

DUS Insights Glossary

The table below provides attributes and definitions for many of the terms used in DUS Insights®.

Attribute Name	Definition
Affordable Housing Type	Indicates the type of multifamily affordable housing for the property supporting the mortgage loan. Types include: LIHTC, Project Based HAP/Sec 8, LIHTC & Project Based, HAP/Sec 8, Other, Not MAH.
Age Restricted	Indicates if the property either restricts occupancy to persons who are 62 years of age or older or requires that at least 80% of the units in a community be occupied by at least one person who is 55 years of age or older, or as otherwise defined in the Housing for Older Persons Act (HOPA).
Building Type	Indicates the type of building for the property securing the loan. Types include: Garden : A multifamily low-rise property having substantial amount of open, usually landscaped ground. High-Rise : A tall multifamily multi-unit building or structure used as a residential and office building. Mid-Rise : A multifamily property having a moderately large number of stories, usually five to ten, and equipped with elevators. Townhouse : A tall, narrow, two- or three-story house built as one of a group of similar traditional row houses. Single Family rental : A building (home, house, or dwelling) usually occupied by just one household or family, and consists of just one dwelling unit or suite. Other : A Property Building Type other than Garden, High-Rise, Mid-Rise, Townhouse, Single family rental, and rental.
Capital Expenditures / Replacement Reserves	The funds set aside for the periodic repair and upgrade of building components that wear out more rapidly than the building itself and therefore must be replaced during the building's economic life.
Cap Ex Reserve (per Unit)	The funds held in the capital expenditures/replacement reserve divided by the number of units at the property.
Comparable Set	The total count of property comparables found as a result of a particular search.
Distance from the Subject Address	The distance in miles from the subject property (or the center of the zip code for a city search) to the comparable property.
Effective Gross Income	The amount of total revenues for the most recent operating statement reported by the servicer.
Green Certification	Indicates the type of designation, if any, awarded by a third party certifying that the related mortgaged property meets defined criteria for energy and/or water efficiency, waste management, indoor air quality, and/or other environmental sustainability measures.
Green Financing Type	The type of green financing under which a mortgage loan was originated.
Gross Potential Rent	The rental income, including subsidies, that should be received if all occupied units were rented at their current market rents.
Inspection Rating	Indicates the condition of the property based on the most recent inspection results.
Inspection Rating Date	The date of the most recent physical site inspection.
Less: Vacancy Loss – Concessions	The amount of the foregone residential income due to rental allowances (e.g., free rent for one or more months, a move-in allowance, etc.).
Less: Vacancy Loss – Loss-to-Lease	The amount of lost income associated with losses from physical vacancy and/or write-offs.
Metropolitan Statistical Area, MSA	The Metropolitan Statistical Area (or PMSA if the MSA is consolidated) in which the property is located.



Attribute Name	Definition
My Company Loan Indicator	An indicator to denote whether a property is in a Lenders' portfolio (the Lender or predecessor company was the Loan Seller).
Net Cash Flow	The dollar amount of income received by the property after accounting for operating expenses and after deducting capital expenditures (replacement reserves) per the most recent operating statement reported by the servicer on the property.
Number of Months Covered	The property operating statement period count in months (the count would be typically 12 for annuals).
Operating Expense Ratio	The sum of total operating expenses (not including replacement reserves) divided by the effective gross income.
Origination Date	The date on which the mortgage note or deed of trust is executed.
Other Income - (-) Bad Debt	The amount of foregone residential income due to non-paying tenants.
Other Income - Commercial	The amount of income (net any vacancies) received from commercial tenants.
Other Income - Other	The amount of additional income not otherwise included in Secondary Residential, Commercial, or Bad Debt.
Other Income - Secondary Residential	The amount of income generated by a second or additional resident occupying the same unit.
Physical Occupancy	The most recent available percentage of rentable units occupied.
Property Address	The street address of the property or properties which serve as mortgage collateral.
Property City	The name of the city where the property or properties which serve as mortgage collateral are located.
Property Name	At securitization, the name of the property which serves as mortgage collateral.
Property State	At securitization, the two-character abbreviated code representing the state in which the property or properties which serve as mortgage collateral are located.
Property Type	Indicates the specific type of the property securing the mortgage loan. Types include: Multifamily, Cooperative, Manufactured Housing, Seniors, Dedicated Student, Other, Military.
Property Value	The value of the related mortgaged property as reported at the time of securitization.
Property Value As of Date	The date the property value of the related mortgaged property was reported.
Property ZIP Code	At securitization, the zip (or postal) code for the property or properties which serve as mortgage collateral.
Size	The size in number of units for comparable properties found as a result of a search.
Statement End Date	The last day of the reporting period for the most recent operating statement.
Total Operating Expenses	The amount of total operating expenses normalized, and annualized as applicable, that relates to the preceding fiscal year end operating statement. Included are real estate taxes, insurance, management fees, utilities, and repairs and maintenance. Excluded are capital expenditures, tenant improvements, and leasing commissions.
Units	At securitization, the total number of residential units in all phases of the property securing the mortgage loan.
Value per Unit Or Property Value Per Unit	The value of the related mortgaged property as reported by the Lender at the time of securitization divided by the total number of units.
Year Built, Built, Built in	The year in which a mortgaged property (or the first phase of a multi-phase mortgaged property) was built.

Questions? Contact DUS_Insights@fanniemae.com