



What's New in DUS Disclose Quick Reference Guide

Centralized Location for Multifamily MBS, Mega and REMIC Disclosure

- Comprehensive information for Multifamily MBS, Megas and REMICS has been transitioned to DUS Disclose®.

Comprehensive Information for Mega Securities

- DUS Disclose provides comprehensive information for Mega transactions and the underlying securities.
- Similar information from the Final Data Statement, the Final Data Statement Supplement and the Recently Priced Mega Transactions reports is available in the Daily New Issuance and Monthly New Issuance Files.
- See the [Fannie Mae Multifamily Disclosure File Publication and Timing](#) document for details about the information available.

Comprehensive Information for REMIC Securities

- DUS Disclose provides comprehensive information for REMIC transactions and the underlying securities.
- Similar information from the Final Data Statement is available in the Exhibit A for REMIC transactions.
- See the [Fannie Mae Multifamily Disclosure File Publication and Timing](#) for details about the information available.

Increased Issuance and Ongoing Disclosure to Align with the Industry

- Net Cash Flow (NCF) has replaced Net Operating Income (NOI). The name has changed but the value is the same.
- New Issuance DSCR Fields: UW NCF DSCR, UW NCF DSCR IO and UW NCF DSCR at Cap for DUS and Bulk Delivery securities; See [DUS Disclose DSCR Quick Reference Guide](#).
- New Security Prepayment Provision and Security Prepayment Provision End Dates are provided. See [Prepayment Premium Quick Reference Guide](#).
- We have updated the format of disclosure documents and aligned terminology with DUS Disclose. See [MBS Disclosure Documents Quick Reference Guide](#), [Mega Disclosure Documents Quick Reference Guide](#) or the soon to be published [REMIC Disclosure Documents Quick Reference Guide](#).
- Operating Statement Analysis: More income and expense line items are provided on the User Interface and the Download Data files.
- See [DUS Disclose Glossary](#) for attribute definitions and allowable values.

Access to Updated Loan Information Earlier in the Month

- More frequent updates to issuance information, and earlier access to ongoing loan and property information. Summary of frequency and timing of updates to security, loan, property and financial data can be found on the Schedule of Updates to [DUS Disclose Schedule of Monthly Ongoing Data Updates Quick Reference Guide](#) and [Fannie Mae Multifamily Disclosure File Publication and Timing](#).

Ability to Drill Down to Underlying MBS and Loan level for Megas, GeMS and REMICs

- DUS Disclose provides the ability to drill down to the underlying securities in Mega transactions. See [DUS Disclose Mega Transaction Quick Reference Guide](#) for more details.
- DUS Disclose provides the ability to drill down to the underlying securities in REMIC transactions. See [DUS Disclose REMIC Transaction Quick Reference Guide](#) for more details.

Questions? Contact Fannie Mae's Fixed Income Securities Investor Helpline at 800-2FANNIE (800-232-6643) or submit your question or comment at http://www.fanniemae.com/portal/jsp/fixed_income_contact_us.html?id=fim



Various Ways to Download Data

- You can save and download data related to the security, loan and property information, as well as add a transaction to a saved portfolio.
 - Select Advanced Search Download MBS, Mega or REMIC Results to download the results of an advanced search. See [DUS Disclose Advanced Search Quick Reference Guide](#);
 - DUS Disclose files are available to download from Data Collections for registered users.

Enhanced Information for Credit Facility and Bulk Delivery Transactions

- Credit Facility
 - Additional Deal level, Loan level and Property level data
 - New DSCR Fields: UW NCF DSCR at Facility Level and UW NCF DSCR IO at Facility Level. See [DUS Disclose Credit Facility Transaction Quick Reference Guide](#)
- Bulk Delivery
 - Additional Loan and Property data
 - New Issuance DSCR fields.

Improved Web Experience including a More User-Friendly Interface

- Easy to Navigate from Security to Loan to Property information by scrolling down the screen. See [DUS Disclose Reviewing a Transaction Quick Reference Guide](#).
- See [DUS Disclose Home Page Carousel & Resources Quick Reference Guide](#) for access to files, reports and information for Multifamily MBS, Megas and REMICs in one location.

Retired Files

- **Beginning November 6, 2018**, information on Multifamily securities will no longer be available on the MBS Stats File or on PoolTalk®. Multifamily security information will now be available on a separate Multifamily MBS and Mega Factor File published in DUS Disclose on a monthly basis.
- **Beginning November 1, 2018**, Fannie Mae enhanced DUS Disclose to include disclosure data for Multifamily REMICs. Multifamily REMIC data is no longer available in the following reports on fanniemae.com:
 - SIFMA Report
 - REMIC Final Data Statement
 - Monthly REMIC Class Factors
 - Monthly Remittance Report
 - Supplemental Factors
 - Monthly Floater Resets
 - Dissolved Securities

The Multifamily versions of the following reports will be on DUS Disclose and Multifamily data will no longer be available on the following fanniemae.com reports:

- Monthly Deal Summary – formerly known as Recently Priced Transactions (REMICs)
- Relay Files (REMICs)

Historical files for those reports will remain available on fanniemae.com. Ongoing Multifamily REMIC data is available in the Multifamily REMIC Factor File, REMIC Ongoing Supplemental File, and the REMIC Monthly Ongoing File available in DUS Disclose.

- **On July 2, 2018**, Multifamily information was no longer available in the following files:
 - New Issue Pool Statistics (NIPS)
 - ARM Stats
 - Fixed-rate and Adjustable-rate Quartile file
 - Geo Stats™ file
- New Issuance Loan and Collateral Statement (NILCS) and Loan Level Detail Report were retired in December 2017.

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