



W09-45

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EFFECTIVE 12/14/09

Fannie Mae DU 8.0 Changes

Fannie Mae is upgrading DU to version 8.0 this weekend, December 12th and 13th. All new loans submitted to DU after the upgrade will be run through version 8.0.

The following changes are effective with DU 8.0:

Maximum DTI Ratio

The maximum DTI ratio allowed for loans in DU 8.0 will be lowered to 45%, with flexibility up to 50% when approved by DU.

Mortgage Insurance

The *Reduced Mortgage Insurance* and *Lower Cost Mortgage Insurance* options will no longer be available with DU 8.0. Fannie Mae has introduced a new *Minimum Mortgage Insurance Coverage* option (with loan-level price adjustments) that is not currently available through Reunion. All DU 8.0 files that require mortgage insurance must meet the following *Standard Coverage* requirements:

TERM	80-85% LTV	> 85-90% LTV	> 90-95% LTV
≤ 20 year	6%	12%	25%
> 20 year	12%	25%	30%

High-Balance Conforming

DU 8.0 will support the temporary loan limits for high-cost areas that were extended through the end of 2010. DU 8.0 will also reflect the requirement of a Field Review.

DU 7.0 is being retired, and will no longer be accepted. DU 7.1 will also be phased out. If you have an existing DU 7.1 file that will not close in the near future, you may want to run it in DU 8.0 prior to submitting it to Reunion.

If you're interested in more information about DU 8.0, click here for [Fannie Mae Announcement 09-29](#), or click here for the [DO/DU Release Notes for DU 8.0](#).

Please contact your Account Executive or branch if you have any questions.