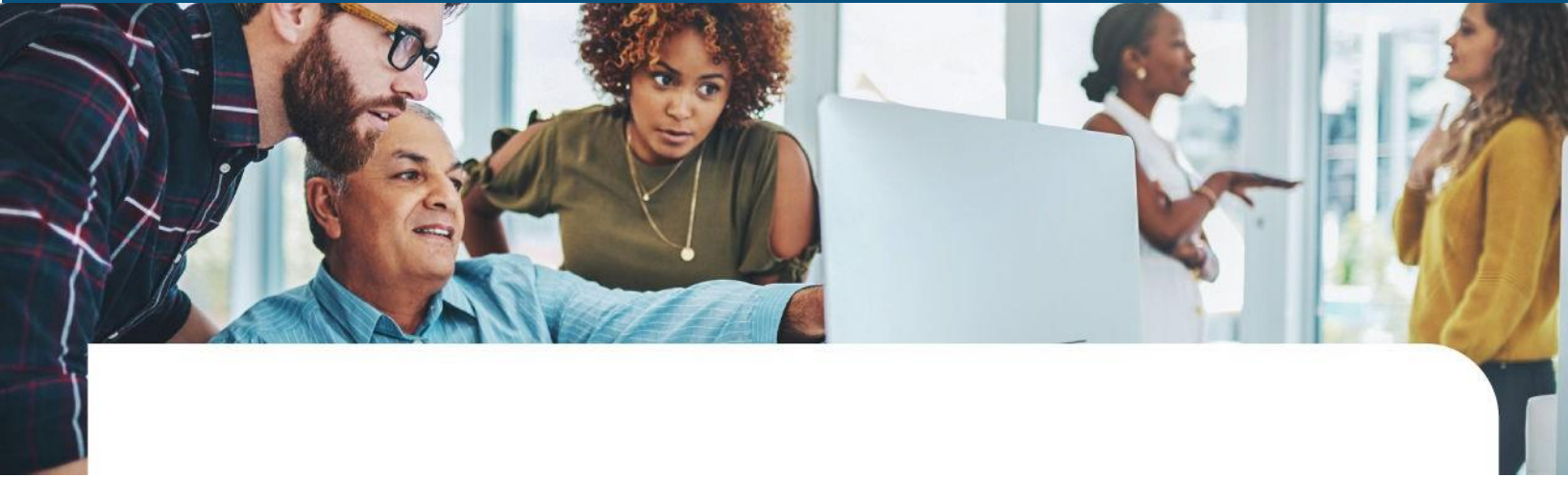


Q2 2025 DUS GATEWAY UPDATE



Fannie Mae will update the data requirements in DUS Gateway® for all Mortgage Loans, effective on **June 26, 2025**.

The following updates will be made to the data requirements in DUS Gateway for all Mortgage Loans, which will also impact API calls.

Summary of Changes

- New field being required prior to Deal Submission: “Refinance Sub-Type”;
- New field required on Deal registration: “Preferred Equity Type”;
- Property type allowable value field “Built For Rent Communities” is being renamed as “Build **To** Rent Communities”;
- New required Pre-Review reasons for lenders ineligible for the following products:
 - Credit Facility Initial Advance;
 - Seniors Housing;
 - MAH; and
 - MHC.

Details of Changes

- The “Refinance Sub-Type” field will be required when the “Loan Purpose” = “Refinance” and the “Refinance Type” = “Standard Refinance” or “Choice Refinance”. The “Refinance Sub-Type” field is currently optional and has the following allowable values:
 - “Maturity Refinance”; and
 - “Discretionary Refinance”.
- This “Preferred Equity Type” field is now required to register a deal. It is an existing field with the following allowable values:
 - “Not Applicable”;
 - “Hard Preferred Equity”;
 - “Mandatory Preferred Equity”; and
 - “Soft Preferred Equity”.
- On the “Property” page, when a Property type is selected, the previous allowable value “Built For Rent Communities” has been changed "Build To Rent Communities”.

For Product type “Ineligible Lenders”

- If a lender submits any Deal with an “Ineligibility” characteristic, the applicable following waiver will be required prior to submission.
 - When any Deal with a “Property type” equal to “MHC” is submitted, the following waiver is required.

Pre-Review and/or Waiver (New)	Lender Delegated?	Category	Sub-Category	Descriptor	Required
Pre-Review (Guide Requirements) Products & Features Ineligible Lender to deliver MHC	No	Pre-review (Guide Requirements)	Products & Features	Ineligible Lender to deliver MHC	Yes

- When a any Deal with a “Property type” equal to “Seniors” is submitted, the following waiver is required.

Pre-Review and/or Waiver (New)	Lender Delegated?	Category	Sub-Category	Descriptor	Required
Pre-Review (Guide Requirements) Products & Features Ineligible Lender to	No	Pre-review (Guide Requirements)	Products & Features	Ineligible Lender to deliver	Yes

deliver Seniors Housing				Seniors Housing	
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- o When a any Deal with “MAH” equal to “YES” is submitted, the following waiver is required.

Pre-Review and/or Waiver (New)	Lender Delegated?	Category	Sub-Category	Descriptor	Required
Pre-Review (Guide Requirements) Products & Features Ineligible Lender to deliver MAH	No	Pre-review (Guide Requirements)	Products & Features	Ineligible Lender to deliver MAH	Yes

- o When any Deal with “Structured” equal to “Credit Facility Initial Advance” is submitted, the following waiver is required.

Pre-Review and/or Waiver (New)	Lender Delegated?	Category	Sub-Category	Descriptor	Required
Pre-Review (Guide Requirements) Products & Features Ineligible Lender to deliver Credit Facility	No	Pre-Review (Guide Requirements)	Products & Features	Ineligible Lender to deliver Credit Facility	Yes

Contact Us

For questions, please contact, please contact your Fannie Mae Deal Team or the [Multifamily Salesforce Product Management](#) team.