




Introduction to Asset Validation

The Desktop Underwriter® (DU®) validation service allows you to leverage third-party data to digitally validate borrower assets with the asset verification report.

Tips for Success

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 Set expectations up front to educate borrowers on the process. Help borrowers understand that they won't have to share their banking credentials with you – they enter account credentials into a secure portal, like online banking.

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 Order the asset verification report during the first meeting or phone call with the borrower. Ordering reports as early as possible may help reduce cycle time by avoiding paper documentation. In addition, for borrowers with limited or no credit history, obtaining the asset verification report upfront may help the borrower qualify for the loan.

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 Visit the [DU Validation Service Resource Center](#) for more information about the loan officer's process and how to educate borrowers.



The Loan Officer's Process

1. Get the borrower's permission to verify assets electronically.
2. Order the asset verification report.
3. The borrower receives a link directing them to a third-party vendor site or secure portal. There, the borrower can search for their banking institution(s), input their credentials, and select accounts to be considered.
4. The third-party vendor pulls the asset account data.
5. Once the reference number and casefiles are submitted to DU, DU obtains a copy of the asset report from the vendor.

Eligible Assets ¹	Ineligible Assets
Checking & Savings	Stock Options
CDs	Bonds
Money Market Accounts	Ineligible Transactions
Stocks	DU validation service won't validate assets for loan applications where a borrower has reported income from employment-related assets.
Mutual Funds	
Retirement Accounts	



Timing Tip: After pulling the asset verification report, the first DU submission must be made within **30 days** of the report date. The loan must close within **120 days** of the report date.

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Reduced cycle times
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Freedom from paper-based processes
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Better borrower experience
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Rep & warrant relief

Questions? Visit the DU Validation Service Resource Center at fanniemae.com/duvalidationcenter or contact your Fannie Mae representative.

¹ Refer to the *Selling Guide* for all eligible assets.