

In Case You Missed It 2025

A summary of *Selling Guide*, *Servicing Guide*, and other policy communications

What you need to know

This document summarizes recent *Selling Guide*, *Servicing Guide*, and related policy updates, clarifications, or other supporting communications. It provides links to related resources as applicable.

We made many of these changes and communications in direct response to lender feedback requesting that we simplify or clarify policies or processes.

How to read this document



Most recent up top

The most recent items are listed first in the table below.



Quick reference

These Lender Letters, published before 2025, are still in effect:

- [LL-2024-01](#): HomeReady Product Enhancement
- [LL-2023-07](#): COVID-19 Payment Deferral and Fannie Mae Flex Modification for COVID-19 Impacted Borrowers
- [LL-2023-03](#): Impact of COVID-19 on Servicing
- [LL-2021-10](#): Expanding Refinance Eligibility with RefiNow™



Acronyms and abbreviations

CU: Collateral Underwriter® (CU®)

DU/DO: Desktop Underwriter® (DU®) and/or Desktop Originator® (DO®)

LL: Lender Letter (reinforces existing policy or describes temporary policies)

SEL: *Selling Guide* Announcement

SVC: *Servicing Guide* Announcement



Look for what's most relevant to you

- Appraisals
- Loan Delivery
- Risk Management/Quality Control
- Servicing Servicing-specific publications are also highlighted with a gray background.
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Fannie Mae's *Selling* and *Servicing Guides* and their updates, including *Guide* announcements and release notes, are the official statements of Fannie Mae's policies and procedures and control in the event of discrepancies between the information provided in this summary and the *Guides*.

31	SVC-2025-07 (12/17/2025)	■ HomeStyle® Refresh	Updates to introduce HomeStyle Refresh, a rebranded version of the HomeStyle® Energy mortgage.
		■ Miscellaneous update	Preventing, detecting and reporting mortgage fraud clarifications.
30	SEL-2025-10 (12/10/2025)	■ HomeStyle® Refresh	Introduced a rebranded version of HomeStyle® Energy with expanded financing options and streamlined requirements.
		■ HomeStyle® Renovation	Expanded eligible upfront disbursements, removed \$50,000 renovation cap for manufactured homes, and clarified using limited cash-out refinance transactions to buy out a co-owner's interest.
		■ Remove the 3% acceptability requirement for 7- and 10-year ARMs	Eliminated this requirement for ARM loans with initial fixed-rate periods.
		■ Accessory dwelling units and manufactured homes	Expanded eligibility criteria for accessory dwelling units and manufactured homes.
		■ Preventing, detecting and reporting mortgage fraud clarifications	Eliminated inconsistencies and added additional resources and clarity to prevent fraudulent transactions.
		■ Miscellaneous update	Clarified minimum credit score requirements.
29	LL-2025-04 (11/25/2025)	■ Confirmation of Conforming Loan Limit Values for 2026	Provides the base and high-cost loan limits for 2026.

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28	SVC-2025-06 (11/12/2025)	<ul style="list-style-type: none"> ■ Allowable Bankruptcy Attorney Fees Exhibit 	Updates the Allowable Bankruptcy Attorney Fee Exhibit to include the “Response to Motion to Determine Status” fee.
		<ul style="list-style-type: none"> ■ Miscellaneous update 	Bankruptcy cramdowns on recourse or indemnified loans.
27	SEL-2025-09 (11/05/2025)	<ul style="list-style-type: none"> ■ Relief from enforcement of representation and warranties for certain undisclosed liabilities 	Expanding Day 1 Certainty® offerings to include representation and warranty relief for undisclosed non-mortgage liabilities.
		<ul style="list-style-type: none"> ■ Single-closing construction-to-permanent loans 	Expanding the eligibility for the age of credit document exception for the single-closing construction loans.
		<ul style="list-style-type: none"> ■ Minimum credit score requirements 	Removing minimum credit score requirements for Desktop Underwriter® (DU®) loans.
		<ul style="list-style-type: none"> ■ Miscellaneous update 	Allowing loans held in <i>inter vivos</i> trusts to be sold to Fannie Mae as eMortgages.
26	DU/DO Release Notes (<i>updated 11/05/2025, 09/24/2025</i>)	<ul style="list-style-type: none"> ■ DU version 12.0 Nov Update 	<p>During the weekend of Nov. 15, 2025, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 12.0, which will include the changes described below. Unless otherwise noted below, the changes in this release will apply to DU V. 12.0 loan casefiles submitted or resubmitted to DU on or after the weekend of Nov. 15, 2025.</p> <p>The changes in this release include the following updates:</p> <ul style="list-style-type: none"> • Eligibility Assessment Update (updated Nov. 5, 2025) • Documentation Updates for Borrowers without Traditional Credit • Undisclosed Liabilities (added Nov. 5, 2025) • Rural High-Need Areas (added Nov. 5, 2025) • Updates to Align with the Selling Guide
25	DU for Government	<ul style="list-style-type: none"> ■ DU for government loans 	During the weekend of Nov. 15, 2025, Desktop Underwriter® (DU®) for government loans will be updated to support FHA and VA changes.

