

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

Introducing the DU Validation Service Resource Center

Need help optimizing the Desktop Underwriter® (DU®) validation service? The [DU Validation Service Resource Center](#) is a one-stop-shop featuring a Jump Start Series, sample workflow process, FAQs, and more.



Check out our interactive API map

View a sampling of [Fannie Mae APIs](#) across the loan lifecycle. Each API on the map highlights a real customer challenge with a corresponding solution that can be addressed by the API.



Look for What's Most Relevant to You

- Appraisals
- Loan Delivery
- Risk Management/Quality Control
- Servicing
- Technology
- Underwriting
- Other



Keep an Eye on Day 1 Certainty



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



#	Publication (Date)	Topic	Description / Resources
16	SEL-2019-04 (05/01/2019)	<ul style="list-style-type: none"> Uniform Mortgage-Backed Securities 	Implemented changes to prepare for the Single Security initiative by: <ul style="list-style-type: none"> Adding references to UMBS, where appropriate; and Incorporating updates related to changes in interest rate spreads and servicing fees as previously announced in LL-2019-03.
15		<ul style="list-style-type: none"> Removal of Designated Document Custodian 	Removed all references to Fannie Mae's designated document custodian (DDC) and full-service certification custodian (FCC) because all Fannie Mae-approved custodians are now equipped to certify all types of loans.
14		<ul style="list-style-type: none"> Electronic Transactions 	Clarified the following: <ul style="list-style-type: none"> Texas Section 50(a)(6) loans are not eligible for remote notarization. Added a reference that products requiring special purpose legal documents are not eligible for delivery as eMortgages.
13	LL-2019-04 (04/08/19)	<ul style="list-style-type: none"> Loan Level Price Adjustment for Second Homes 	Implemented a 25 basis point (0.250%) loan level price adjustment for loans secured by second homes with LTV ratios greater than 85%.
12	SEL-2019-03 (04/03/2019)	<ul style="list-style-type: none"> HomeReady® Mortgage Loans 	Updated HomeReady policies to include the following: <ul style="list-style-type: none"> a maximum limit of two financed properties, including the subject property; a clarification that a boarder may not have ownership interest in the property; and an explanation that HomeReady loans combined with HomeStyle® Renovation loans may be delivered with the lower level of mortgage insurance coverage permitted for HomeReady. HomeReady web page
11		<ul style="list-style-type: none"> Self-Report Process 	Removes references to the self-reporting email box to align with a new self-reporting process in Loan Quality Connect™. Loan Quality Connect web page
10		<ul style="list-style-type: none"> Multiple Servicers for Fannie Majors® 	Provided additional flexibility to lenders delivering into Fannie Majors by allowing multiple servicer numbers per seller number.

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9	Selling Notice (03/11/19)	<ul style="list-style-type: none"> ■ Forward Trading of UMBS 	Announced that Fannie Mae will begin accepting forward trades from approved trading counterparties, with a trade date on or after March 12, 2019, and with settlement dates on or after June 3, 2019.
8	SEL-2019-02 (03/06/19)	<ul style="list-style-type: none"> ■ Eligibility Requirements for Manually Underwritten Loans 	Made corresponding updates to eligibility requirements for manually underwritten loans with recent adjustments to Desktop Underwriter® (DU®) Version 10.3. View the updated Eligibility Matrix for details.
7		<ul style="list-style-type: none"> ■ Leasehold Estates 	Clarified lender responsibilities for leasehold estates.
6		<ul style="list-style-type: none"> ■ Mortgage Electronic Registration System (MERS) 	Consolidated shared policies for sellers and servicers related to the use of Mortgage Electronic Registration Systems (MERS), Inc. into the <i>Selling Guide</i> . All duplicative information has been removed from the <i>Servicing Guide</i> .
5	LL-2019-03 (03/05/19)	<ul style="list-style-type: none"> ■ Interest Rate Spread for Fixed-Rate MBS and Servicing Fee Requirements for Fixed-Rate Loans 	Changed the allowable interest rate (note) spread in fixed-rate Mortgage-Backed Securities (MBS) and the maximum servicing fee permitted for fixed-rate loans to support the upcoming implementation of the Uniform Mortgage-Backed Security (UMBS™).
4	SEL-2019-01 (02/06/19)	<ul style="list-style-type: none"> ■ Loan Quality Connect™ 	Provided process updates related to the implementation of Loan Quality Connect. Removed references to the Quality Assurance System (QAS) from the <i>Selling Guide</i> . Loan Quality Connect web page
3		<ul style="list-style-type: none"> ■ Cost of Funds Index (COFI) Retirement 	Eliminated references to the COFI and associated adjustable-rate mortgage plans.
2		<ul style="list-style-type: none"> ■ Requirements for Postponed Improvements 	Clarified requirements for escrow accounts to fund postponed improvements.
1	LL-2019-02 (01/16/19)	<ul style="list-style-type: none"> ■ Impact of Federal Government Shutdown (Selling) 	Provided guidance on selling policies related to the federal government shutdown.

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