



Job Aid for Credit Facilities in DUS Gateway[®]

Rate Lock/Commitment for Addition and Borrow-up



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Introduction

This guide highlights enhancements made to DUS Gateway® for Multifamily Credit Facility deals. This will help you take advantage of the new and updated functionality related to Commitment of an Addition or a Borrow Up.

This job aid will provide you with the steps necessary to perform Rate Lock/Commitment functions for Addition and Borrow-up deals in DUS Gateway.



Credit Facility Overview

The Credit Facility solution is a unified user experience and a modern platform that will transform the end-to-end process and systems. Our Solution provides a high-value, seamless customer experience for both Fannie Mae Multifamily teams and users to set up and manage a Credit Facility (Borrow Up or Addition) Deal.

Record Deal Decision

Click on the **Record Deal Decision** button to begin the decisioning process.

- The **Facility Option** will be defaulted from the Master Credit Facility.
- **Upload an Executed Term** Sheet from the “Choose File” button like Initial Advance.
- Click on **Save** to Decision the Deal to Won.
- The deal status changes to **Under Application**.

The screenshot shows the DUS Gateway interface for a 'Credit Facility Deal - XYZ'. The deal amount is \$383,476,000.00, and the deal status is 'Under Application'. The 'Record Deal Decision' button is highlighted with a red arrow. Below the main navigation bar, there is a 'Deal Detail' section with tabs for 'Chatter', 'Properties', 'Deal Participants', 'Loan Options', 'Additional Lender Contacts', 'Pre-Review and/or Waivers', 'Deal Documents', and 'More'. The 'Deal Overview' section shows the account name 'Multifamily Capital, Inc.', the lender contact 'LenderUser6', and the deal ID '473943'.



We need your feedback! Please give us [feedback](#) on our releases and release communications.

Reports API Tracker Dashboard Cases Useful Links

Make a Deal Decision

Indicate how you want to proceed with the deal.

Save Cancel

Decision: Won

Decision Details

Deal Competitor	--None--	Won/Lost Due to IO Structure	--None--
Won/Lost Due to Other Structure	--None--	Won/Lost Due to Proceeds	--None--
Won/Lost Due to Pricing	--None--	Won/Lost Due to Certainty of Execution	--None--
Won/Lost Due to Other Reason			

Credit Facility Details

Select Facility Option: FC Fannie Mae Seller Number:

Rate Lock/Commitment

A. Entering Rate Lock/Commitment data

On the main page, select the **Credit Facility Module** button.

- Select the **Rate Lock/Commitment** tab.
- The **Rate Lock/Commitment Loan Option** page will appear.
- Click the **Log Rate Lock/Commitment** button.

This will take you to the Rate Lock/Commitment Add/Edit page below so you can enter Rate Lock/Commitment data.

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics **Rate Lock/Commitment** Final Underwriting Credit Facility Checks

Back to Deal Ready to proceed 0 issue(s) Finish Rate Lock/Commitment

Total Outstanding Facility UPB	Max Quoted Credit Facility Amount	Facility Max LTV	Facility Min DSCR (Fixed)	Facility Min DSCR (Variable)	Facility Tier
\$107,800,494	\$30,000,000	65%	1.35	1.10	Tier 3

Available Loan Option (2)
Allocate proceeds across any number of loan options by clicking the 'Log Rate Lock/Commitment' button on the loan option.

LO937426	Loan Term	IO Period	Interest Type	Interest Rate	DSCR	LTV	Max Constrained Loan Amount	Loss Sharing	Log Rate Lock/Commitment
	120Mo.	120Mo.	Fixed Rate	4.36%	1.25	75%	\$93.7MM	100%	

Rate Locks/Commitments (1)

RL11011-611011 | \$10,000,000 | Interest Rate 4.590% | Rate Lock on 07/15/2025 | Book Entry 09/02/2025 | Standard Draft

Go to Rate Lock/Commitment



B. Editing or Reviewing Rate Lock/Commitment data

Rate Lock/Commitment Add/Edit page will provide you with the ability to **add and view** Rate Lock/Commitment data. The items in red are required fields.