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	<u>Loans Release Notes</u> <i>(10/15/2025)</i>		
24	<u>SEL-2025-08</u> <i>(10/08/2025)</i>	■ Rental incomes updates	Allowing for use of rental income from accessory dwelling units and aligning documentation requirements for rental income reported from a business with that from individuals
		■ Allowable cash back	Increasing the maximum cash back allowed for limited cash-out refinance transactions.
23	<u>LL-2025-03</u> <i>(10/01/2025)</i>	■ Impact of Federal Government Shutdown	We are providing temporary guidance on selling and servicing policies that may be impacted by the federal government shutdown that began Oct. 1, 2025. These temporary policies are effective immediately upon the government shutdown and will automatically expire when the federal government resumes full operations. As a reminder, Selling Guide B7-3-06, Flood Insurance Requirements for All Property Types , and Servicing Guide B-3-01, Flood Insurance Requirements Applicable to All Property Types , contain the policies that lenders and servicers must follow in the event of a lapse of funding for the National Flood Insurance Program.
22	<u>DU/DO Release Notes</u> <i>(09/24/2025)</i>	■ DU version 12.0 Nov Update	<p>During the weekend of Nov. 15, 2025, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 12.0, which will include the changes described below. Except for one of the minimum credit score updates, the changes in this release will apply to DU V. 12.0 loan casefiles submitted or resubmitted to DU on or after the weekend of Nov. 15, 2025.</p> <p>The changes in this release include the following updates:</p> <ul style="list-style-type: none"> • Eligibility Assessment Update • Documentation Updates for Borrowers without Traditional Credit • Updates to Align with the Selling Guide

21	DU/DO Release Notes <i>(updated 09/24/2025, 07/30/2025)</i>	<ul style="list-style-type: none"> ■ DU version 12.0 Sept Update 	<p>During the weekend of Sept. 27, 2025, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 12.0, which will include the changes described below. The changes in this release will apply to DU V. 12.0 loan casefiles submitted or resubmitted to DU on or after the weekend of Sept. 27, 2025.</p> <p>The changes in this release include the following updates:</p> <ul style="list-style-type: none"> ● Eligibility Assessment Update* (added Sept. 24, 2025) ● Property Assessment and Valuation ● Limited Cash-out Refinance Transactions ● First-time Homebuyer Determination ● Restricted Stock ● Updates to Align with the Selling Guide <p>*Note: These changes will only apply to DU Version 12.0 loan casefiles created on or after Sept. 28, 2025</p>
20	SEL-2025-07 <i>(09/03/2025)</i>	<ul style="list-style-type: none"> ■ Retirement of “appraisal waiver” ■ Rescission of reconsideration of value components ■ Expansion of MH Advantage® ■ Establishing borrower ownership interest – life estates 	<p>Removing the term “appraisal waiver” from use alongside “value acceptance” in the Selling Guide.</p> <p>Revises two requirements of the framework for a borrower-initiated reconsideration of value.</p> <p>Expanding eligibility requirements for manufactured homes.</p> <p>Clarifying borrower ownership interest in life estates.</p>
19	LL-2025-02 <i>(Updated 08/27/2025)</i>	<ul style="list-style-type: none"> ■ Advance Notice of Changes to Servicing Processes and Systems 	<p>Updated the effective date for each topic (event-based reporting, loan data expansion, and P&I remittance for summary reporting A/A mortgage loans) to inform servicers that implementation timelines are available on the website.</p>

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18	SVC-2025-05 (08/13/2025)	<ul style="list-style-type: none"> ■ Updates to policies for mortgage loans subject to a temporary interest rate buydown plan 	Provides instructions for the application of interest rate buydown funds in connection with workout options and clarifies borrower notice requirements related to pending interest rate increases associated with mortgage loans subject to an interest rate buydown plan.
		<ul style="list-style-type: none"> ■ Update to the requirements for sending a Payment Reminder Notice 	Provides flexibility to servicers regarding the requirements for sending a payment reminder notice to a borrower by extending the time to send such notices from the 17th day of delinquency to the 20th day of the month.
		<ul style="list-style-type: none"> ■ Miscellaneous updates 	<ul style="list-style-type: none"> • Clarification on transfer of property into an <i>inter vivos trust</i> • Loan Modification Agreement
17	SEL-2025-05 (08/06/2025)	<ul style="list-style-type: none"> ■ Co-op share loan and Project Eligibility Waivers policy updates 	Updating multiple requirements pertaining to co-op project eligibility and the Project Eligibility Waiver process.
		<ul style="list-style-type: none"> ■ Miscellaneous updates 	<ul style="list-style-type: none"> • Reminder of disaster-related forbearance options • Capital Markets Operations information
16	SVC-2025-04 (07/09/2025)	<ul style="list-style-type: none"> ■ Reference to Republic Mortgage insurance Company 	Removes reference to Republic Mortgage Insurance Company and updates the MI Claims Portal Participants Exhibit.
		<ul style="list-style-type: none"> ■ Miscellaneous updates 	<ul style="list-style-type: none"> • Foreclosure Time Frames and Compensatory Fee Allowable Delays Exhibit* • Compliance with laws • Approved mortgage insurers and related identifiers <p>*Policy changes not applicable to reverse mortgage loans.</p>

