

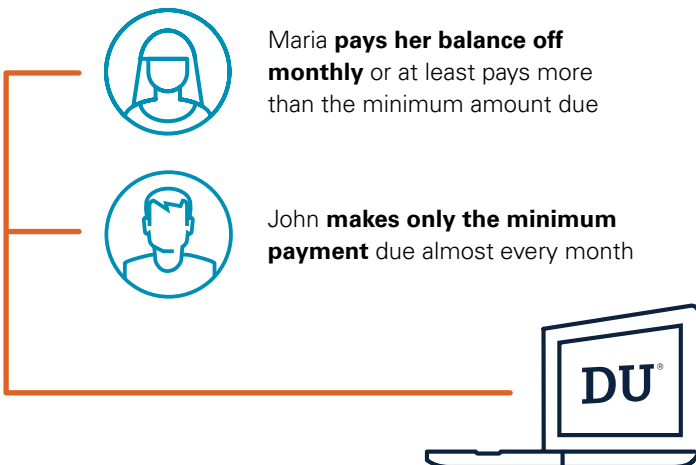
Trended Credit Data and Desktop Underwriter® (DU®)

For over 20 years, Desktop Underwriter (DU), the industry's leading automated underwriting system, has provided lenders a comprehensive risk assessment that determines whether a loan meets our eligibility requirements. DU's evaluation is fair and objective, applying the same criteria to every mortgage loan application it considers.


Effective with version 10.0, DU uses trended credit data in its credit risk assessment.

What's trended credit data?

It's expanded information on a borrower's credit history at a trade line (credit line) level on several factors, including: amount owed, minimum payment, and payment made.



Assuming John and Maria's credit histories and loan characteristics are otherwise about the same, **Maria will be considered a lower credit risk in DU's risk assessment.**



Giving weight to how borrowers pay off credit debt puts more power in their hands to control their credit evaluation.

Trended data:



allows a smarter, more thorough analysis of the borrower's credit history



helps creditworthy borrowers obtain access to mortgage credit and sustainable homeownership

Including trended credit data will:



improve the accuracy of DU's credit risk assessment



benefit borrowers who regularly pay off their revolving debt

The overall percentage of loans that receive an Approve/Eligible recommendation is expected to remain relatively stable. Learn more about trended credit data in our [FM Commentary](#). Find out more about DU [here](#).

Fannie Mae considers a number of factors in determining eligibility for its acquisition of loans, including, but not limited to, the borrower's credit score, LTV ratio, DTI ratio, cash reserves, property type, and loan type, as detailed in its *Selling Guide*.