The type of information to be added or viewed are:

- Rate Lock/Commitment Details
- Pricing
- Pricing Stipulation and Conditions
- Approved Prepayment Schedule
- Rate Lock/Commitment Certification
- Comments

Field	Rules
Rate Lock Amount	Rate Lock Amount must be greater than 0.
Index Rate (%)	Index rate must be greater than or equal 0% and less than or equal 100%.
Investor Spread (%)	Investor Spread must be greater than or equal 0% and less than or equal 100%.
Investor Price (%)	Investor Price must be greater than 0.
Book Entry Date	Book Entry Date must be greater than the Rate Lock Date. Book Entry Date cannot be in the past. Book entry date cannot be greater than 180 days from the Rate lock date (for Streamlined). Warning message: Book Entry Date (year) should be same as Planned Acquisition year (year). If not, the Rate lock should be submitted for review.
Final Servicing Fee	Final Servicing Fee must be greater than 0%
Final Guaranty Fee	Final Guaranty Fee must be greater than 0%
Updated End Month (1) and (2)	Updated End Months must be greater than 0 and larger than the respective Start Month (#).
MBS Investor is 'Other'	Other Investor name is required.
Interest Rate Buydown (%)	Interest Rate Buydown must be greater than or equal 0% and less than 100%.
Rate Lock Date	Rate Lock Date cannot be in the past. Rate Lock Date must be before the Quote expiration date and after the Under App Date



Rate Lock/Commitment Add/Edit

Add/Edit Rate Lock Data

Complete the required rate and spread lock fields below

[Back to All Rate Locks/Commitments](#)

0 Issues(s)

[Save Rate Lock/Commitment](#)

Loan Option Information

Interest Type ⓘ

Fixed Rate

Maximum Constrained Loan Amount ⓘ

\$376,066,526.00

Loan Term (months) ⓘ

84

Interest Only Period (months) ⓘ

84

Loss Sharing Percent ⓘ

100%

Loss Sharing Type ⓘ

Parl Passu

Rate Lock/Commitment Details

Status ⓘ

Draft

Execution Type ⓘ

MBS

* Rate Lock/Commitment Type ⓘ

Standard

* Rate Lock/Commitment Amount ⓘ

Complete this field.

* Book Entry Date ⓘ

* Investor Price (%) ⓘ

* Rate Lock/Commitment Date ⓘ

Interest Rate Buydown (%) ⓘ

Pre-Defined Price (%) ⓘ

100.000%

Excess Premium (%) ⓘ

0.000%

* MBS Investor ⓘ

--None--

* Index Rate Type ⓘ

--None--

* Investor Spread (%) ⓘ

* Index Rate (%) ⓘ

Pass Through Rate (%) ⓘ

0.000%

Pricing

Updates to Guaranty Fees and Servicing Fees will require this rate lock to undergo Fannie Mae review.

Current Interest / Note Rate (%) ⓘ

Quoted Guaranty Fee (%) ⓘ

1.315%

Quoted Servicing Fee (%) ⓘ

0.665%

Final Guaranty Fee (%) ⓘ

Final Servicing Fee (%) ⓘ

[+ Add a Guaranty Fee Adder](#)

[+ Add a Servicing Fee Adder](#)

Pricing Stipulations and Conditions

Pricing Stipulations Categories ⓘ

\$9-12M Premium

Pricing Conditions ⓘ

The lender will retain the first 0.50% of Excess Premium as defined in the DUS Pricing Memo. Any remaining Excess Premium will be shared 50% to the Lender and 50% to Fannie Mae. Alternatively, the Lender may elect to increase the applicable Guaranty Fees and Servicing Fees, on a one-to-one basis to reduce remaining Excess Premium above the initial lender retention amount.

The Lender may increase the Unshared Premium Portion by 0.25% when reallocating 4 basis points from Servicing Fee to Guaranty Fee from last quoted pricing.

Pricing is contingent upon delivery of at least 38.2% of units at 80% AMI.
No pricing contingency on units at 50% AMI.

RS00355627

Pricing Waiver Sub-Category ⓘ

Add'l GFee/Sfee Price Brk, Special Situation

Pricing Waiver Decision ⓘ

Accepted

Pricing Waiver Conditions/Modified Acceptance Details ⓘ

TEST

Prepayment

Approved Prepayment Schedule

Updates to Prepayment Schedule will require this rate lock to undergo Fannie Mae Review.

Prepayment Component (1) ⓘ

Yield Maintenance

Start Month (1) ⓘ

1

* End Month (1) ⓘ

78

Prepayment Component (2) ⓘ

1% Fixed Prepayment

Start Month (2) ⓘ

79

* End Month (2) ⓘ

81

Declining Premium Schedule ⓘ

Other Prepayment ⓘ

Rate Lock/Commitment Certification

☐

We certify that this data is a true and accurate representation of the trade agreement that we have entered into with the Investor pertaining to this Mortgage Loan. We further certify that the Mortgage Loan and the origination process for the Mortgage Loan comply with the requirements of the Lender Contract, the Multifamily Selling and Servicing Guide, the Transaction Documents, and/or other contractual requirement entered into with Fannie Mae.

General Comments

Lender Comments ⓘ

[Back to All Rate Locks/Commitments](#)

0 Issues(s)

[Save Rate Lock/Commitment](#)



Click **Go to Rate Lock/ Commitment** to view data inputs

Selecting the dropdown, you will see the details of the Rate Lock/Commitment created in relation to the Loan Option.

