

eClosing Scenarios

Learn eMortgage terms and take a closer look at various digital closing scenarios.



An eClosing (electronic closing) takes place when any of the closing documents are signed electronically.



Remote online notarization (RON) uses two-way audio-visual technology and additional security protocols along with anti-fraud mitigants (such as tamper-sealing documents and multifactor authentication) to complete the notarial act when the signer is not in the same physical location as the notary. The notarized documents are e-signed, and the notarial seal is applied electronically.



In-person electronic notarization (IPEN) refers to an eNotarization in which the documents are electronically signed and the notarial seal is applied electronically. The signer and notary are both physically together in the same location.

For more information, visit our [eMortgages Glossary](#) and [eClosing & eMortgages FAQs](#).

Scenarios for eClosing

Hybrid eClosing: Mix of paper and electronic documents with electronically signed eNote

Some documents (including the promissory note) are e-signed through a closing platform, but other documents (likely the security instrument and other notarized documents) are wet-signed as part of a traditional closing, and the closing is conducted in person.

1. The borrower can log in to the closing platform ahead of the closing to view and sign electronic documents.
2. On the day of the closing, the borrower logs in to the closing platform to sign the remainder of the electronic documents, including the promissory note if it wasn't signed in advance of closing.
3. At the time of closing, the closing representative confirms the signing status of documents (usually via a closing portal). The borrower and the closing representative meet to sign any paper documents that require notarization and any remaining eSign documents.
4. eNote* is transferred to the lender's eVault from the closing platform and registered on the MERS® eRegistry.



The “eNote Indicator” field is flagged in the loan delivery file to indicate delivery of an electronic note to Fannie Mae.

Note: Borrower(s) should not be asked to sign a paper note when an eNote has been signed.

Full eClosing:

Electronically signed documents with in-person electronic notarization (IPEN)

All documents (promissory note, security instrument, and other loan documents) are e-signed and electronically notarized through a closing platform — the closing is conducted in person.

1. The borrower can log in to the closing platform ahead of the closing to view and sign electronic documents.
2. On the day of closing, the borrower meets with the closing representative — closing agent, attorney, and/or notary — who authenticates the borrower using traditional means (e.g., identification documents and personal knowledge).

The borrower logs in to the closing platform through a tablet or computer with a touch screen to sign the remainder of the electronic documents, including the notarized documents. Notary signs documents and applies notarial seal electronically through closing platform.

3. eNote* is transferred to the lender's eVault from the closing platform and registered on the MERS® eRegistry.



The “eNote Indicator” field is flagged in the loan delivery file to indicate delivery of an electronic note to Fannie Mae.

Full eClosing:

RON with electronically signed note

All documents (promissory note, security instrument, and other loan documents) are e-signed through a remote online notarization (RON) platform.

1. The borrower logs in to a remote closing platform. Parties to the session could include closing agent, notary, borrower, and attorney.
2. The borrower is authenticated and e-signs all closing documents. Documents requiring notary are remotely notarized.¹

3. eNote* is transferred to the lender's eVault from the closing platform and registered on the MERS® eRegistry.



Remote Notarization Indicator and eNote Indicator are required for delivery to Fannie Mae.

¹ For more detail on RON requirements, see [Selling Guide A2-4.1-03, Electronic Records, Signatures, and Transactions](#).

* eNote is a SMART document, and signing conforms to Fannie Mae eSignature requirements.