

Document Custodian Notice RDC-2020-03

April 20, 2020

Summary

The Document Custodian Notice includes the following topics:

- Secured Party
- Power of Attorney

The [Requirements for Document Custodians](#) (RDC) has been updated to reflect changes in this notice.

Secured Party

Fannie Mae sellers may opt to use the Secured Party and Secured Party Delegatee fields available in the MERS eRegistry to identify a security interest in an eNote prior to sale to Fannie Mae. This will allow Document Certification to support eNote transfers where the warehouse lender is named as the Secured Party in one of two ways.

- (1) The warehouse lender can be named as the Secured Party on the eNote immediately prior to Seller transferring the eNote to Fannie Mae.
- (2) The warehouse lender can take Control and Location of the eNote immediately prior to Fannie Mae and initiate the transfer of the eNote to Fannie Mae.

Effective Date

The Secured Party is effective immediately.

Power of Attorney

Document Certification will now support the purchase of eNotes executed with a power of attorney (POA). For eNotes where the electronic signature on the note shows an attorney-in-fact executed the note on a borrower's behalf, a copy of the notarized power of attorney must be eDelivered to Fannie Mae's eVault and be accessible via Fannie Mae's eVault. The Document Custodian must confirm the name(s) on the power of attorney match the name(s) on the eNote and must be dated such that it was valid at the time the eNote was executed. The power of attorney must be notarized.

Effective Date

The POA is effective immediately.

For any questions regarding this Document Custodian notice, please contact Fannie Mae at custodian_oversight@fanniemae.com.

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