DU 10.2 include:</p> <ul style="list-style-type: none"> • HomeStyle Renovation mortgage eligibility requirements; • Property Inspection Waiver messaging; • Condo Project Review messaging; • Housing Goals messaging; • Retirement of DU Version 10.0; and • Other updates to align with the <i>Selling Guide</i>.
6	<p>SEL-2018-01 (1/30/2018)</p>	<ul style="list-style-type: none"> ■ Revised Form 360 	<p>Updated Form 360, <i>Certificate of Authority, Incumbency, and Specimen Signatures</i>, to make it easier to validate sellers' and servicers' authorized signers.</p>
5		<ul style="list-style-type: none"> ■ Second Appraisals 	<p>Required lenders to choose the most reliable appraisal when two appraisals are obtained for one property. This changes aligns Fannie Mae policy with industry standards.</p>
4		<ul style="list-style-type: none"> ■ Field Reviews for Properties Valued at \$1,000,000+ 	<p>Removed the requirement for field reviews on properties valued at \$1,000,000 or more.</p>
3		<ul style="list-style-type: none"> ■ Minor Litigation in Projects 	<p>Expanded project-related minor litigation policy to provide lenders more flexibility.</p>

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2		<ul style="list-style-type: none">■■ Detached Condo Projects■	<ul style="list-style-type: none">• Waived project review requirements for all detached condo units.• Removed all references to site condos.• Allowed for construction-to-permanent financing.• Requires SFC 588 and project code V for all detached condo loans at delivery.• Retired SFC 917.
1		<ul style="list-style-type: none">■ Federal Tax Installment Plans	Allowed a borrower's monthly federal tax repayments to be included in the debt-to-income ratio (in lieu of payment in full) when certain requirements are met.