



DUS Gateway™ Release Notes – Release 2.1

Fannie Mae will implement DUS Gateway™ Release 2.1 on April 22, 2017. The system will be offline beginning 8:00 a.m. ET on Saturday, April 22 for the morning, with a maintenance window lasting until 8:00am on Monday, April 24.

Key release highlights impacting Lenders:

1. Loss Sharing validation check
2. Response Letter enhancements
3. Validation that % of Units <= 50% of AMI cannot be greater than % of Units <= 80% of AMI
4. Loan Option upload data clean-up

Additional detail on Release 2.1 new functionality

1. Loss Sharing validation

Beginning with Release 2.1, DUS Gateway will check approved loss sharing percentages for deals against the requested loss sharing on each loan option entered into the system. The new field **Approved Loss Sharing Limit Percent** has been added to the Loan Terms section of the Loan Details Edit page in DUS Gateway. This field displays the loss sharing percentage allowed per the Modified Loss Sharing Matrix, based on the loan option's **Maximum Constrained Loan Amount**.

DUS Gateway will check Lender's requested Loss Sharing Percentage against the approved loss sharing, and will notify users if DUS Gateway identifies a mismatch. Users can update the requested loss sharing percentage prior to submission, or include a Modified Loss Sharing waiver on the deal.

Note that Structured Transactions are not included in the validation check. Lenders should continue to work with their Fannie Mae deal teams on any questions related to loss sharing on their deals.

The screenshot shows the 'Fannie Mae Loan Details Edit' interface. At the top, there are buttons for 'Recalculate & Save', 'New Loan Option', 'Filter Loan Options', and 'Cancel'. Below these are expand/collapse controls and a 'Select All' checkbox. The main section is titled 'Loan Terms' and contains a table with the following data:

Ask Tier 3 MBS 4.26% Fixed Rate 106 / 100 / 6 / 360 106 \$7.08MM Coterminous		Warnings 1. Loss Sharing Percent Requested Loss Sharing % does not match the loss sharing matrix. Please add a waiver and consult the deal team.
Supplemental Type	Coterminous	
Loan Term (months)	106	
Interest Only Period (months)	106	
Amortization Term (months)	360	
Loss Sharing Percent	100.00%	
Approved Loss Sharing Limit Percent	100.00%	

The 'Loss Sharing Percent' and 'Approved Loss Sharing Limit Percent' rows are highlighted with a red border. A yellow warning box is overlaid on the right side of the table.

-New Approved Loss Sharing Limit Percent field-



2. Response Letter enhancements

Based on Lender feedback, two changes have been made to response letters: a) attaching a PDF copy to email notifications, and b) expanding the character limit for waiver descriptions.

- a. **PDF:** Lender Contacts and Additional Lender Contacts added to deals in DUS Gateway will now receive a PDF copy of the response letter via email when Fannie Mae deal team members issue quotes on deals. Note that if Lenders would like originators to receive the PDF, they should add the originator to the Additional Lender Contact section of the deal.
- b. **Waiver Descriptions:** Previously, the waiver **Short Description for Fannie Mae Quote** field was limited to 256 characters. That limit has been raised to 3000 characters. This field on the Pre-Review and/or Waiver page has been renamed **Description for Fannie Mae Quote**. Please continue to work with Fannie Mae deal teams to ensure that only descriptions relevant for inclusion in the response letter are entered into this field. Additional notes can continue to be included in the **Additional Detail and Rationale for Request** field.

The screenshot shows a form with two main sections. The top section is titled 'Descriptor' and contains a dropdown menu labeled 'Descriptor' with 'None' selected. Below this is a section titled 'Description for Fannie Mae Quote' which is highlighted with a red box. The text 'Description for Fannie Mae Quote' is also highlighted. Below this is a text area with a red border and a red background, containing the text 'Use this Description to provide specifics on the request (such as LTV, DSCR, and ID) - to be included in the Fannie Mae Quote.' Below this is another section titled 'Additional Details and Rationale for Request' with a text area containing the text 'If not in your narrative or in an attachment, provide details/rationale for the request.'

-Description for Fannie Mae Quote now allows 3000 characters-

3. Validation that “% of Units <= 50% of AMI” cannot be greater than “% of Units <= 80% of AMI”

For cap management, accurate input of AMI-related fields on the Property page in DUS Gateway is important. A new validation has been added to ensure that the percentage of units less than or equal to 50% of AMI is not greater than the value entered for 80% of AMI. The system will now identify an issue when the user clicks save on the Property page where applicable.

The screenshot shows a 'Property' page with 'Save' and 'Cancel' buttons. Below the buttons is a red error message box with a red exclamation mark icon. The text in the error message is: 'Error: % of Units less than or = 80% of AMI: Value must be greater than % of Units less than or = 50% of AMI'

-New validation warning on AMI-related fields-



4. Loan Option upload data clean-up

With the introduction of loan option functionality in January, users can upload data into deals. Several enhancements are being made to DUS Gateway to ensure that erroneous and incorrect data are not uploaded. Variable rate data will not be uploaded on fixed rate options if erroneously included in the upload files. In addition, **Index Rate Type** will not upload if incorrectly formatted. Note that there are no changes made to the data file format.

For reference, data file format materials are available at the links below:

https://www.fanniemae.com/content/job_aid/dus-gateway-data-file-tool-job-aid.pdf

<https://www.fanniemae.com/content/tool/dus-gateway-loan-option-data-xml-schema.zip>

Please contact your NAM or submit a support requests via the “Cases” tab within DUS Gateway for questions. Email DUSGateway_support@fanniemae.com for other issues.