Preliminary UnderwritingOutstanding LoansLoan OptionsFacility TermsCombined AnalyticsRate Lock/CommitmentFinal UnderwritingCredit Facility Checks

Back to Deal

Ready to proceed0 issue(s)Finish Rate Lock/Commitment

Total Outstanding Facility UPB	Max Quoted Credit Facility Amount	Facility Max LTV	Facility Min DSCR (Fixed)	Facility Min DSCR (Variable)	Facility Tier
\$107,800,494	\$30,000,000	65%	1.35	1.10	Tier 3

Available Loan Option (2)

Allocate proceeds across any number of loan options by clicking the 'Log Rate Lock/Commitment' button on the loan option.

LO937426							
Loan Term	IO Period	Interest Type	Interest Rate	DSCR	LTV	Max Constrained Loan Amount	Loss Sharing
120Mo.	120Mo.	Fixed Rate	4.36%	1.25	75%	\$93.7MM	100%
<div>Log Rate Lock/Commitment</div>							

Rate Locks/Commitments (1)

RL11011-611011

\$10,000,000

Interest Rate 4.590%

Rate Lock on 07/15/2025

Book Entry 09/02/2025

Standard

Draft

Go to Rate Lock/Commitment



Rate Lock/Commitment View will display the completed data.

Add/Edit Rate Lock Data
Complete the required rate and spread lock fields below

[Back to All Rate Locks/Commitments](#)[Delete Rate Lock/Commitment](#)

0 Issues(s)Edit

Loan Option Information
Interest Type ¹
Fixed Rate
Maximum Constrained Loan Amount ¹
\$376,066,526.00
Loan Term (months) ¹
84
Interest Only Period (months) ¹
84
Loss Sharing Percent ¹
100%
Loss Sharing Type ¹
Part Passu

Rate Lock/Commitment Details
Rate Lock/Commitment Name ¹RL00925
Commitment Number ¹600057
Execution Type ¹MBS
Status ¹Draft
Rate Lock/Commitment Type ¹Standard
Rate Lock/Commitment Amount ¹\$383,476,000
Book Entry Date ¹12/20/2023
Investor Price (%) ¹100.1675000000
Interest Rate Buydown (%) ¹0.0000
Pre-Defined Price (%) ¹100.0000
Excess Premium (%) ¹0.1875000000
Rate Lock/Commitment Date ¹11/14/2023
MBS Investor ¹Other
Other Investor ¹Other Investor Name
Index Rate Type ¹7-Year Treasury Note
Investor Spread (%) ¹2.0000
Index Rate (%) ¹2.0000
Pass Through Rate (%) ¹4.0000

Pricing
Quoted Guaranty Fee (%) ¹1.3150
Final Guaranty Fee (%) ¹1.3150
Quoted Servicing Fee (%) ¹0.6650
Final Servicing Fee (%) ¹0.6650
Current Interest / Note Rate (%) ¹5.9800

Pricing Stipulations and Conditions
Pricing Stipulations Categories ¹59-12M Premium
The lender will retain the first 0.50% of Excess Premium as defined ...
The Lender may increase the Unshared Premium Portion by 0.25% ...
Pricing is contingent upon delivery of at least 38.3% of units at 80% A
No pricing contingency on units at 50% AML
Pricing Conditions ¹
Pricing Waiver Sub-Category (1) ¹Add'l GFee/Sfee Price Brk, Special Situation
Pricing Waiver Decision (1) ¹Accepted
Pricing Waiver Conditions/Modified Acceptance Details (1) ¹Pricing/Fees

Prepayment
Approved Prepayment Component (1) ¹Yield Maintenance
Start Month (1) ¹1
Approved End Month (1) ¹78
Approved Prepayment Component (2) ¹1% Fixed Prepayment
Start Month (2) ¹79
Approved End Month (2) ¹81
Declining Premium Schedule ¹
Other Prepayment ¹

Rate Lock/Commitment Certification
☒ We certify that this data is a true and accurate representation of the trade agreement that we have entered into with the Investor pertaining to this Mortgage Loan. We further certify that the Mortgage Loan and the origination process for the Mortgage Loan comply with the requirements of the Lender Contract, the Multifamily Selling and Servicing Guide, the Transaction Documents, and/or other contractual requirement entered into with Fannie Mae.

