

Desktop Underwriter/Desktop Originator Release Notes

DU Version 11.1 Feb. Update

Dec. 13, 2023

During the **weekend of Feb. 10, 2024**, Fannie Mae will update Desktop Underwriter® (DU®) Version 11.1, which will include the changes described below. Unless specified below, the changes in this release will apply to DU Version 11.1 loan casefiles **submitted or resubmitted** on or after the weekend of Feb. 10, 2024.

The changes in this release include the following:

- Rent Payment Identification on Third-Party Asset Reports
- Updates to Align with the *Selling Guide*

Rent Payment Identification on Third-Party Asset Verification Reports

We continue to fine-tune the logic that identifies the rent payment history on a 12-month third-party asset verification report (“asset verification report”). Based on recent observations, updates will be made to improve DU’s ability to identify a rent payment history within the asset verification report for use in the credit risk assessment.

Note: *As continued analysis on this logic is performed, future updates will be made as necessary, and will be communicated in advance of the update being made in DU.*

Updates to Align with the *Selling Guide*

Self-Employment Documentation

Selling Guide Announcement SEL-2023-09 updated the policy that permits one year of personal and business tax returns for self-employed borrowers. DU was updated to begin issuing new self-employed documentation messages supporting this policy change for DU Version 11.1 loan casefiles created on or after Jan. 1, 2024, when the borrower’s primary job was self-employed. DU will now be updated to also issue the new messages when any job is self-employed, primary or secondary.

Verification of Employment Alternatives

Selling Guide Announcement SEL-2023-11 updated the verbal verification of employment requirements. The DU verbal VOE message will be updated to reflect the policy update.

Collection Messages

The *Selling Guide* specifies when collection accounts need to be paid in full prior to close. The collection messages issued by DU will include all collections reported on the credit report, even if they are shown on the loan application and indicated that the account will be paid by closing.

Loan Amount Validation

DU will issue an Error recommendation on purchase transactions when the loan amount provided on the loan application is greater than the sales price. The sales price includes the purchase price, amount of improvements or repairs (including energy improvements), and the cost of land on an interim construction loan.

Miscellaneous Message Text Changes

To continue to provide clarity and consistency with the *Selling Guide*, various DU messages will be updated.



For More Information

For more information about these Release Notes, lenders may contact their Fannie Mae Business Account Management Solutions (BAMS) team, and mortgage brokers should contact their DO sponsoring wholesale lender. For technology considerations, an Integration Impact Memo will be posted on the [Technology Integration](#) page.