

## Know the facts. Make the switch.

Shatter the myths and understand the reality of eNotes before you switch. Discover the facts, solutions, and benefits of closing loans digitally.



### MYTH

**eNotes are not accepted in all states where we originate loans.**

### FACT

eNotes are legal and enforceable in all 50 states, and Fannie Mae has no state restrictions on eNotes.



### MYTH

**My custodian is not ready for eNotes.**

### FACT

Your custodian is not required to have an eVault. Sellers deliver eNotes directly to Fannie Mae's eVault.



### MYTH

**eNotes are not allowed to be mixed with paper notes in MBS deliveries.**

### FACT

Fannie Mae has no restrictions on commingling eNotes and paper notes, and both can benefit from auto-certification.



### MYTH

**New York CEMA refinances cannot be completed if the borrower has an eNote.**

### FACT

eNotes do not prevent New York borrowers from completing CEMA refinances. Fannie Mae's guide outlines converting eNotes to paper notes for this purpose.



### MYTH

**We don't use MERS® and don't want to start just to do eNotes.**

### FACT

Fannie Mae only requires registration of the eNote on the MERS eRegistry, rather than using the entire MERS system.



### MYTH

**Fannie Mae requires the Note to be signed on the day of closing, complicating pre-closing processes.**

### FACT

Fannie Mae does not prescribe when the eNote can be signed, permitted the "NOTE DATE" matches the date of the Security Instrument.

## The value of eNotes

Fewer barriers mean more benefits for lenders and borrowers alike.  
Unlock the power of eNotes to open an easier path to homeownership.



### Reduced costs

- Auto-certification is free with unlimited capacity.
- Reduces reliance on document custodians when only storing collateral files.
- Faster delivery leads to greater certainty in committing and pooling, shortening times on warehouse lines.



### Increased speed

- eNotes have the potential to reduce Closing to Funding cycle times by up to 5 days.<sup>1</sup>
- No more paper shuffling—eNotes help to eliminate the bottlenecks associated with printing, shipping, and reviewing traditional paper documents.
- eNotes expedite delivery and increase certainty for committing and pooling.



### Enhanced certainty

- Auto-certification offers transparency and accuracy, helping to reduce human errors and improve data quality.
- eNotes can reduce or eliminate missing documents and signatures in the closing package.
- Lenders can track eNote status from custody through delivery and certification by Fannie Mae.



### Better borrower experience

- eNotes enhance the borrower experience by allowing flexibility and access to documents before closing.
- Shortens and streamlines the closing session.
- Digital transfers mean borrower NPI stays secure.

Now that you know the facts, [discover the various ways to close using eNotes.](#)

<sup>1</sup> Based on Fannie Mae loan delivery data from January 1, 2024 – December 30, 2024, for sellers delivering more than 25% of loans as eNotes to Fannie Mae.