



Wholesale Announcement

Fannie Mae Guideline Updates

The below updates are effective for Fannie Mae loans registered on or after **November 16, 2025**.

Fannie Mae		
Topic	Previous Guideline	New Guideline
Removal of Minimum FICO Scores for Loans Submitted to Desktop Underwriter	DU will determine whether the minimum credit score is met using the following: • Loan casefiles with one Borrower – representative credit score • Loan casefiles with more than one Borrower ◦ the representative score for <u>RefiNow</u> loans and loans that require a minimum credit score other than 620 (such as loans with multiple financed properties), or ◦ average median credit score The minimum credit score that applies to eligibility of the loan casefile is: 620 – fixed rate loans and ARMs	DU will determine whether the minimum credit score is met using the following: • Loan casefiles with one Borrower – representative credit score • Loan casefiles with more than one Borrower: ◦ the representative score for <u>RefiNow</u> loans and loans that require a minimum credit score other than 620 (such as loans with multiple financed properties), or ◦ average median credit score The minimum credit score that applies to eligibility of the loan casefile is: 620 – fixed rate loans and ARMs A minimum credit score is not required for DU loan casefiles. DU will assess a borrower's creditworthiness in accordance with the risk factors outlined in B3-2-03, <u>Risk Factors Evaluated by DU</u>.

Fannie Mae		
Topic	Previous Guideline	New Guideline
Enforcement Relief of Representations and Warranties for Undisclosed Non-Mortgage Debt	Silent	When a DU loan casefile receives an Approve/Eligible recommendation and a message indicating the loan has obtained representation and warranty relief for non-mortgage undisclosed liabilities on the final DU submission, Fannie Mae will not enforce representations and warranties related to such debt obtained by the borrower(s) prior to or concurrent with the day of closing. The following details apply: • All Verification Messages and Approval Conditions that appear in the DU Underwriting Findings report must be satisfactorily resolved and documented accordingly. • All data on which DU's recommendation is based complies with Fannie Mae's verification requirements and the mortgage loan file is documented accordingly. • If the lender becomes aware of, or the borrower discloses, changes in the terms of the loan or verified information (such as income, assets, or liabilities) prior to closing that exceeds the resubmission tolerances specified in <u>B3-2-10, Accuracy of DU Data, DU Tolerances, and Errors in the Credit Report</u>, the data must be updated, and the loan casefile resubmitted to DU. • If there is information that is conflicting with or contradictory to the data that was submitted to DU, the lender must perform due diligence to investigate and ensure that accurate data is entered into DU. • DU's offering of representation and warranty relief does not relieve the lender of any of its obligations within the <u>Selling Guide</u> related to the identification and inclusion of a borrower's liabilities in the DTI and for consideration in underwriting, including those that may be identified throughout the origination and prefunding QC processes. • Undisclosed mortgage-related debt (including HELOCs and second liens) are excluded from eligibility for relief. • The loan must close by the credit report expiration date.

We appreciate your business!