

DUS Disclose Enhancements

Comprehensive list of all enhancements implemented in September 2019 for DUS Disclose.

Green Financing and Other Details (User Interface)

DUS Disclose Enhancement	Attribute	Old Location	New Location
New Location within DUS Disclose	ENERGY STAR® Score	Property Details	Green Performance (tab)
	Source Energy Use Intensity	Property Details	Green Performance (tab)
	Green Financing Type	Loan	Green Performance (tab)
	Green Building Certification	Properties	Green Performance (tab)
New Attributes	EPA Water Score	N/A	Green Performance (tab)
	Water Use Intensity	N/A	Green Performance (tab)
	Energy Score Date (currently disclosed as the ENERGY STAR® Score Date)	N/A	Green Performance (tab)
	Weighted Average Months to Rate Change - Current	N/A	Security Details
	Green	N/A	Security Details
Remove Field	Source Energy Use Intensity Date	Property Details	N/A

DUS Disclose Enhancement	Location	Attribute	Allowable Values
New Allowable Values	Financial and Performance Data section – new Green Performance tab	Green Building Certification	ILFI Zero Energy Certification
			Other Green Building Certification
			Passive House Institute Passive House Standard
			PHIUS+

Updated Labels on Transaction Details (User Interface)

This section identifies labels that will be changed in DUS Disclose, although the information being disclosed will not change.

DUS Disclose Enhancement	Location	Current Label	New Label
New Labels	Loan	Current DSCR	DSCR History
	Properties	Financials	Financial and Performance Data
	Properties	Summary (tab)	Financial Summary (tab)
	Loan Details	Total Debt Current Balance	Total Debt Current Balance – At Issuance



Updated Labels and New Attributes on Download Data Report

This section identifies attributes that will have a new label in DUS Disclose, although the information being disclosed will not change.

DUS Disclose Enhancement	Location (tab)	Current Label	New Label
New Labels	Security	Seasoning - At Issuance	WA Seasoning - Issuance
	Security	Seasoning - Current	WA Seasoning - Current
	Security	Current - WA Remaining Term	WA Remaining Term - Current
	Security	Lifetime PTR Floor (%) - At Issuance	Lifetime PTR Floor (%) - Issuance
	Security	WA Loan Margin Rate (%) - At Issuance	WA Loan Margin Rate (%) - Issuance
	Security	WA Months to Rate Change - At Issuance	WA Months to Rate Change - Issuance
	Property	ENERGY STAR® Score	ENERGY STAR® Score - Issuance
	Property	ENERGY STAR® Score Date	Energy Score Date
	Property	Source Energy Use Intensity	Source Energy Use Intensity - Issuance
New Attributes	Security	N/A	Green
	Security	N/A	WA Months to Rate Change - Current
	Property	N/A	EPA Water Score - Issuance
	Property	N/A	Water Use Intensity - Issuance
Remove Attribute	Property	Source Energy Use Intensity Date	N/A

Advanced Search Functionality

DUS Disclose Enhancement	Display Name	Current Functionality	New Functionality
Updated Current Search Criteria	Paying Pass-Through Rate (PTR) / Coupon	=, ≤, ≥	Add the < and > operators in addition to the existing operators in the following order =, <, ≤, >, ≥
	Issuance UPB	Single-select	
	Security Type		
	ARM Subtype		
	Prefix		
	Interest Type		
Product Type			
New Search Criteria	Maturity Date	N/A	Ability to enter a range of dates (i.e., from and to) or select from a calendar
	Green	N/A	Select 'Yes' or 'No'
	GeMS Deal™	N/A	Select 'Yes' or 'No'



DUS Disclose Enhancement	Security	Current Sorting Order	New Sorting Order
Updated Advanced Search Sorting	MBS and Mega	Transaction ID	By Issue Date in descending order, then by Transaction ID in ascending order
	REMIC and Grantor Trust	Transaction ID in ascending order then by Class in ascending order with residuals classes (classes starting with "R") at the bottom of its respective deal in ascending order	"Issue Date" column first in descending order, then by "Transaction ID" column in ascending order, then by Class with the residual classes (classes starting with "R") at the bottom of its respective deal in ascending order

Advanced Search Results Download Report

DUS Disclose Enhancement	Section	Current Name	New Name
New Fields	Security	N/A	Security Green
	Security	N/A	Security WA Months to Rate Change - Current
	Security	N/A	Property EPA Water Score - Issuance
	Security	N/A	Property Water Use Intensity - Issuance
New Labels	Security	Security Seasoning – Current	Security WA Seasoning - Current
	Security	Security Seasoning – Issuance	Security WA Seasoning - Issuance
	Security	Security WA Loan Margin Rate (%) - At Issuance	Security WA Loan Margin Rate (%) - Issuance
	Security	Security WA Months to Rate Change - At Issuance	Security WA Months to Rate Change - Issuance
	Loan	Issuance DSCR (x) (Pre-DUS Disclose)	Loan Issuance DSCR (x) (Pre-DUS Disclose)
	Property	Property ENERGY STAR® Score Date	Property Energy Score Date
	Property	Property ENERGY STAR® Score	Property ENERGY STAR® Score - Issuance
Remove Field	Property	Property Source Energy Use Intensity Date	N/A

Daily and Monthly New Issuance Files/Fixed and ARM Annex-A Updates

DUS Disclose Enhancement	Location (tab)	Current Name	New Name
New Fields	Pool	N/A	Green
	Loan & Property	N/A	Water Use Intensity
	Loan & Property	N/A	EPA Water Score Number
Label Updates on Current Fields	Loan & Property	ENERGY STAR® Score Date	Energy Score Date



Removed Field	Loan & Property	Source Energy Use Intensity Date	N/A
Report Field Precision	Location (tab)	Current Format	New Format
Source Energy Use Intensity	Loan & Property	0	0.0

MBS Supplemental File

DUS Disclose Enhancement	Field Name	Current Location	New Location
New Fields	Green	N/A	Record Type 1
	Weighted Average Months to Rate Change - Current	N/A	Record Type 1

Additional Changes

DUS Disclose Enhancement	Details
Detail Transaction – Download Data (Additional Debt Sorting)	For loans with multiple additional debt records, the additional debt records will be sorted by Loan Additional Debt Lien Priority Type in the following order: First, Second, Third, then Fourth or More Subordinate.
Advanced Search Results – Download Report	<ul style="list-style-type: none"> Loan Mezzanine Loan Balance and Loan Mezzanine Monthly Payment will not be populated when the loan has no mezzanine debt (the two fields are currently being populated with data for a loan that has additional debt but no mezzanine debt). For loans with multiple additional debt records, the records associated to the loan with the additional debts will be sorted by Loan Additional Debt Lien Priority Type in the following order: First, Second, Third, then Fourth or More Subordinate.
Ongoing/Monthly IRP Changes	<ul style="list-style-type: none"> The Operating Statement Analysis Report (OSAR) is enhanced to account for Private Pay and DSCR for Senior Properties. Financial File: Private Pay will be displayed, if available. In addition, Private Pay will also be displayed on the User Interface as “Gross Potential Rent” under the Operating Statement tab (i.e., YTD and the preceding year columns).