General Comments
Lender Comments ¹

Exception Reason
Lender Reason for Exception ¹
Lender Unlock Reason(s) ¹
Lender Unlock Comments ¹
Fannie Mae Unlock Reason(s) ¹
Fannie Mae Unlock Comments ¹

[Back to All Rate Locks/Commitments](#)[Delete Rate Lock/Commitment](#)

0 Issues(s)



Final Underwriting

C. Entering Final Underwriting data

Click on the **Final Underwriting** tab

Lender can enter Individual Property financials **by manual or upload** functionality

- **For manual** entry click on the individual property and enter details
- **For uploading** an entry click download template and reupload will populate file

Preliminary Underwriting

Outstanding Loans

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Back to Deal

Download Template

Upload Financials

Final Underwriting

Total Properties

Total Units

Final Underwritten Value

Final Underwritten NCF

Economic Vacancy

Go to Combined Rollup

Property Financials

Filter Property By Name

Property Name	Units	Approved Individual Min DSCR	Approved Individual Max LTV	Final Underwritten NCF	Final Underwritten Value	Fannie Mae Approved Value Amount	Fannie Mae Approved Date	New to Facility?
				\$:	\$			
				\$:	\$			
				\$:	\$			
				\$:	\$			
				\$:	\$			
				\$:	\$			
				\$:	\$			
				\$:	\$			



For Property Financial Download click **Download Template**.

- **Open the** Property Financial Template File downloaded.
- Confirm that the Property Underwritten Financial Statement **Status Type** is **Final**.
- Click on the **Enable Editing** button to enter the data.

FUW_Credit_Facility_Template - DEMO COMMITMENT ADDITION DEAL - Protected View Confidential - Internal Distribution* - Saved to this PC			
Internet can contain viruses. Unless you need to edit, it's safer to stay in Protected View. Enable Editing			
se Price			
	A	B	C
1	Property Name		
2	Property ID	PROP349328	PROP349329
3	Property Underwritten Financial Statement Status Type	Final	Final
4	Financial as of Date	6/23/2025	6/23/2025
5	Underwritten Value as of Date	7/3/2025	7/3/2025
6	Gross Potential Rent	8000000	4000000
7	Less Vacancy	0	0
8	Less Bad Debt	0	0
9	Less Concessions	0	0
10	Laundry / Vending Income	0	0
11	Parking Income	0	0
12	Commercial Income	0	0
13	Medicare and Medicaid Income (Seniors)	0	0
14	Nursing Medical Income (Seniors)	0	0
15	Secondary Residential Income (Seniors)	0	0
16	Meal Income (Seniors)	0	0
17	Cooperative Maintenance Fee Arrears (Cooperatives)	0	0
18	Other Income	0	0
19	Management Expense	1605287	1234979
20	General & Administrative Expenses	0	0
21	Payroll & Benefits Expenses	0	0
22	Utilities	0	0
23	Water & Sewer	0	0
24	Advertising & Marketing Expenses	0	0
25	Professional Fees	0	0
26	Ground Rent	0	0
27	Repairs & Maintenance Expenses	0	0
28	Real Estate Tax Expense	0	0
29	Insurance Expense	0	0
30	Housekeeping Expense (Seniors)	0	0
31	Meal Expense (Seniors)	0	0
32	Other Expense	0	0
33	Annual Capital Expenditures (Replacement Reserves)	0	0
34	Actual Cooperative Net Cash Flow (Cooperatives)	0	0
35	Allocable Facility Amount	40373007.96	24897260.91
36	Purchase Price	117500000	72460000
37	Built-Up Cost	117500000	72460000
38	Underwritten Value	117500000	72460000
39	Trailing One Month Net Rental Income	3000	3000
40	Trailing Three Months Net Rental Income	6000	6000
41	Trailing Six Months Net Rental Income	9000	9000

Save and close the completed file.



Click on the **Upload Financials** button to upload the spreadsheet.

ns

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Download Template

Upload Property Financials

Please Note: Ensure Property ID listed in the upload file is mapped to the correct Property Name.

Attach File

Upload Files

Or drop files

Cancel

Min DSCR

Max LTV

NCF

Value

Approved Value Amount

Fannie Mae Approved Date

New to Fa

1.25

80%

\$947,419.00

\$18,010,000.00

Yes

The lender can **edit** the individual property data by clicking into the individual property and click **Save And Calculate**.

Preliminary Underwriting

Outstanding Loans

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Individual Property Underwriting

Back to Deal

Back to Property List

Edit

Property Information

Number of Units

Underwritten Physical Occupancy (%)

City

State

MSA Name

Property Type

% of Units <= 50% of AMI

0.0%

% of Units <= 80% of AMI

0.0%

MAH

No

Green Building Certification

No

Year Built

Underwritten Net Cash Flow

Financial as of Date

Gross Potential Rent

Less Vacancy

Less Bad Debt

Less Concessions

Economic Vacancy

Net Rental Income

Laundry / Vending Income

Parking Income

Commercial Income

Medicare and Medicaid Income

Nursing Medical Income

Secondary Residential Income

Meal Income

Other Income



B. Request for Re-Valuation Process (New)

The **Re-Valuation Process** is required when the Lender **Final Underwriting Value** is **different** than the **Fannie Mae Approved Value**. The system will detect this difference and guide you through the re-valuation process.

