Fannie Mae Connect™ APIs

Need More Support?

If you need more support, we're here to help answer questions and ensure your implementation of the API is successful. Submit a question to the Fannie Mae Resource Center or call 800-2FANNIE (800-232-6643), then press option 1, and option 1 again to be connected to the Technology Support Center.

To explore our APIs and get started right away, please visit the Developer Portal.

Frequently Asked Questions

This document provides answers to frequently asked questions about the Fannie Mae Connect APIs. For more information about Fannie Mae Connect, visit our page on Fanniemae.com.

General

Q1. What is an API?

API stands for *Application Programing Interface*.

APIs are system-to-system interfaces that enable customers and third-parties to receive and/or deliver data and services in real time via a modern B2B interface. Our APIs are HTTP-based RESTful APIs that use OAuth 2.0 for authorization and use the JSON format for request and responses bodies.

Q2. Is there a fee to use the API?

No, there is no usage fee associated with the Fannie Mae Connect APIs.

Q3. Are there any usage limits?

We enforce a rate limit of 100 calls per day to each API. Exceeding this rate results in a "429 too many requests" error response. There are no additional per-hour or per-day limits. This 100-calls-per-day rate is the only limitation to your API usage.

Q4. How do I start working with the API?

The Fannie Mae Connect APIs are available to approved Fannie Mae sellers and servicers. For more information, see Getting Started with API Guide

Q5. I cannot successfully connect to the API, who can I contact for support?

For onboarding and connectivity questions, submit your question to the Fannie Mae Resource Center or call 800-2FANNIE (800-232-6643), then press option 1, and option 1 again to be connected to the Technology Support Center.

Q6. I can successfully connect to the API but I have questions about the data in the JSON response.

For questions about data returned by the API, contact the Fannie Mae Connect product team at fmconnect_advanced_team@fanniemae.com

Q7. Do you have sample code I can use to setup my program to call the API?

Yes. On the Fannie Mae Connect site, an API developer page with additional resources with sample JAVA code is available for your use. To view the developer resource page, you will need to login to Fannie Mae Connect with a valid user account assigned to the following role: FANNIEMAE_CONNECT_API_EXTERNAL. Once this role has been assigned to your user ID, you will see an 'API' menu item in the site navigation.

Q8. Does the data returned by the API differ from data on the Fannie Mae Connect report?

No. The API and the equivalent Fannie Mae Connect report will return the same data.

Q9. Do you plan to retire the report on Fannie Mae Connect?

No. Both APIs and their equivalent reports will remain available on Fannie Mae Connect.

Using the Whole Loan Purchase APIs

Q11. What does this API do?

The Whole Loan Purchase APIs provide loan-level financial details about the whole loan purchase by Fannie Mae. For more details, please refer to the Whole Loan Purchase Advice API Product Sheet.

Q12. What is the difference between the Seller and Servicer versions of this API?

As is the case with their equivalent reports, the Whole Loan Purchase Advice Seller API returns ~25 pricing related attributes not available in the Servicer version of the API.

Q13. How often is data refreshed for the Whole Loan Purchase APIs?

Data returned by the API is refreshed nightly. Passing the required parameter of Purchase Date will bring back Purchase Advice details for all loans purchased on a given date.

Q14. What are the required and optional parameters for this API?

Purchase Date is a required parameter and will return details for all loans purchased by Fannie Mae in a single day. Seller Servicer is an optional parameter.

Using the Buy Up/Buy Down API

Q15. What does this API do?

The Buy Up/Buy Down API provides loan-level data and related pool-level data for MBS pools closed from the previous day. For more details, please refer to the [Buy Up/Buy Down API Product Sheet](#).

Q16. How often is data refreshed for the Buy Up/Buy Down API?

Data returned by the API is refreshed nightly. As seen on the equivalent Fannie Mae Connect report, each morning Buy Up/Buy Down data will be available for the previous day's "Date Run"

Q17. What are the required and optional parameters for this API?

Date Run is a required parameter. It represents the date that the Buy Up/Buy Down calculations ran and the Fannie Mae Connect report is refreshed. Seller Servicer number is an optional parameter.

Using the Potential HomeReady® Eligible Casefiles API

Q18. What does this API do?

The Potential HomeReady Eligible Casefiles API provides a daily list of DU casefiles that may be eligible for HomeReady, including the estimate of potential LLPA savings if resubmitted as HomeReady. For more details, please refer to the [Potential HomeReady Eligible Casefiles API Product Sheet](#).

Q19. How often is data refreshed for this API?

Data returned by the API is refreshed nightly. As seen on the equivalent Fannie Mae Connect report, each morning casefile data will be available for the previous day's "Date of Last Submission" in DU.

Q20. What are the required and optional parameters for this API?

Date of last DU Submission is a required parameter. This parameter will return all the DU Casefiles eligible for HomeReady along with associated LLPA details. Seller Servicer number is an optional parameter.

Using the Committing and Delivery Fee Draft Notifications API

Q21. What does this API do?

The Committing and Delivery Fee Draft Notifications API provides daily credit and debit adjustments that have been filed and will be drafted at the loan, commitment & seller level after acquisition by Fannie Mae. For more details, please refer to the [Committing and Delivery Fee Draft Notifications API Product Sheet](#).

Q19. How often is data refreshed for this API?

Data returned by the API is refreshed nightly. As seen on the equivalent Fannie Mae Connect report, each morning fee data will be returned for the previous day's "File Date."

Q20. What are the required and optional parameters for this API?

File Date is a required parameter and allows the API to return all the fees and associated details filed for that day. Seller Servicer number is an optional parameter.