

Desktop Underwriter/Desktop Originator Integration Impact Memo

DU Version 11.1 Nov. Update

Oct. 4, 2023

During the **weekend of Nov. 18, 2023**, Fannie Mae will implement an update to Desktop Underwriter® (DU®) Version 11.1. The changes in this release will apply to loan casefiles submitted or resubmitted to DU on or after the weekend of Nov. 18, 2023.

Please review this memo, in addition to the [Release Notes](#) to ensure that your integrated system(s) will be prepared to support this release.

New, Modified, and Retired DU Underwriting Findings Messages

This release will introduce new, modified, and retired messages that will be issued in the DU Underwriting Findings report.

How will this affect my integrated system(s)?

Integrated systems that parse the DU Underwriting Findings report data file (RES file), or Codified Findings (XML file) may require updates to support the message changes. Integrated systems parsing the DU Underwriting Findings via the DU Messages API may also require updates to support the message changes. Reference the table below for a preliminary assessment of the anticipated message changes.

Summary of DU Underwriting Findings Message Updates:

New Messages	Modified Messages	Retired Messages
3	14	1

The draft DU messages file will be distributed via email from Integration News (integration_news@fanniemae.com) to authorized subscribers on or about Oct. 4, 2023.

HomeStyle Energy

DU will now identify HomeStyle® Energy loan casefiles using the “Mortgage loan will finance energy-related improvements” indicator (field details below) when the loan is also a HomeStyle Renovation loan. Doing so will allow lenders to include the amount of the energy improvements in Line B of Qualifying the Borrower, instead of requiring an amount to be provided in the “Energy improvements included in transaction” field, which can be found in the L1 Property and Loan Information section of the Desktop Originator® (DO®)/DU User Interface (UI).

Unique ID	Form Field ID	Form Field Name	Data Point Name
2.0033	L1.9	Mortgage loan will finance energy-related improvements	EnergyRelatedImprovementsIndicator
7.0003	L4.2	B. Improvements, Renovations, and Repairs	AlterationsImprovementsAndRepairsAmount
12.0031	Not On Form	Not On Form	DU:EnergyImprovementAmount

Liability Payment includes Taxes and Insurance Indicator

In conjunction with the redesigned Uniform Residential Loan Application (URLA) form 1003, a new indicator was added to specify when a disclosed liability payment also includes the taxes and insurance for the property. When this indicator is provided to DU as “true,” the Monthly Insurance, Taxes, Association Dues, etc. that are provided separately in the loan application will not be included in the total monthly expenses for the property.



Unique ID	Form Field ID	Form Field Name	Data Point Name
6.0020	3a.6	Monthly Insurance, Taxes, Association Dues, etc.	LiabilityPaymentIncludesTaxesInsuranceIndicator

Using the DO/DU UI, this indicator is provided to DU using the “Total includes taxes and/or insurance” checkbox on the Mortgage Loans on Property screen in the Real Estate Owned section of the loan application.

New Documentation Level Codes for Self-Employed Borrowers

Three Documentation Level Codes will be added to indicate the self-employment documentation required for the loan casefile. These new codes will only be issued on DU Version 11.1 loan casefiles that are created on or after **Jan. 1, 2024** where the borrower is self-employed.

How will this affect my integrated system(s)?

Integrated systems that parse the DocumentationLevelCodes attribute returned in the DU Codified Findings (XML file) will require updates to support the new codes.

Parent Element	Attribute Name	Value	Description
DocumentationLevelCodes	RequiredDocumentationLevelCode	304	One-year personal tax returns
DocumentationLevelCodes	RequiredDocumentationLevelCode	355	One-year business tax returns
DocumentationLevelCodes	RequiredDocumentationLevelCode	356	Two-year business tax returns

Release Support

The DU Version 11.1 Nov. Update will be implemented in the DU integration environment on or around Oct. 25, 2023.

As required by the Integration Agreement, integrated vendors’ systems must be able to support any changes to Fannie Mae Services no later than 120 days after the date the related Specifications are made available. If your product or interface is unable to support the release in accordance with this timeline, please notify your Fannie Mae representative. Note: There are no changes to the DU Specification for this release.

If you have questions about the integration impact or if you require support specific to this release, contact your Technology Integration Analyst or [Integration Support](#). For more information about DU, visit the [DU page](#) or contact your Fannie Mae representative.