



Q2 2017 Edition



The Quarterly Compass provides news and timelines for the steps we are taking to bring greater simplicity and certainty to our customers and partners. Use it to stay on course and turn change into opportunity.

Serving the People Who House America!

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Looking Ahead — Quarterly Initiatives Timeline

Q3 2017

- Desktop Underwriter® (DU®) version 10.1
- EarlyCheck™ versions 5.3 and 5.3.1
- UCD file required for delivery

Q4 2017

- ULDD Phase 3 HMDA data capture in Loan Delivery
- Loan Quality Connect (replaces QAS)

Release Rewind ◀◀

- [SMDU release v7.3](#) (5/13)
- [AMN/HSSN v2.3 release](#) (5/20)
- [EarlyCheck v5.2](#) (5/20)
- [Loan Delivery release](#) (5/22)
- [UCD solution v2.0](#) (5/31)

DELIVERING



Get Ready for the UCD Mandate – September 25

We are committed to supporting lenders as you prepare to deliver the Uniform Closing Dataset (UCD) by Sept. 25, 2017. To allow you more preparation time, Fannie Mae and Freddie Mac [announced](#) that the Closing Disclosure PDF will not be required to be embedded in the UCD XML file until April 2018. To support your adoption of UCD, we continue to facilitate live webinars ([click here to register](#)) and offer several resources on the [UCD page](#) – check out our highlight video, the CheckPoint, eLearning courses, user materials, and more.

Redesigned URLA Updates

As the industry knows, lenders are required to collect the new and amended borrower demographic information on loan applications taken on or after Jan. 1, 2018. To collect this information, you may continue using the current Form 1003 with the Demographic Information Addendum until the redesigned Uniform Residential Loan Application (URLA) is implemented. The DO/DU user interface will be updated the weekend of July 29 to support the new demographic information requirements. In addition, the Residential Loan Dataset (RLD) file was updated on May 30 with these format changes including the new HMDA demographic information. Lenders may continue to submit the current AUS formats or the updated AUS formats (1003 v3.2 flat file or MISMO v2.3.1) after the DU July release. Learn more on the [URLA page](#).

What's New in the Selling Guide?

Recent updates were made to the *Selling Guide* to reflect flexibility for Whole Loan cash back pay-offs, allow electronically notarized documents, and more. Learn more about update to the Selling Guide at: www.fanniemae.com/content/guide/selling.

Loan Delivery Updates Coming July 24

New edits will be implemented to check for the UCD Casefile ID, additional HELOC, LTV and other edits will be introduced, plus some severity updates. See the [release notes](#) for details.

Ahead of the game? Start delivering ULDD Phase 3

Lenders may now start to deliver a portion of the Uniform Loan Delivery Dataset (ULDD) Phase 3 data (non-HMDA) in both Loan Delivery and EarlyCheck™. While all the ULDD Phase 3 data points will be required in May 2019, we want to ensure customers have ample time for process and delivery file changes. Starting in Q4 2017, the HMDA-specific ULDD Phase 3 data points may also be delivered. Learn more on the [ULDD page](#).



ORIGINATING & UNDERWRITING

Simpler, More Certain Underwriting Guidelines with DU Version 10.1

Simpler, more certain underwriting guidelines are coming with Desktop Underwriter® (DU®) Version 10.1 during the weekend of July 29, helping lenders serve their borrowers with fewer manual processes. For loan casefiles underwritten through DU, the maximum allowable debt-to-income (DTI) ratio will be adjusted in DU v10.1 to consider applications with a DTI ratio up to 50%. Lenders and borrowers will benefit from other policy simplifications, including aligning the maximum loan-to-value (LTV) ratios for ARM loans with those for fixed-rate mortgages. For details, reference the [DU Version 10.1 Release Notes](#).



DAY 1 CERTAINTY

Visit www.fanniemae.com/Day1Certainty to find out how you can transform your business. Check out the OnDemand eLearning courses to learn more.

Did You Know?

- The [Selling Guide](#) was updated with policy clarifications for the DU validation service and certainty on appraised value components of Day 1 Certainty.
- The DU validation service uses [third-party data vendors](#) to independently validate borrower income, assets, and employment data.
- Desktop Originator® loan casefiles underwritten using Preliminary Findings will be eligible for the Property Inspection Waiver (PIW) offer with [DU v10.1](#).

SERVICING

Servicing Guide Updates

Fannie Mae's [Servicing Guide](#) was recently updated to:

- Simplify escrow waiver evaluations
- Revise post-bankruptcy mortgage loan modification incentive fee calculations
- Improve review processes for agreements.

Check out our Servicing Guide page for more updates at: www.fanniemae.com/content/guide/servicing.

Simpler Invoicing Coming in Q3

A new invoicing system is on its way, providing a simple, enhanced web-based portal for servicers to access consolidated loan-level invoices, resolve claims, add/retrieve documentation, and more. Stay tuned for details in the coming weeks.



www.simplifyingservicing.com

TRAINING & RESOURCES

Appraiser Update Newsletter

How do appraiser-related updates, technology changes, and industry trends affect your business? Stay on top of what's happening with the new [Fannie Mae Appraiser Update](#) – a newsletter providing periodic updates for residential appraisers who serve our lending customers. [Sign up](#) for the newsletter and other appraisal-related news.

New eLearning Tutorials

[HomeReady® Overview for Loan Officers](#): Covers eligibility, income flexibilities, underwriting guidelines, and homeownership education requirements. Visit our [HomeReady page](#) to learn more.

[Fannie Mae Flex Modification for Servicers](#): Overview of Flex Mod eligibility, terms, trial period plan, and how to complete a mod.

Discover more opportunities at: www.fanniemae.com/singlefamily/training

FREQUENTLY USED CONTACTS

Technology Support Center

- Call 800-2FANNIE (800-232-6643) [Click here for menu options](#)
- Hours of operation: 24 hours a day, 7 days a week*
*excludes major holidays (click [here](#) for a list)

Other Key Contacts

Capital Markets Sales Desk: 1-800-752-0257
(Whole Loan and MBS questions).

Bank of NY Mellon: 1-800-677-2669
bnym.fm.pittsburgh@bnymellon.com

For more frequently used contacts, visit our [Business Contacts page](#) on FannieMae.com.