The system will display a **banner** across the Final Underwriting Tab, **warning icons** in the Property Financial table, and highlighted within each individual property details to indicate this situation exists.

Lender will be **blocked** from proceeding to **Run Credit Facility Checks** until Re-Valuation is completed.

Click **Request Re-Valuation** to begin this process.

Once clicked a Success message will appear and Fannie Mae will be notified of the request.

The screenshot displays the 'Final Underwriting' tab in the Fannie Mae system. At the top, a navigation bar includes links for Preliminary Underwriting, Outstanding Loans, Loan Options, Facility Terms, Combined Analytics, Rate Lock/Commitment, Final Underwriting (selected), and Credit Facility Checks. A blue arrow points to the 'Final Underwriting' link. Below the navigation bar, an orange warning banner states: 'One or more properties have a value that does not match the Fannie Mae Approved Value Amount. Please re-upload financials or request a re-valuation from Fannie Mae.' A blue arrow points to this banner. Below the banner, there are three buttons: 'Back to Deal', 'Download Template', and 'Request Re-Valuation'. A blue arrow points to the 'Request Re-Valuation' button. Below these buttons, the 'Final Underwriting' section is visible, showing a table with columns: Total Properties, Total Units, Final Underwritten Value, Final Underwritten NCF, and Economic Vacancy. A 'Go to Combined Rollup' button is located to the right of this table. Below the table, the 'Property Financials' section is shown, featuring a table with columns: Property Name, Units, Approved Individual Min DSCR, Approved Individual Max LTV, Final Underwritten NCF, Final Underwritten Value, Fannie Mae Approved Value Amount, Fannie Mae Approved Date, and New to Facility?. Two blue arrows point to the 'Final Underwritten Value' and 'Fannie Mae Approved Value Amount' columns. To the right of the table is a search bar labeled 'Filter Property By Name' with a magnifying glass icon. The table contains four rows of data, each with a dropdown arrow on the right side.

Property Name	Units	Approved Individual Min DSCR	Approved Individual Max LTV	Final Underwritten NCF	Final Underwritten Value	Fannie Mae Approved Value Amount	Fannie Mae Approved Date	New to Facility?



When Fannie Mae completes the re-valuation, a **green banner** will display communicating to the Lender that this deal **can move to Credit Facility Checks for further processing**.

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics Rate Lock/Commitment **Final Underwriting** Credit Facility Checks

✓ Fannie Mae has completed a re-valuation of all properties and the updated values are captured below. The deal may proceed.

Back to Deal Download Template Upload Financials

Final Underwriting

Total Properties Total Units Final Underwritten Value Final Underwritten NCF Economic Vacancy Go to Combined Rollup

Property Financials Filter Property By Name

Property Name	Units	Approved Individual Min DSCR	Approved Individual Max LTV	Final Underwritten NCF	Final Underwritten Value	Approved Valuation Date	New to Facility?
---------------	-------	------------------------------	-----------------------------	------------------------	--------------------------	-------------------------	------------------

Credit Facility Checks (Updated)

A. Entering Credit Facility Checks data

Lender to **click Fetch Latest Data button** to get the most recent Fannie Mae Book of Business Data.

Any attribute that is not in the Fannie Mae Book of Business is required to be inputted manually.

Once all data is inputted and validated the **Run Credit Facility Checks** button will be enabled.

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics Rate Lock/Commitment Final Underwriting **Credit Facility Checks**

Back to Deal 0 issue(s) Fetch Latest Data Run Credit Facility Checks Submit for Review

Most recent data fetch: 7/16/2025, 01:24 PM

Credit Facility Checks

Click the Run Facility Checks button to run calculations.

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics Rate Lock/Commitment Final Underwriting **Credit Facility Checks**

Back to Deal 5 warning(s) Fetch Latest Data Run Credit Facility Checks Submit Credit Facility Checks

Most recent data fetch: 7/16/2025, 01:28 PM

Credit Facility Checks

Click the Run Facility Checks button to run calculations.



Click the Run Facility Checks button to run calculations.

Facility Option	Quoted Loan Amount	Individual Property Supportable Loan Amount	Facility Max LTV	Facility Min DSCR, fixed	Facility Min DSCR, variable	Facility Tier
FO	\$21	\$1	75%	1.25	1	Tier 3

LO#

Interest Type
Variable Rate

Loan Term
84Mo.

IO Period
84Mo.

