



New authoritative online *Guides* and *Lender Announcements*

As a valued business partner, Fannie Mae cares about your opinions and listens to your feedback. Your requests prompted us to increase the accessibility and usability of the guides and announcements. We make announcements available to you online at eFannieMae.com upon distribution of the printed copies. We also partner with AllRegs® to provide free access to dynamic versions of the guides, announcements and other lender communications via eFannieMae.com. Previously, those dynamic versions were not authoritative.

The guides on AllRegs are now authoritative, whether you access AllRegs using the link on eFannieMae.com or through your own subscription to AllRegs.

Now that a great many of your employees can access these materials from their desktops, effective October 1, 2004, Fannie Mae will no longer provide complimentary print subscriptions to our *Guides* and *Lender Announcements*. If you have a current complimentary subscription you will continue to receive print versions of these documents through the end of the current subscription year, December 31, 2004. If you would like to continue to receive print versions, see the Information sheet enclosed in this package.

Periodic *Guide* updates

The launch of our new authoritative online guides and announcements will allow us to increase the frequency with which we update our guides. In response to your feedback:

- We plan to issue an integrated edition of each *Guide* that incorporates announcements issued since its last printing.
- We plan to increase the frequency of updates to each *Guide*, which for those continuing to subscribe to print versions will be released in the form of replacement pages.
- We plan to continue to issue *Lender Announcements* periodically, as necessary to highlight key issues.

Features of online access at eFannieMae.com

- Sign up for the email subscription service to be notified when new *Lender Announcements* or *Guide Updates* are published.
- Access the dynamic guides and announcements via AllRegs.
- View and print past *Lender Announcements* and *Lender Letters*.
- Use interactive Fannie Mae forms.



Looking ahead

Selling & Servicing Guide enhancements

As an industry leader, Fannie Mae adjusts its selling and servicing guidelines to meet changing housing finance needs. Our *Selling & Servicing Guides* are the primary communications vehicles for our underwriting and servicing policies and reflect our innovative business practices.

In order to make the guides more useful to you, other enhancements are now in the planning stage. Input from sellers and servicers has been collected through an online survey.

Goals for future enhancements include:

- Removing inconsistent and redundant data;
- Simplifying messaging and clarifying requirements;
- Improving indexes and cross-references for ease-of-use;
- Creating checklists to aid productivity and process;
- Generating quick reference materials; and
- Improving our online *Guide* tool.

Additional information

Other AllRegs online options

You can access an electronic version of the *Guides* with additional functionality by subscribing directly to AllRegs. AllRegs offers Fannie Mae's *Multifamily Guides* as well as other industry guides, and includes added functionality such as

- improved search features,
- comprehensive alphabetical listings,
- expanded topic outline,
- simplified user interface,
- personal bookmarks, and
- company-wide notes.

For details or to subscribe, call the AllRegs Sales Department at 1-800-848-4904 or visit www.AllRegs.com

Print Subscriptions

If you prefer to continue to receive guides and announcements in print, please contact PMDS.

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