WHOLESALE ANNOUNCEMENT 2026-77

September 16, 2026

Fannie Mae Update

Effective Date

Effective during the weekend of September 26, 2026

Update:

Desktop Underwriter (DU) for government loans will be updated to support the changes below.

FHA Message Updates

- Certain Federal Housing Administration (FHA) messages will be updated to ensure they reflect current FHA policy. These changes are based on periodic reviews with FHA and will apply to all loan casefiles submitted or resubmitted on or after the weekend of Sept. 26, 2026.

FHA Lender Entered Qualifying Rate

- Currently DU calculates the qualifying rate for an adjustable-rate mortgage (ARM) based on FHA policy and the FHA ARM type provided. After feedback from lenders and in consultation with FHA, DU will now use the lender-provided qualifying rate on all ARMs. If a qualifying rate is not provided, DU will continue to use the existing calculations for all valid FHA ARM plans.
- A new message will inform lenders when their provided rate has been used. Lenders will be responsible for insuring that all local, state, and FHA guidelines are met; and must continue to provide a valid FHA ARM plan on all ARM loan casefiles. This change will apply to all loan casefiles submitted or resubmitted on or after the weekend of Sept. 26, 2026

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