15	SEL-2025-05 (07/02/2025)	■ Review requirements for condo and co-op project eligibility	Updating project standards policies for properties that are terminating or involved in insolvency proceedings.
		■ Compliance with laws	Clarifying reporting requirements related to anti-money laundering for non-Bank Secrecy Act regulated entities.
		■ Desktop Underwriter loan casefiles archival policy and resubmission	Extending the DU loan casefile archival period to 540 days and the resubmission timeframe to 18 months for single-close construction-to-permanent transactions.
		■ Lender incentives	Removing the dollar limit for lender incentives.
		■ Miscellaneous updates	<ul style="list-style-type: none"> • Remote Notarization indicator • DU Version 12.0 and Selling Guide alignment
		■ List of approved mortgage insurers and approved mortgage insurance forms	Incorporates changes to these third-party companies and related forms.
14	LL-2025-02 (06/18/2025)	■ Advance Notice of Changes to Servicing Processes and Systems	Provides advance notice of transformational changes to streamline servicing, enhance risk management, and improve efficiencies for our mortgage servicing partners. These changes will be delivered in a multi-year, phased approach. We will communicate the implementation timeline in Q3 2025.
13	DU/DO Release Notes (06/18/2025)	■ DU version 12.0 July Update	<p>During the weekend of July 19, 2025, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 12.0, which will include the changes described below.</p> <p>The changes in this release include the following updates:</p> <ul style="list-style-type: none"> • DU Address Standardization • Copyright Update
12	SVC-2025-03 (06/11/2025)	■ Preforeclosure property preservation	Updates to property preservation expense reimbursement limits and preservation guidance.

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11	Servicing Notice (06/11/2025)	<ul style="list-style-type: none"> ■ Republic Mortgage Insurance Company merged into United Guaranty Residential Insurance Company 	Fannie Mae has issued a non-objection to the merger of Republic Mortgage Insurance Company and Republic Mortgage Guaranty Insurance Corporation, formerly Republic Mortgage Insurance Company of North Carolina, (together RMIC) into United Guaranty Residential Insurance Company (UGI). UGI is a Fannie Mae-approved mortgage insurer, affiliate of Arch Mortgage Insurance Company (another Fannie Mae-approved mortgage insurer), and a direct subsidiary of Arch U.S. MI Holdings, Inc., which is a subsidiary of Arch Capital Group Ltd.
10	SEL-2025-04 (06/04/2025)	<ul style="list-style-type: none"> ■ Uniform Appraisal Dataset 3.6 	Introduces a policy supplement outlining key changes to appraisal forms, policies and requirements for lenders using UAD 3.6
		<ul style="list-style-type: none"> ■ Updated American National Standards Institute 	Aligns the <i>Selling Guide</i> with ANSI Z765-2021 measurement terminology
		<ul style="list-style-type: none"> ■ Modernization of lender quality control requirements 	Revamps requirements for lender QC processes
		<ul style="list-style-type: none"> ■ Miscellaneous update 	<ul style="list-style-type: none"> • Limited cash-out refinance transactions
9	Servicing Notice (05/14/2025)	<ul style="list-style-type: none"> ■ Advance Notice of Retirement of HomeSaver Solutions Network Workout Functionality 	Fannie Mae is retiring the loan workout reporting and related functionality in HomeSaver Solutions™ Network (HSSN). HSSN Loss Mitigation workout reporting functionality will transition to Fannie Mae’s Servicing Management Default Underwriter™ (SMDU™) platform. All workout reporting activities will be managed by SMDU Case Management. Servicers currently utilizing HSSN must fully transition this activity to SMDU Case Management no later than Dec. 1, 2025.
8	Selling Notice (05/14/2025)	<ul style="list-style-type: none"> ■ Area Median Incomes 2025 	Area median incomes (AMIs) for 2025 will be implemented in Desktop Underwriter® (DU®) and HomeReady® application programming interfaces (APIs), Loan Delivery, and the Area Median Income Lookup Tool effective May 18. The AMIs will continue to be applied in DU based on the casefile create date while the Application Received Date provided in Loan Delivery will be used to determine which AMI limit to use when evaluating eligibility for the loan-level price adjustment (LLPA) waiver.