Loss Sharing
100%

Interest Basis
Actual/360

Rate Locks/Commitments (1)

RL-00775 | Rate Lock on 11/2/2023 | Book Entry 12/21/2023 | Standard | UW Variable / Max Lifetime Interest Rate 5.369%

Rate Lock Amount (\$) * Final Loan Amount (\$)

Quoted Fixed Rate Equivalent Interest Rate (%) * Final Fixed Rate Eqr Interest Rate (%)

Quoted Cap Cost Factor (%) * Final Cap Cost Factor (%)

Estimated Structure ARM Principal Payment * Final Structured ARM Principal Payment

LO#883581

Interest Type
Fixed Rate

Loan Term
84Mo.

IO Period
84Mo.

Loss Sharing
100%

Interest Basis
Actual/360

Rate Locks/Commitments (1)

RL-00774 | Rate Lock on 11/15/2023 | Book Entry 12/30/2023 | Standard | Note Rate 2.609%

Rate Lock Amount (\$) * Final Loan Amount (\$)

Total Locked Proceeds
\$2

Combined Final Loan Amount
\$21

Credit Facility Calculations

Underwriting Checks

Max Constrained Loan Amount per Unit (\$)

Required Blended Facility DSCR

Actual Blended Facility DSCR

Combined Actual LTV

Combined Amortizing Debt Service (\$)

Combined Interest Only Debt Service (\$)

Combined Debt Yield

Amortizing Cap Strike Rate

Interest Only Cap Strike Rate

Disclosures Checks

Underwritten Net Cash Flow DSCR

Underwritten Net Cash Flow DSCR IO

Data Checks:
1. Final Loan Amount <= 1.05* Rate Lock Amount
2. Individual Property Supportable Loan Amount <= Combined Final Loan Amount

Run Credit Facility Checks populates the below highlighted section.

Back to Deal Fix errors to proceed 1 error(s) Run Credit Facility Checks Save Credit Facility Checks

Credit Facility Checks

Click the Run Facility Checks button to run calculations.

Facility Option	Quoted Loan Amount	Individual Property Supportable Loan Amount	Facility Max LTV	Facility Min DSCR, fixed	Facility Min DSCR, variable	Facility Tier
FO	\$268,188,000	\$350,288,790	75%	1.25	1	Tier 3

LO#

Interest Type
Variable Rate

Loan Term
84Mo.

IO Period
84Mo.

Loss Sharing
100%

Interest Basis
Actual/360

Rate Locks/Commitments (1)

RL-00775 | Rate Lock on 11/2/2023 | Book Entry 12/21/2023 | Standard | UW Variable / Max Lifetime Interest Rate 5.369%

Rate Lock Amount (\$) * Final Loan Amount (\$)

Quoted Fixed Rate Equivalent Interest Rate (%) * Final Fixed Rate Eqr Interest Rate (%)

Quoted Cap Cost Factor (%) * Final Cap Cost Factor (%)

Estimated Structure ARM Principal Payment * Final Structured ARM Principal Payment

LO#

Interest Type
Fixed Rate

Loan Term
84Mo.

IO Period
84Mo.

Loss Sharing
100%

Interest Basis
Actual/360

Rate Locks/Commitments (1)

RL-00774 | Rate Lock on 11/15/2023 | Book Entry 12/30/2023 | Standard | Note Rate 2.609%

Rate Lock Amount (\$) * Final Loan Amount (\$)

Total Locked Proceeds
\$268,188,000

Combined Final Loan Amount
\$268,188,000

Credit Facility Calculations

Underwriting Checks

Max Constrained Loan Amount per Unit (\$)

Required Blended Facility DSCR

Actual Blended Facility DSCR

Combined Actual LTV

Combined Amortizing Debt Service (\$)

Combined Interest Only Debt Service (\$)

Combined Debt Yield

Amortizing Cap Strike Rate

Interest Only Cap Strike Rate

Disclosures Checks

Underwritten Net Cash Flow DSCR

Underwritten Net Cash Flow DSCR IO

Credit Facility Calculations Section is populated



If all the Rate Locks/Commitments are in Accepted status, the lender may proceed to Submitting the Credit Facility Checks by acknowledging the below pop-up.

Ready to save your checks?

This will save and lock down the Credit Facility Checks calculations as well as rate locks and final underwriting. Please confirm below that underwriting data is final and you are ready to save.

☒ I have run these checks with final property underwriting data

[Cancel](#) [Save Checks](#)

B. SARM Outstanding Loan Validation Process

If there is a SARM Variable rate loan outstanding loan, then the lender cannot proceed to Authorization to Close until Fannie Mae Operations team has granted approval.

Lender will be required to submit supporting documentation to Fannie Mae for approval. The supporting document must be an Excel file named **SARM T-12 Interest and Hedge Payment Data**.

An information banner will display allowing the Lender to upload the supporting file as an option at this time.

