



Servicing Management Default Underwriter[™] (SMDU[™]) Release Notes for SMDU Version 7.18

December 6, 2018

During the weekend of December 15, 2018, Fannie Mae will implement SMDU Version 7.18. During this implementation SMDU **will not be available** to process transactions from 10 p.m. Eastern Standard Time on December 14, 2018, until 12 p.m. Eastern Standard Time on December 15, 2018. Please do not submit transactions to SMDU during this period.

The changes described in these Release Notes apply to all prequalification and trial structuring requests submitted to SMDU after the implementation of Version 7.18.

Update to SMDU Evaluation Rule and Message

Beginning with this Release, SMDU will return the “Unable to Evaluate” message noted below when a servicer provides the following information in a SMDU request. This message will be returned on all workouts except for an Extend Modification for Disaster Relief and Repayment Plan, when applicable.

- Subject property is a Principal Residence (DD27); *and*
- Borrower Occupancy Indicator (DD471) is “Yes” or “Null”; *and*
 - In the SMDU UI this indicator is expressed as a question within the “Borrowers” section (per the example screen shot below)

Does borrower currently occupy property as primary residence?

Yes

- The Expense Type (DD459) associated with a borrower that has an Occupancy Indicator (DD471) of “Yes” or “Null” is “Primary Residence Housing Expense” and the dollar amount is greater than zero

Unable to Evaluate; servicer has reported the subject property is a Principal Residence and reported Primary Residence Housing Expense for a borrower who resides in the home or for a borrower whose occupancy declaration has not been reported. Primary Residence housing expense should only be reported for non-occupant borrowers. Please correct and resubmit. (Message 5730)

Updates to SMDU User Interface (UI) Only

Please refer to the “What’s New” section of the SMDU UI User Guide for UI-only updates. The updated SMDU UI User Guide will be available via the UI and/or the SMDU web page following the release.



Questions and More Information

Please contact SMDU Operations at smdu_support@fanniemae.com or your Fannie Mae Servicing Portfolio Manager if you need additional information about this release and/or SMDU.