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7	SEL-2025-03 (05/07/2025)	<ul style="list-style-type: none"> Interested part contributions and lender incentives 	Updated interested party contributions definitions, identifying items excluded from maximum financing concessions, clarifying treatment of realtor rebates, clarifying arrangements subject to the lender incentive policy, increasing incentive limit to \$2,500, and requiring lender incentives from an interested party to be treated as a sales concession
		<ul style="list-style-type: none"> Maximum buyup amount 	Establishes that the maximum guaranty fee buyup amount can be found in the lender's MBS commitment
		<ul style="list-style-type: none"> Prorated real estate tax credit 	Clarifying treatment of a prorated tax credit in underwriting
6	LL-2025-01 (04/09/2025)	<ul style="list-style-type: none"> Updates to the Foreclosure Time Frames and Compensatory Fee Allowable Delays Exhibit 	At the direction of the Federal Housing Finance Agency (FHFA) and in alignment with Freddie Mac we are updating the time frames within which routine foreclosure proceedings must be completed in twenty-two jurisdictions. In addition, we are adding COVID-19 Foreclosure Moratorium and Forbearance as allowable delays, while removing Unemployment Forbearance.
5	SVC-2025-02 (04/09/2025)	<ul style="list-style-type: none"> Calculating the remaining mortgage loan term in connection with a Fannie Mae Flex Modification 	<ul style="list-style-type: none"> Clarifies how to calculate the remaining mortgage loan term when determining the Fannie Mae Flex Modification terms if the borrower has made additional principal payments
		<ul style="list-style-type: none"> Miscellaneous update 	<ul style="list-style-type: none"> Contact for Rural Development (RD) claim inquires* <p>*Policy changes not applicable to reverse mortgage loans</p>
4	SEL-2025-02 (04/02/2025)	<ul style="list-style-type: none"> Condo Project Manager™ and Desktop Underwriter® integration 	Combines CPM and DU technology
		<ul style="list-style-type: none"> New York Mortgage Insurance requirements on co-ops 	Clarifies how to calculate the loan-to-value ratio when determining the mortgage insurance for transactions on co-op properties in New York State
		<ul style="list-style-type: none"> Income Calculator Schedule E rental income 	Clarifies the use of Income Calculator and calculations for rental income reported on Schedule E

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		<ul style="list-style-type: none"> Miscellaneous update 	<ul style="list-style-type: none"> Desktop Underwriter Version 12.0 and <i>Selling Guide</i> alignment
3	DU/DO Release Notes (03/19/2025)	<ul style="list-style-type: none"> DU version 12.0 	<p>During the weekend of May 17, 2025, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 12.0, which will include the changes described below. The changes in this release will apply to DU V. 12.0 loan casefiles submitted or resubmitted to DU on or after the weekend of May 17, 2025, except for the Condo Project Manager™ changes.</p> <p>The changes in this release include the following updates:</p> <ul style="list-style-type: none"> Condo Project Manager Value Acceptance Refinance of Fannie Mae Loans Area Median Income Limit Message Updates to Align with the <i>Selling Guide</i>
2	SVC-2025-01 (02/12/2025)	<ul style="list-style-type: none"> Information security, business continuity and incident response 	Introduces new and updated cybersecurity requirements for servicers and seller/servicers
		<ul style="list-style-type: none"> Shared equity clarifications 	Simplifies program registrations and documentation requirements for community land trusts
1	SEL-2025-01 (02/05/2025)	<ul style="list-style-type: none"> Information security, business continuity and incident response 	Introduces new and updated cybersecurity requirements for lenders
		<ul style="list-style-type: none"> Desktop Underwriter Version 12.0 policy updates 	Updates the Selling Guide requirements specific to policy changes with the release of DU Version 12.0
		<ul style="list-style-type: none"> Early payoff reimbursement for MBS swap transactions 	Provides calculation details for early payoff reimbursement
		<ul style="list-style-type: none"> Hybrid appraisal expansion 	Expands the use of property data collection and hybrid appraisals
		<ul style="list-style-type: none"> Shared equity clarifications 	Simplifies program registrations and documentation requirements for community land trusts

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		<ul style="list-style-type: none"> ■ DU validation service – military income 	Adds military incomes as an income type eligible for validation using an asset verification report
		<ul style="list-style-type: none"> ■ Miscellaneous updates 	<ul style="list-style-type: none"> • Risk factors evaluated by DU