Facility Option: FO- Facility Max LTV: 70% Facility Min DSCR, fixed: 1.25 Facility Min DSCR, variable: 1.00 Facility Tier:

LC: Interest Type: Fixed Rate Loan Term: 120Mo. IO Period: 120Mo. Loss Sharing: 100% Interest Basis: Actual/360

✓ Rate Locks/Commitments (1)

RL08192 | Draft | Rate Lock/Commitment 6/2/2025 | Book Entry 7/21/2025 | Standard | Note Rate 4.590%

Rate Lock/Commitment Amount (\$): \$10,000,000.00 * Final Loan Amount (\$): 10,000,000.00

✓ Outstanding Loans (5)

Outstanding SARM Loans must upload supporting documents prior to submitting for Review. [Upload Attachment](#)

Loan: Variable | UPB \$ Mortgage Margin: 0% | Advance Min Underwriting Strike Rate: 0% | Loan Current Actual

Interest Rate: %



If the Lender has not uploaded the supporting documentation at this time and clicks **Run Credit Facility Checks**, then the system will display an orange banner blocking the Lender from proceeding until documentation is attached.

The screenshot shows the DUS Gateway interface. At the top, there is an orange banner with a warning icon and the text: "On Outstanding SARM Loans, supporting documents are required by Fannie Mae." To the right of the banner is a button labeled "Upload Attachment". Below the banner, there is a row of buttons: "Back to Deal", "Fix errors to proceed" (with a red badge indicating "2 issue(s)"), "Fetch Latest Data", "Run Credit Facility Checks" (highlighted with a blue arrow), and "Submit for Review". Below these buttons, there is a section titled "Credit Facility Checks" with the text: "Click the Run Facility Checks button to run calculations." To the right of this section, there is a timestamp: "Most recent data fetch: 7/16/2025, 01:54 PM".

DUS Gateway is **checking** for the **Excel file** document called **SARM T-12 Interest and Hedge Payment Data**. This file is the Lenders evidence for the field called **SARM T-12 Interest Hedge Payment Amount**.

Lender to click **Upload Attachment** from either the information bar or error banner. This will open an attachment modal for file upload. The upload will be restricted to Excel file only.

The screenshot shows the "Upload Attachments" modal. At the top, there is a title bar with the text: "Attachments are required by Fannie Mae." Below the title bar, the main heading is "Upload Attachments". The body of the modal contains the text: "Attach your Excel file below. You can re-upload deal documents as needed up until you submit for review. You will also need to provide additional details to complete document upload." Below this text, there is a button labeled "Upload Files" with an upload icon, and a dashed box containing the text "Or drop files". At the bottom right of the modal, there is a "Cancel" button.

The system will default:

- Document name to **SARM T-12 Interest and Hedge Payment Data**. The system will disregard the file name and always default to this exact name.
- Document category to **Transaction Review**
- Sub-category Transaction **Review- OTHER**.



The screenshot shows the Fannie Mae system interface. At the top, a green success message states: "Success Document successfully uploaded. Please re-run Credit Facility checks to enable 'Submit for Review'." Below this is a navigation bar with links: Home, Deal List, Reports, API Tracker Dashboard, Cases, and Useful Links. The main section is titled "DEMO DEAL" and contains a horizontal menu with options: Preliminary Underwriting, Outstanding Loans, Loan Options, Facility Terms, Combined Analytics, Rate Lock/Commitment, Final Underwriting, and Credit Facility Checks (which is selected). Below the menu, there are buttons: "Back to Deal", "1 warning(s)", "Fetch Latest Data", "Run Credit Facility Checks", and "Submit for Review". A timestamp indicates "Most recent data fetch: 7/16/2025, 01:54 PM". At the bottom, the section is titled "Credit Facility Checks" with a note: "Click the Run Facility Checks button to run calculations."

Once the **SARM T-12 Interest and Hedge Payment Data** file is successfully uploaded, the Lender must **re-run the Credit Facility Checks button** to enable the **Submit for Review** button.

Lender to click **Submit for Review** to submit Credit Facility Checks to Fannie Mae for **approval** of the SARM T-12 Interest and Hedge Payment Data.

This screenshot shows the same Fannie Mae system interface as the previous one, but with updated status. The "1 warning(s)" button now shows "0 issue(s)". The status text reads "Ready to submit credit facility checks". The "Submit for Review" button is now active and highlighted with a blue arrow. The timestamp at the bottom right is "Most recent data fetch: 7/21/2025, 09:37 AM".

Submitting for Review will notify the business to this deal **can proceed or return** for modifications.

The lender will be **notified via email** if the Credit Facility Checks are approved or returned.

If the **Credit Facility Checks** are **approved**, then the Lender can proceed with Authorization to Close.

If the **Credit Facility Checks** are **returned**, then the reason for return will be stated in the email and the expectation is for the lender to **address feedback and re-run, re-submit Credit Facility checks** until approved.



