

The Quarterly Compass

Serving the People Who House America

Q1 2018 Edition

Delivering

Final updates to the redesigned URLA (Form 1003)



The final version of the redesigned Uniform Residential Loan Application (URLA) Form 1003 is here. The Form 1003 updates were published in December along with the updated Desktop Underwriter® (DU®) Specification MISMO® v3.4 (DU Spec) and other supporting documents. To plan your transition to the redesigned Form 1003, refer to the implementation [timeline](#), and find the forms and other resources on the [URLA page](#).

The ULDD Phase 3 mandate is May 20, 2019

The Uniform Loan Delivery Dataset (ULDD) Phase 3 data will be required as of **May 20, 2019** for loans with an Application Received Date on or after Jan. 1, 2019. But, did you know you can already start delivering the updated Demographic Information to Fannie Mae at any time? Check out the updated implementation [timeline](#) on the [ULDD page](#) for more information.



Mark your calendars: June 25 is a big day for UCD

An important deadline is coming up for the Uniform Closing Dataset (UCD). Beginning **June 25**, UCD edits will switch to fatal severity in [Loan Delivery](#), which will help ensure loans are successfully delivered with a UCD file, based on a Note Date on or after Sept. 25, 2017. Lenders also must embed their Closing Disclosure PDF (borrower data only) in the UCD XML file by June 25. Visit the [UCD Collection Solution](#) page for FAQs, training opportunities, and more to help with your UCD implementation.

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Visit [Fanniemae.com/singlefamily](#) for additional information and resources



Originating & Underwriting

New FAQs make getting Day 1 Certainty even easier

We want you to make the most of the Desktop Underwriter® (DU®) validation service, so we've updated our [frequently asked questions](#) to help you do just that. New questions address when to order a tax transcript, how to handle large deposits for refinance transactions, and more. Check out the FAQs and additional resources on the [Day 1 Certainty™ page](#).



Explore the features of DU version 10.2

DU® 10.2 was implemented during the weekend of March 17. This release features an adjustment to the DU credit risk assessment that builds on the underwriting simplification we introduced last summer with DU 10.1. It also supports our commitment to prudent risk management, helping lenders to better manage default risk while continuing to provide sustainable homeownership options to borrowers. There is no change to the [risk factors](#) evaluated by DU. View the [release notes](#) for more information.

New Lender Record Information Form 582 is here

We've redesigned the Fannie Mae Lender Record Information Form 582 to provide a better annual certification experience for our seller/servicers. Features of the new platform include intuitive navigation, progress indicators, information carry-over from previous years, download and print options, and more. Access the [Form 582 page](#) for details.

HomeStyle: Simplified and expanded to help you serve more borrowers



In today's buzzing renovation market, we want to help you grow volumes by reaching borrowers who are looking to renovate and upgrade existing homes or make them more energy efficient. That's why we've simplified our guidelines and expanded eligibility for HomeStyle® Renovation and HomeStyle® Energy. As [announced](#), we now allow eligibility for manufactured homes and we increased the maximum LTV ratio to 97% for loans underwritten in DU® when used in conjunction with certain other options, including HomeReady®. Read *Selling Guide* Announcement [SEL-2018-02](#) for specifics on these and other policy changes. Visit the [HomeStyle Renovation](#) and [HomeStyle Energy](#) pages to learn more.

Technology/Policy Updates Calendar

February

- [UCDP Updates](#)
- [SMDU Release v7.8](#)
- [SVC-2018-02: Servicing Guide Update](#)
- [SEL-2018-02: Selling Guide Updates](#)

March

- [UCD collection solution v3.3](#)
- [DU v10.2 release](#)
- [AMN/HSSN release](#)
- [EarlyCheck v5.5](#)
- [Loan Delivery Q1/Q2 enhancements](#)

Q2 2018

- [UCD transfer capability enhancements](#)
- [New UCD collection solution user interface for manual entry](#)
- [Servicing Marketplace \(SMP\) data requirement update for Whole loans](#)



Servicing

Learn how we're Simplifying Servicing. Together.

Building on our promise to bring simplicity and certainty to servicing, we continue to deliver streamlined and value-driven servicing solutions. Check out the Simplifying Servicing™ [page](#) for details on our innovative solutions for near real-time access to master servicing data, a *one-and-done* approach to claims processing, and more.



Are you using Fannie Mae Invoicing?

Here are some key reminders about using the Fannie Mae Invoicing system:

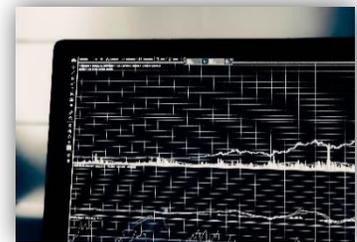
- Users with SRDBS credentials can use them to access Fannie Mae Invoicing.
- New invoices and existing outstanding billing data were loaded into the system as of September 2017.
- Technology Manager Administrators can request access for servicers via [Technology Manager](#).

Get started today. Visit the [Fannie Mae Invoicing page](#) to view the user guide, FAQs, and more.

Mortgage News

Know the latest trends in mortgage fraud

Do you know the latest trends in mortgage fraud? As part of Fannie Mae's commitment to detecting and preventing mortgage fraud, we have posted a new [Mortgage Fraud Trends](#) presentation with statistics about what we are seeing in the market. We plan to update it on a regular basis, so check back periodically to see what's new. This is just one way we're helping mortgage professionals stay alert. Visit the [Mortgage Fraud Prevention](#) page to check out our quick guide to help you identify common red flags that may indicate mortgage fraud, and brush up on your knowledge with eLearning tutorials on the basics of mortgage fraud, investment club and Ponzi schemes, property flipping schemes, and other topics as well as links to other useful information sources.



Start growing your business in 2018 with eMortgages

It's only a five-step process to kick-start your eMortgage adoption with Fannie Mae. Check out the new one-page [Getting Started guide](#) which walks you through each step in the process. Learn all about eMortgages and eClosings on our [webpage](#) where you'll also find eLearning modules, the eMortgage [Calculator](#), FAQs, and detailed process flows – everything you need to start transforming your business and delivering a better borrower experience.



Training & Resources

Sign up for a webinar on the redesigned Form 1003 and the DU Spec

We're hosting a monthly series of live webinars to help you learn about the [updated](#) URLA/Form 1003 and the DU[®] Specification (register on the [URLA page](#)). Fannie Mae subject-matter experts will review the first section of the Borrower Information component and provide guidance on preparing your XML file.



Featured eLearning tutorials

Two new courses added to the Introduction to Servicing eLearning Series

We've added two new courses to our self-paced series for new servicers: QC Audit and Compliance and Subservicer Oversight. Click [here](#) to get up to speed quickly with each of these 15-minute courses.

Quick Links

- [Day 1 Certainty](#)
- [Simplifying Servicing](#)
- [News Center](#)
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- [Mortgage Technology Platform](#)
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Frequently Used Contacts

Reminder about contacting Acquisitions and Master Servicing

Recently, we implemented a new routing procedure to help resolve customer inquiries more efficiently. All calls to Fannie Mae's Single-Family (SF) Acquisitions and Master Servicing teams are now routed via our main phone line (800-2FANNIE). See below for details on contacting these departments.

SF Acquisitions: Call 800-2FANNIE (Option 1, then 4) or email acquisitions_loan_delivery@fanniemae.com

SF Master Servicing: Call 800-2FANNIE (Option 1, then 6), or email master_servicing@fanniemae.com

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: 800-752-0257
(Whole Loan and MBS questions)

Bank of NY Mellon: 800-677-2669

bnym.fm.pittsburgh@bnymellon.com

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