

# Desktop Underwriter/Desktop Originator Release Notes

## DU Version 11.0 August Update

June 22, 2022

During the **weekend of Aug. 20, 2022**, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 11.0. The changes in this release will apply to DU Version 11.0 loan casefiles **submitted or resubmitted** on or after the weekend of Aug. 20, 2022.

The changes in this release include the following:

- RefiNow™ Updates
- Housing Goals Message Updates
- DU Address Standardization
- Updates to align with the Selling Guide

### RefiNow Updates

#### Documentation Messages

On RefiNow loan casefiles, DU currently suppresses the standard documentation messages and issues a message specifying that the lender must obtain a verbal verification of employment for all borrowers using employment income to qualify and to document the borrower's income in accordance with the RefiNow refinance guidelines. DU will be updated to issue employment documentation messages specific to RefiNow when the documentation requirements are different than standard documentation requirements and will issue the standard documentation messages when the RefiNow requirements are the same as standard.

#### Asset Documentation Flexibility

DU was updated with the DU Version 11.0 March Update to no longer require assets to be documented on refinance transactions when the funds required to be verified are \$500 or less. This enhancement will now be extended to RefiNow loan casefiles.

### Housing Goals Message Updates

The housing goals Observation messages will be updated to include the area definitions, and the following message updates will be made to reflect the 2022 sub-goals.

Housing Goal	Criteria for Goal
Low-Income Areas Sub-goal	Message will be removed
<b>New Message</b> Minority Census Tracts Sub-goal	Owner-occupied, purchase, conventional mortgages with properties located in a minority census tract where the total qualifying income is equal to or less than 100% of AMI.
<b>New Message</b> Low-Income Census Tracts Sub-goal	Owner-occupied, purchase, conventional mortgages with either properties located in a low-income census tract that is not a minority census tract (regardless of the income level), or properties located in both a low-income and minority census tract where the total qualifying income is greater than 100% AMI.



## **DU Address Standardization**

The service used by DU to standardize the address in order to determine the Area Median Income limit, the loan limit, and to match property addresses for RefiNow and for appraisal waiver eligibility will be updated. The updated version of the service will now return data based on 2020 census.

## **Updates to Align with the *Selling Guide***

### **Miscellaneous Message Text Changes**

To continue to provide clarity and consistency with the *Selling Guide*, various DU messages will be updated.

## **For More Information**

For more information about these Release Notes, lenders may contact their Fannie Mae Business Account Management Solutions (BAMS) team, and mortgage brokers should contact their DO sponsoring wholesale lender. For technology considerations, an Integration Impact Memo will be posted on the [Technology Integration](#) page.