C. User Created Outstanding Loan Validation Process

If the loan is **already delivered**, click on **Fetch Latest Data** button. Mark the user created Loan to **exclude** it from the Credit Facility Checks run. After this, submit for Fannie Mae Review.

Loan

Variable | UPB : 0 | Mortgage Margin 0.000% | Advance Min Underwriting Strike Rate | Loan Current Actual Interest Rate : %

Excluded from Credit Facility Checks

☒ Exclude

* Commitment Number ⓘ

Actual Fixed Equivalent Interest Rate(%) ⓘ

* Final Cap Cost Factor (%) ⓘ

Show Open Cases

Request Data Change

Preliminary Underwriting

Outstanding Loans

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Authorization to Close

⚠

Credit Facility Checks are submitted for review. You will be notified by the Fannie Mae team upon approval.

Back to Deal

0 issue(s)

Fetch Latest Data

Run Credit Facility Checks

Submit for Review

Most recent data fetch: 8/6/2025, 09:07 AM

If the loan is **not delivered**, enter additional data for the user created-Outstanding Loan. **Run Credit Facility checks.**

Preliminary Underwriting

Outstanding Loans

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Back to Deal

Ready to submit credit facility checks

0 issue(s)

Fetch Latest Data

Run Credit Facility Checks

Submit for Review

Most recent data fetch: 8/7/2025, 12:27 PM

Credit Facility Checks

Click the Run Facility Checks button to run calculations.

Then **Submit for Fannie Mae Review**. No additional documentation from the lender is required.

Preliminary Underwriting

Outstanding Loans

Loan Options

Facility Terms

Combined Analytics

Rate Lock/Commitment

Final Underwriting

Credit Facility Checks

Back to Deal

Ready to submit credit facility checks

0 issue(s)

Fetch Latest Data

Run Credit Facility Checks

Submit for Review

Most recent data fetch: 8/7/2025, 12:27 PM

Credit Facility Checks

Click the Run Facility Checks button to run calculations.



Once completed, **Click Submit for Review** to notify Fannie Mae.

Fannie Mae will receive notification and process the request. The lender will be **notified via email** if Fannie Mae Deal Team approved or returned the request.

If the request is **approved**, then the Lender can proceed with Authorization to Close.

If the request is **returned**, then communicate with the deal team to what needs to be fixed to move the deal forward. You can submit a case to get more support here.

Fannie Mae | DUS Gateway | Home | Deal List | Reports | API Tracker Dashboard | Cases | Useful Links

Show Open Cases | Request Data Change

Preliminary Underwriting | Outstanding Loans | Loan Options | Facility Terms | Combined Analytics | Rate Lock/Commitment | Final Underwriting | **Credit Facility Checks**

Back to Deal | 0 Issue(s) | Fetch Latest Data | Run Credit Facility Checks | Submit for Review

Most recent data fetch: 7/18/2025, 03:01 PM

Credit Facility Checks

Click the Run Facility Checks button to run calculations.

Facility Option	Facility Max LTV	Facility Min DSCR, fixed	Facility Min DSCR, variable	Facility Tier
FO	75%	1.35	1.10	

LC

Interest Type	Loan Term	IO Period	Loss Sharing	Interest Basis
Fixed Rate	120Mo.	120Mo.	100%	Actual/360

▼ Rate Locks/Commitments (1)

RL11293 | Accepted | Rate Lock/Commitment 7/18/2025 | Book Entry 7/22/2025 | Standard | Note Rate 4.830%

Rate Lock/Commitment Amount (\$) | * Final Loan Amount (\$) | 20,000,000.00

▼ Outstanding Loans (4)

Outstanding SARIN Loans must upload supporting documents prior to submitting for Review. | Upload Attachment

Loan User Created 175286368945 | Fixed | UPB \$40,000,000.00 | Note Rate 5.980%

Original PI Due to Fannie Mae (\$) | Max Monthly Payment Per Fannie Mae Participation (\$) | Monthly Interest Payments (\$) | Loan | Fixed | UPB \$ | Note Rate % | Original PI Due to Fannie Mae (\$) | Max Monthly Payment Per Fannie Mae Participation (\$)

Credit Facility Calculations

Underwriting Checks

Max Quoted Credit Facility Amount | \$8 | Individual Property Supportable Loan Amount | \$2 | Required Blended Facility DSCR | Actual Blended Facility DSCR | Combined Actual LTV | Combined Amortizing Debt Service (\$) | Combined Interest Only Debt Service (\$) | Combined Debt Yield | Amortizing Cap Strike Rate | Interest Only Cap Strike Rate

Disclosures Checks

Underswritten Net Cash Flow DSCR

Authorization to Close

The system will **default the Fannie Mae Seller** number from the Master Credit Facility.

Create a confirmation of Authorization to Close like Initial Advance.