



Collateral Underwriter Version 4.1 Release Notes

January 31, 2017

Updated March 7, 2017

During the weekend of March 25, 2017, Fannie Mae will implement Collateral Underwriter® (CU™) Version 4.1, which will include the following:

- Update to Property Value Representations and Warranties
- User Interface Enhancements

March 7, 2017 - The following changes are being made to these Release Notes:

- **The user interface enhancements will also include an update to the colors of the house icons on the Comp Review map.**

Update to Property Value Representations and Warranties

In December 2016, Fannie Mae began offering lenders Day 1 Certainty™ with freedom from representations and warranties on property value for eligible loans with a CU risk score of 2.5 or lower on the appraisal. This offering, powered by CU, provides greater speed and simplicity while maximizing the efficiency of your business.

Effective with CU Version 4.1, the eligibility of the enforcement relief requirements will be based solely on a CU risk score of 2.5 or below, regardless of underwriting method or Desktop Underwriter® (DU®) recommendation.

The loan will need to meet Fannie Mae sale and delivery requirements and will need to be secured by a one-unit detached, attached, or condominium property.

NOTE: Two-to-four unit properties, manufactured homes, and units in cooperative projects will continue to be ineligible for the enforcement relief.

DU Impact

The removal of the check for an Approve/Eligible recommendation when issuing the enforcement relief messages will apply to all DU loan casefiles submitted or resubmitted after the weekend of March 25, 2017.

The messages related to the enforcement relief will be updated to remove references to the DU risk assessment, effective the weekend of March 25, 2017:

CU Message ID	CU Message Text
FNM1101	Based on the CU results for the appraisal submitted under DocFileID <DocFileID> on <date and time> this loan is eligible for the enforcement relief on representations and warranties related to property value.
FNM1102	Based on the CU results for the appraisal submitted under DocFileID <DocFileID> on <date and time> this loan is not eligible for the enforcement relief on representations and warranties related to property value.

As a reminder, it is highly recommended, but not required, that lenders leverage the CU integration with DU to receive the CU feedback (including the enforcement relief messages above) as part of the DU loan casefile submission. To obtain the CU feedback in DU, lenders must provide the appraisal Doc File ID, Appraisal Value Indicator of "Actual," and Appraised Value in the DU submission. For more information, review the [DU Version 10 December 2016 Update Release Notes](#).

NOTE: As a reminder, the enforcement relief message is not issued on DU Refi Plus™ loan casefiles. When a lender obtains an appraisal for a DU Refi Plus loan, the lender is not responsible for the standard representations



and warranties related to the value, marketability, and condition of the property as reflected in the property valuation. Refer to the Selling Guide for additional information.

Additional information on the updates to the enforcement relief on representations and warranties related to the property value will be provided in a *Selling Guide* update scheduled in March 2017.

User Interface Enhancements

In CU Version 4.1, enhancements will be made to the new CU view (CU Classic view will not be impacted) including:

Comp Review Page

- On the map, the house icon pop-up boxes will display only when the house icon is clicked on (hovering over the icon will no longer display the pop-up box or move the map up or down).
- Using the wheel of a mouse to scroll up and down the page will move only the page and will no longer zoom the map in or out.
- The Define Region functionality will provide the option to return to the original CU results by selecting the 'Update Model Data' button.
- The 'Qual F' (Appraisal Quality Flag) column on the Subject Appraisals tab will properly display when the Appraisal Quality Flag is issued.
- **Updated March 7:** On the map, the house icon colors will be updated to more closely match the blue and orange colors in Classic CU for appraiser-provided and model-provided comparable sales.

Adjustments Page

- The comparable sale address will be moved below the thumbnail picture to show the full picture of the comp.

For More Information

For more information about these Release Notes, lenders may contact their Fannie Mae customer account team. Additional information about these changes and general functionality will be available in the updated Collateral Underwriter User Guide after the CU Version 4.1 release.