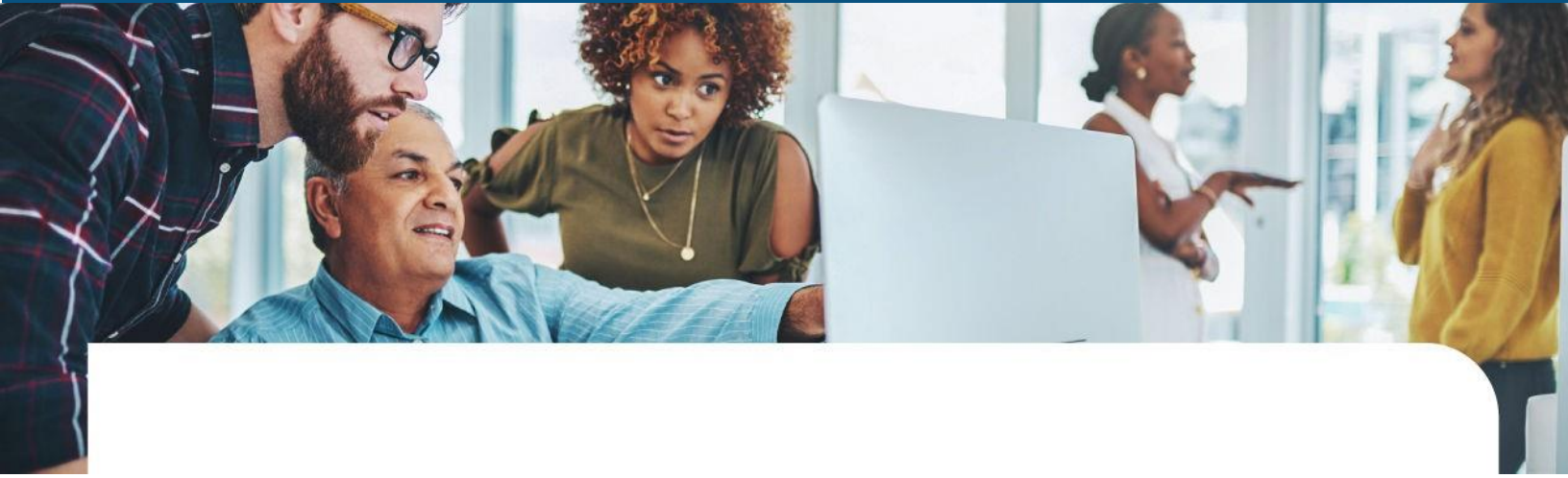


Q1 2025 DUS GATEWAY UPDATE



Fannie Mae will update the data requirements in DUS Gateway® for all Mortgage Loans on **April 4, 2025**.

The following updates will be made to the data requirements in DUS Gateway for all Mortgage Loans and will impact API calls as well.

Summary of Changes

- New conditional requirement for “Forward Commitment Period”;
- New required field on deal called “Refinance Type”; and
- New required fields for “Property”.

Details of Changes

- Given a deal has a value for “Forward Type” then the field “Forward Commitment Period” must be completed.
- When the “Loan Purpose” field has a value of “Refinance”, then a new field called “Refinance Type” will be required to be completed at the time of Deal Submission. This new field, “Refinance Type” will have the following allowable values from the dropdown:
 - Maturity Refinance; or
 - Discretionary Refinance.
- Properties created after April 3rd, 2025, will have these new data validations:
 - “Building Type” will be required.

- o The system will block the submission of a deal if any Property has Property Type = “Market-Rate Cooperative” or “Limited Equity Cooperative”, and the “Chapter 9 Small Loans” flag on the Deal is set to “Yes”.
- o Update on required fields on Property: when Property Type = “Market-Rate Cooperative” or “Limited Equity Cooperative”.

#	Field	Status	Update	Required
1	Estimated Market Value	Existing field	Relabel to Cooperative Market Rental Basis	Yes
2	Estimated Gross Sell Out Value	Existing field	Relabel to Cooperative Gross Sell Out Value Basis	Yes
3	Percentage of Units Sold to Shareholders	Existing field	Relabel to be Percentage of Shareholders Units	Yes
4	Does any 1 (one) Sponsor own more than 40%?	Existing field	Will be retired	
5	Sponsor owned unit?	New field	Picklist, allowable values are "Yes" and "No"	Yes
6	Percentage of Sponsor Owned Unit	New field	Percentage field	Yes. Put 0 if Sponsor owned unit? is "No"
7	Do the unsold units generate a positive or negative carry?	Existing field	Will be retired	
8	Sponsor-owned units generate negative carry?	New field	Picklist, allowable values are "Yes" and "No"	Yes
9	Dollar amount per year	New field	Dollar number	Yes. Put 0 if Sponsor-owned units generate negative carry? is "No"
10	Projected Maintenance Fee Increase to achieve a balanced budget as a %	Existing field	Relabel to Percentage of maintenance fee increase to achieve balanced budget	Yes
11	New Maintenance Fees as a % of Comparable Rents	Existing field	No change	Yes

12	Reserve Balance as a % of Annual Maintenance Fees	Existing field	Relabel to Operating Reserve as a % of Annual Maintenance Fees	Yes
13	Accounts Receivable as a %	Existing field	Relabel to Accounts Receivable as % of annual maintenance fee	Yes
14	Sublet unit?	New field	Picklist, allowable values are "Yes" and "No"	Yes
15	Sublet unit %	New field	Percentage field	"Yes". Put "0" if Sublet unit ? is "No".
16	Type of Limited Equity Cooperative	New field, applicable for Building Type = Limited Equity Cooperative only	Allowable values are: <ul style="list-style-type: none"> • Governmental Entity; • Third-Party Capital Provider; • Its Own Organizational Documents 	"Yes" only for Building Type = Limited Equity Cooperative

Contact Us

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