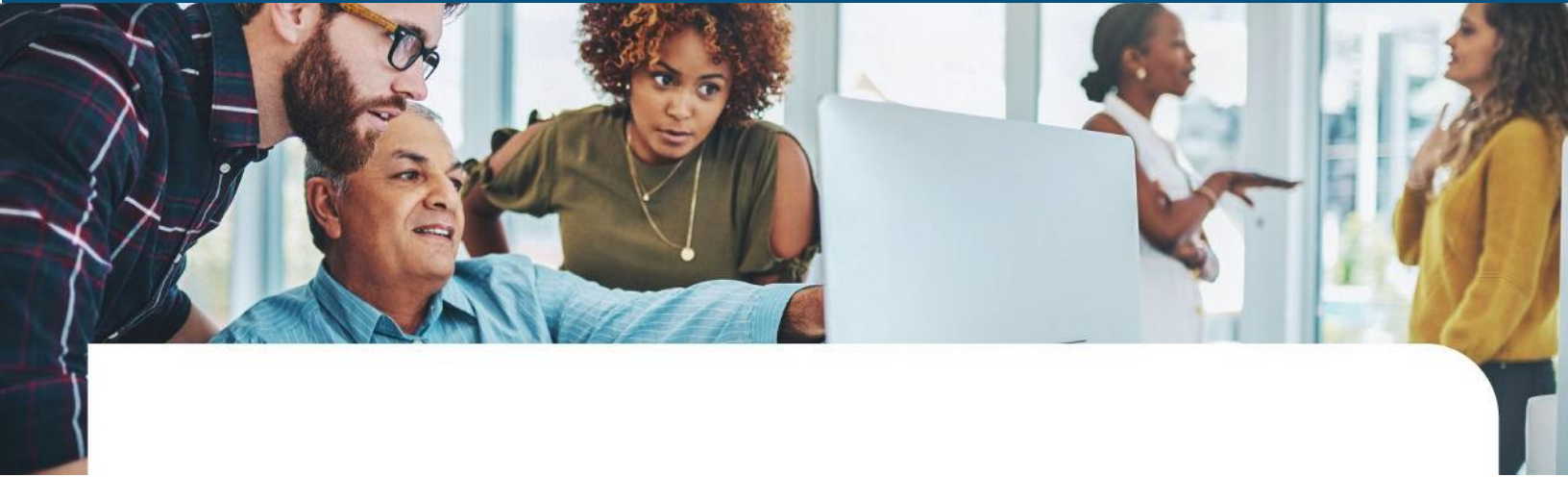




## Q3 2024 DUS GATEWAY UPDATE



**Effective September 13, 2024**, Fannie Mae will update the data requirements in DUS Gateway® for all Mortgage Loans.

Effective **September 13, 2024**, the following updates will be made to the data requirements in DUS Gateway for all Mortgage Loans, which will also impact API calls.

### Summary of Changes

- Prepayment changes and new requirements for certain “Prepayment” fields on the “Loan” page; and
- Changes in the data required for SARM Loan Options.

#### 1. For any “Loan Option” created on or after the effective date, the following changes and new requirements will be implemented to the “Prepayment” fields on the “Loan” page:

- a. The “**Prepayment Component (2)**” will always be required and will have a new allowable value of “**No Prepayment (Open)**”.
- b. If “**Prepayment Component (2)**” does not have a value of “**No Prepayment (Open)**”, then “**Prepayment Component (3)**” will be required. If “**Prepayment Component (3)**” has a value, then “**End Month (3)**” will be required.
- c. A new field “**Other Declining Premium Schedule**” will be required when “**Other**” has been selected from “**Declining Premium Schedule**” where the schedule must contain only numbers and “-” (e.g., “5-4-3-1”).
- d. New validation rules will be implemented for the following “Prepayment” fields:
  - **Prepayment Component (1)**
  - **Prepayment Component (2)**
  - **Prepayment Component (3)**

Lender training will be provided in Q3 for these new validations.

## 2. The following changes are being made in the way data is captured for SARM Loan Options:

### a. The following new fields are being added:

- SARM Underwritten Cap Strike Rate: a new field in which users enter the current SARM minimum Cap Strike Rate, required when Variable Product Type = SARM;
- Max Note Rate: a new field that will be calculated by the Gateway system; and
- Max Note Rate Constant: a new field that will be calculated by the Gateway system.
- The following new fields are only applicable when “Loan Purpose” = “Supplemental”:
  - 1st Lien Variable Product Type: only required when “1st Lien Interest Type” is “Variable Rate”. Allowable values are:
    - SARM;
    - ARM 7/6;
    - ARM 7/4;
    - Hybrid ARM; or
    - ARM 5/5;
  - 1st Lien Mortgage Margin: only required when “1st Lien Variable Product Type” is “SARM”. “1st Lien Mortgage Margin” is the sum of Investor Spread, plus Guaranty Fee, plus Servicing Fee at time of Commitment;
  - 2nd Lien Variable Product Type: only required when “2nd Lien Interest Type” is “Variable Rate”. Allowable values are:
    - SARM;
    - ARM 7/6;
    - ARM 7/4;
    - Hybrid ARM; or
    - ARM 5/5; and
  - 2nd Lien Mortgage Margin: only required when “2nd Lien Variable Product Type” is “SARM”. “2nd Lien Mortgage Margin” is the sum of Investor Spread, plus Guaranty Fee, plus Servicing Fee at time of Commitment.

### b. The following fields will be no longer be needed for SARM Loans (Note: These fields are still required for ARM 5/5 Loans and ARM 7/6 Loans):

- Underwritten Stress / Max Lifetime Pass Through Rate;
- Underwritten Variable / Max Lifetime Interest Rate; and
- Underwritten Variable / Max Lifetime Rate Loan Constant.

## Contact Us

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