



Fannie Mae

**DUS GATEWAY® AND C&D™ COMMITMENT
INTEGRATION
FREQUENTLY ASKED QUESTIONS (FAQs)**

March 27, 2018



On February 28, 2018, Fannie Mae® Multifamily completed the phased rollout of Commitment Integration. Commitment Integration provides Lenders the ability to automatically send Commitment data for Pre-Review Deals and Refinance Deals from DUS Gateway® to Committing and Delivery (C&D™).

Listed below are common questions on the functionality and requirements related to Commitment Integration. For more information on what data is passed from DUS Gateway to C&D and how it is translated, refer to Appendix A contained within the [DUS Gateway and C&D Commitment Integration Training Presentation](#).

1. What is Commitment Integration?

It is the integration of DUS Gateway and C&D to enable the automatic transmission of a subset of Commitment data from DUS Gateway to C&D.

2. Are there similar data validations for DUS Gateway and C&D?

No, each system has a different set of data validations.

3. Using Commitment Integration, will we still setup the commitment for the deal manually in C&D?

The “Prepare C&D Data” process in DUS Gateway creates a draft Commitment in C&D. This draft Commitment needs to be completed in C&D in order for the Commitment to be confirmed by Fannie Mae.

4. Is the “Prepare C&D Data” process in DUS Gateway required?

It is an optional process. We encourage you to use it in order to reduce duplicate data entry.

5. Is a special role or special access required for the “Prepare C&D Data” process in DUS Gateway?

No, all DUS Gateway Lender users can submit a deal to C&D from DUS Gateway.

6. Our users do not have access to DUS Gateway or C&D. Who will provide them access?

Please contact your Technology Manager Administrator within your organization to gain access to DUS Gateway or C&D.

7. Can the “Prepare C&D Data” process be used for the following types of deals?

6.1. Performance Differentiation (PD) and Performance Differentiation – Lite deals

6.2. Portfolio Linked deals

6.3. Supplemental deals

6.4. Acquisition deals

6.5. Deals with delegated waivers



6.6. Deals with a pricing waiver and loan option

Yes, the process can be used for all of these deal types as long as the deal has at least one loan option, a valid quote (check the Quote Expiration Date), and the deal does not include any of the following features:

- DUS Split loan
- Bifurcated / trifurcated loan
- Forward
- Deal with one pool and multiple commitments

8. Can the “Prepare C&D Data” process be used for Master Portfolio deals?

No, you cannot submit a Master Portfolio deal to C&D.

9. Can the “Prepare C&D Data” process be used for Delegated deals?

No, Delegated deals do not have loan options or a valid quote, and therefore cannot use the process. The loan option data comprises a majority of the data sent from DUS Gateway to C&D.

10. When will we be able to use the “Prepare C&D Data” process for Delegated deals?

This functionality is being considered for a future implementation of Commitment Integration.

11. In order to use the “Prepare C&D Data” process, does the deal have to be both a Pre-Review deal and a Refinance deal, or can it be either?

No, the deal does can be either a Pre-Review deal or a Refinance deal; it does not have to be both.

12. What does the Seller Contact in C&D map to in DUS Gateway?

The Seller Contact in C&D maps to the Lender Contact for the deal in DUS Gateway.

13. Will small loan information be sent from DUS Gateway to C&D?

Yes, please see Appendix A of the [DUS Gateway and C&D Commitment Integration Training Presentation](#) for more information on what data will be sent.

14. Will Seniors Housing information and Supplemental Loan information be sent from DUS Gateway to C&D?

Yes, please see Appendix A of the [DUS Gateway and C&D Commitment Integration Training Presentation](#) for more information on what data will be sent.

15. How many fields are transmitted from DUS Gateway to C&D?



Approximately 40% of the fields required for Commitment in C&D are sent from DUS Gateway to C&D.

