



WHOLESALE ANNOUNCEMENT 2026-45

June 1, 2026

Fannie Mae Update

Effective Date

Effective June 26, 2026

Desktop Underwriter/Desktop Originator Release Notes:

Equalization Payment Income

- Fannie Mae Selling Guide Announcement SEL-2026-02 added requirements for Equalization Payments, which is being added as an income type in DU. To include an equalization payment as income, enter the applicable income amount in *Section 1e. Income from Other Sources* of the loan application as an Other Income Source with a description of Equalization Payment.

Income Source

Monthly Income

Other ▼	
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Description

Equalization Payment

- DU will include the monthly income provided in the total income and issue a verification message reminding the lender to verify the amount and continuity of the income.

Qualifying Interest Rate

- Currently DU calculates the qualifying rate for an ARM using the type of Generic ARM provided and the qualifying rate requirement specified in the *Selling Guide*. DU will only use the qualifying rate provided in the loan application data if the loan is being underwritten using a Lender ARM plan (an ARM plan number not recognized by DU as a Fannie Mae ARM plan).
- As there are times when a lender may need to qualify the loan at a rate higher than what is specified in the *Selling Guide*, DU will now use the qualifying rate entered in the ARM Qualifying Rate field on Generic ARM plans when that rate is higher than the calculated qualifying rate specified in the *Selling Guide*.

Note: DU will continue to use the value entered in the ARM Qualifying Rate field when a Lender ARM Plan is provided, even if that value is lower than the value calculated by DU.

First-time Homebuyer

- When the loan application indicates that a borrower is a first-time homebuyer and there is information on the loan application that may contradict that declaration, DU will issue a new message. This message will specify that based on the loan application and/or credit report, the first-time homebuyer has been associated with a mortgage, HELOC, or another residential



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property, and that the lender must confirm the accuracy of the borrower declarations and resubmit the loan casefile to DU if any changes are needed.

Uniform Appraisal Dataset 3.6

- As lenders must transition to Uniform Appraisal Dataset (UAD) 3.6 no later than Nov. 2, 2026, two new messages will be added referencing this transition. One message will be issued when no Doc File ID is provided, and the other will be issued when the Doc File ID provided is one associated with a UAD 2.6 appraisal. Both messages will remind lenders to begin the transition to UAD 3.6 as early as possible to take advantage of expanded eligibility guidelines only available using UAD 3.6, and to ensure compliance by the Nov. 2, 2026, mandate.

Should you have any questions, please reach out to your Account Executive or Client Manager