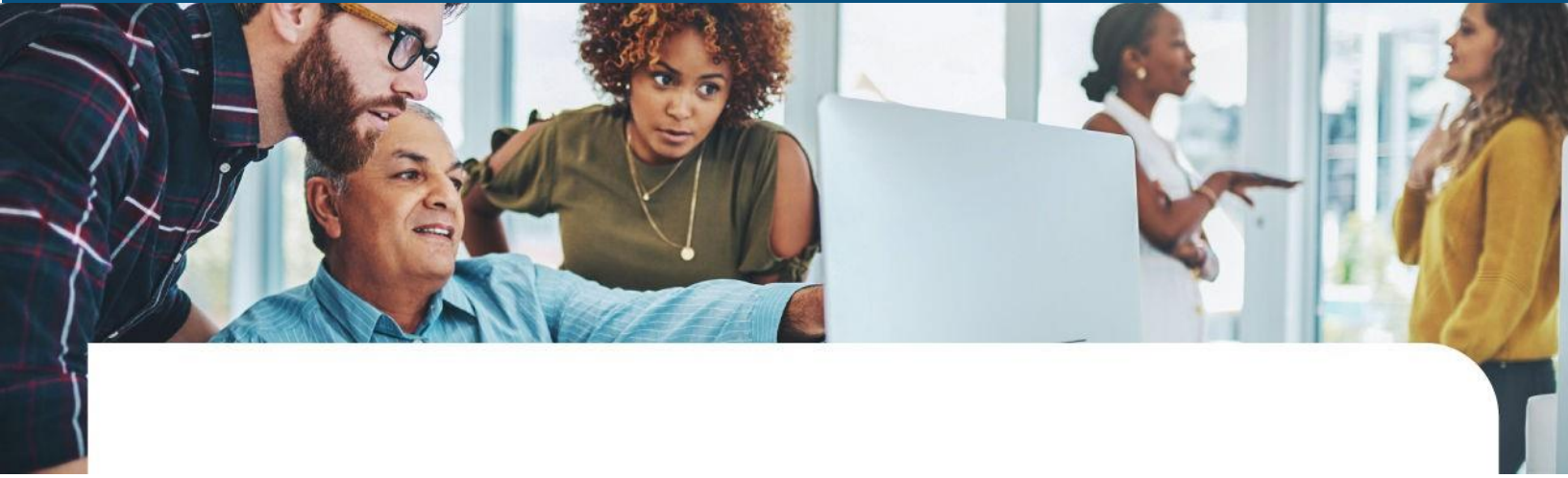


DUS Gateway Update: February 19, 2026



Effective for all Mortgage Loans entering data in DUS Gateway® on or after February 19, 2026 and April 16, 2026, Fannie Mae will update the data requirements.

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

Green Building Certification updates:

1. The following current **Green Building Certification Type** dropdown Allowable Values will be **Deleted** on the **Property** page starting February 19, 2026.

Field Name	Constraint	New Allowable Value
Green Building Certification Type	NA	ENERGY STAR Next Gen Certified Buildings
		Green Globes Multifamily for Existing Buildings with Net Zero
		Green Globes Multifamily for New Construction with Net Zero
		Green Globes Multifamily Performance Plus for Existing Buildings with Net Zero
		Green Globes Multifamily Performance Plus for New Construction with Net Zero
		ENERGY STAR®, Existing Multifamily Buildings

2. The following new **Green Building Certification Type** Allowable Values will be **Created** on the **Property** page starting **February 19, 2026**.

Field Name	Constraint	New Allowable Value
Green Building Certification Type	NA	BREEAM International New Construction
		Green Globes Multifamily for Existing Buildings plus Journey to Net Zero Energy
		Green Globes Multifamily for New Construction plus Journey to Net Zero Energy
		Green Globes Multifamily Performance Plus for Existing Buildings plus Journey to Net Zero Energy
		Green Globes Multifamily Performance Plus for New Construction plus Journey to Net Zero Energy
		LEED Building Design and Construction: New Construction and Major Renovations
		National Green Building Standard (NGBS) Multifamily for Existing Buildings
		National Green Building Standard (NGBS) Multifamily for New Construction
		ENERGY STAR Existing Multifamily Buildings

Multifamily Affordable Housing (MAH) Updates:

- An existing “Optional Descriptor” value will be **required** when “Category” is “Pre-Review (4660)” and “Sub-Category” is “Products and Features” for Pre-Review Waivers on MAH Mortgage Loans, **starting April 16, 2026**.

Category Value	Sub-Category Value	New Descriptor Value
Pre-Review (4660)	Products and Features	Earn-out

Loan Option – Sources and Uses Updates:

- A new data validation on the **Loan Option** page will be required on the following existing fields to improve the quality of data submitted **starting April 16, 2026**.

Field Name	Validation
Mezz/Preferred Equity 1	Required if Mezzanine and Preferred Equity Debt Service > \$0
Mezz/Preferred Equity 2	Required if Mezzanine and Preferred Equity Debt Service > \$0
Payoff Existing Mortgage	If Loan Purpose = Refinance, then must be > \$0
Property Purchase Price	If Loan Purpose = Acquisition, then must be > \$0 If Loan Purpose = Refinance, then must be = \$0
Origination Fees	Origination Fees + Lender Closing/Transaction fees must be > 0

Lender Closing/Transaction	Origination Fees + Lender Closing/Transaction fees must be > 0
----------------------------	--

Contact Us

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