16. Should we decision the deal in DUS Gateway to “Won” before sending the data to C&D?

The “Prepare C&D Data” button will only appear on the deal when the **Won/Loss Decision** is “Won.”

17. Will the waivers that are declined in DUS Gateway be sent to C&D? If so, will we have to manually uncheck the declined waivers in C&D?

No, the declined waivers will not be sent from DUS Gateway to C&D through the “Prepare C&D Data” process.

18. Loan Document Modification waivers are not required before rate lock. Do the Loan Document Modification waivers have to be added to C&D through a change request?

Any waivers that are not in DUS Gateway at the time of data transfer to C&D can be manually added to the draft Commitment in C&D without a change request. If the deal is already Submitted for Commitment in C&D, then a change request is required.

19. In DUS Gateway, is there a way to print the waivers on the “Step 2 – Select Pre-Review and/or Waiver” page?

The standard browser printing functionality can be used. There is no specific print function within DUS Gateway for this page.

20. In DUS Gateway, are we required to enter data in all of the data entry fields on the “Step 3 – Review Deal Details” page?

No, only the Fannie Mae Seller Number is required. All other fields are optional.

21. If I do not adjust the Adjusted Guaranty Fee (bps) and the Adjusted Servicing Fee (bps) in equal increments on the “Step 3 – Review Deal Details” page in DUS Gateway, what will happen?

DUS Gateway will display an error message and prevent you from submitting the deal to C&D.

22. Do the Pre-Commitment Amount, Adjusted Guaranty Fee (bps), and Adjusted Servicing Fee (bps) fields in DUS Gateway need to match the Commitment amount, Guaranty Fee, and Final Servicing Fee in C&D?

No, but if you know these values at the time of using the “Prepare C&D Data” process in DUS Gateway then you should enter those values in DUS Gateway before sending to C&D. Otherwise, you can update those fields in C&D on the draft Commitment.

23. Should we use the “Prepare C&D Data” process in DUS Gateway before rate lock?

No, please use the “Prepare C&D Data” process in DUS Gateway after you have rate locked and enter the rate lock amount in the Pre-Commitment Amount field on the “Step 3 – Review Deal Details” page in DUS Gateway.



24. Does the “Submit to C&D” button on the “Step 3 – Review Deal Details” page in DUS Gateway create a deal in C&D?

Yes, it will create a new deal and register a draft commitment in C&D. To add information to an existing commitment, you have to make the entries manually in C&D.

25. If there is already a draft Commitment in C&D for my deal and I use the “Prepare C&D Data” process in DUS Gateway, will it create another draft Commitment in C&D?

Yes, it will result in two draft Commitments in C&D for the deal and you will have to delete one of them.

26. Does DUS Gateway receive any data back from C&D?

Yes, DUS Gateway receives the Commitment Number from C&D.

27. If we need to make a change to the data that was sent from DUS Gateway to C&D, do we update the data in DUS Gateway or C&D?

The data should be updated in C&D. Please add any additional properties for the deal in C&D.

28. After the Commitment has been confirmed in C&D or the deal has been delivered in C&D, do we have to go back to DUS Gateway and update any information?

If you determine a change may be needed after Commitment has been confirmed, please discuss the change with your Customer Engagement team to determine if the change needs to be made in DUS Gateway.

29. Can we go directly to C&D from DUS Gateway?

Yes, click on the C&D hyperlink available under Useful Links on the left navigation pane in DUS Gateway. It will open a new browser window that will prompt you to login to C&D if you have not already started an active C&D session during the day.

30. Is the Multifamily C&D Upload Template functionality still available in C&D?

Yes, the “Upload” link in C&D is available once you have navigated to your deal.

31. How can I use the Multifamily C&D Upload Template if data has been sent from DUS Gateway to C&D?

31.1. Please include the Commitment Number on the upload template to avoid creating a new commitment.

31.2. Please include all Commitment data on the upload template because it will overwrite data sent from DUS Gateway excluding Short Property and Registration information in C&D.

