



Best Practices



U.S. Bank eMortgage Expansion Program

November 17, 2025

- ☒ Correspondent Lending
- ☒ Housing Finance Agency (HFA)

Summary

As a part of our ongoing commitment to innovating in ways that are mutually beneficial to our future and growth, U.S. Bank launched our **eMortgage Expansion Program** in 2023 including Fannie Mae and Freddie Mac eligible loans. Effective November 17, we are pleased to announce the expansion of the eMortgage Expansion Program to now include Government loans (FHA, VA and USDA).

Customary to eMortgages (a mortgage with an electronic promissory Note), our eMortgage offering provides U.S. Bank the ability to partner with our lenders in simplifying the overall closing process for your borrowers and providing additional flexibility in how you facilitate and originate business. Please note that participating lenders must be MERS eRegistry approved.

The purpose of this communication is to provide the following information:

- Program Highlights
- Step 1: Required U.S. Bank Lender Approval
- Post-Approval Maintenance
- Additional Resources
- Questions



Program Highlights

Key program highlights of the eMortgage expansion program include:

eMortgage Program Highlights	
Eligibility	<ul style="list-style-type: none">• Lenders, their Warehouse Lenders, and Delegates for Transfer (DFT) must have full MERS® eRegistry approval and be listed as an originator on the Companies Integrated with MERS eRegistry list.• Lenders must use vendors on the Freddie Mac and Fannie Mae reviewed vendor lists.• U.S. Bank will require eVault compatibility testing prior to approval.
Bailee Agreement/ Wire Instructions	<ul style="list-style-type: none">• If a lender utilizes a warehouse lender, the Bailee Agreement must be provided to U.S. Bank <i>by the Warehouse Lender</i>.• Wire instructions will need to be provided by financial institutions and their wholly owned subsidiaries.
Eligible Products	<ul style="list-style-type: none">• Conventional Fannie Mae/Freddie Mac first mortgage loans.• Ginnie Mae (FHA, VA, and USDA) first mortgage loans. <p>Note: U.S. Bank Correspondent Seller and HFA Lending Guide product guidelines still apply.</p>



Program Highlights, continued

eMortgage Program Highlights	
Ineligible Products and Documentation	<ul style="list-style-type: none"> The following products and documentation are ineligible: <ul style="list-style-type: none"> Manufactured Homes are not eligible for Ginnie Mae delivery. Portfolio loans Third Party Originations (includes true TPO, Joint Ventures, and Associated Originator Relationships) Remote Online Notarizations (RON) (i.e., Security Instrument, Riders, Name Affidavit, etc.) Modifications Power of Attorney Revocable Trust Loans not closed with MERS as the nominee on the Mortgage/Deed of Trust Texas 50(a)(6) Second Mortgages Construction to Perm CEMA Co-ops – U.S. Bank does not currently offer Co-ops
MERS® eRegistry	<ul style="list-style-type: none"> The Correspondent must be integrated with MERS eRegistry and perform testing prior to implementation. Refer to MERS eRegistry for additional information as shown on the last page of this update. U.S. Bank MERS eRegistry ID: 1000212 <p>Note: This is different from the MERS Org ID used for the MERS System (non-eMortgage documentation).</p>
Terms in our Seller Guide	<ul style="list-style-type: none"> 900: Delivery and Funding: C: Funding Documentation Requirements: Electronic Signatures and Electronic Mortgage Loans 100.8: Eligibility Requirements for Electronic Mortgage and eSignature Delivery 1180.3 Request for eMortgage Form Electronic Mortgage Glossary: Terms and definitions particularly those having been added to include eMortgage references. eNote Corrections FAQs: For guidance correcting eNote errors refer to 1160.29 Note Correction FAQ.

Step 1: Required U.S. Bank Lender Approval

Option 1:

- If your organization **is approved** through the MERS eRegistry, please contact your Account Executive or our [Client Administration team](#) to request an application package.

Option 2:

- If your organization **is not approved** through the MERS eRegistry, please refer to the **Additional Resources** section of the last page of this announcement for more details to get approved.

Process Flow – Mortgage Companies and Financial Institutions

After completing an application package, please note the following process steps. Once an application package is completed, please return to:

- U.S. Bank Client Administration: CorrespondentClientAdmin@usbank.com
- Based on Seller/Lender type, U.S. Bank will review as follows:

Type	Process Flow
Mortgage Companies	Once the bailee agreement from your warehouse line(s) is received, U.S. Bank will review the content. Once approved, a fully executed bailee and all U.S. Bank forms must be received before testing an eNote can begin. Testing will be coordinated with the lender and the contacts from your warehouse line.
Financial Institutions	For financial institution or affiliates, U.S. Bank requires receipt of all U.S. Bank forms and wire instructions to proceed with eNote testing. Testing will be coordinated with the lender.

- Once testing is complete, U.S. Bank will set-up your eVault Vendor and your warehouse lines in our production environment and issue an approval. This approval will include the warehouse line(s) that have been successfully tested.
- 1180.4: Warehouse/Delegatee Information Form: For lenders with warehouse lines, U.S. Bank will reach out to your warehouse line to obtain the information contained in Form 1180.4. If you have new warehouse lines or if the warehouse line(s) that U.S. Bank approves changes or are modified, please reach out to your Account Executive or CorrespondentClientAdmin@usbank.com.

Post- Approval Maintenance

[U.S. Bank Client Administration](#) must be notified:

- If there are material modifications to your systems as is outlined in the U.S. Bank eMortgage Supplement to the Agreement.
- Of any change to vendor relationships post-approval.
- If you have new warehouse lines or if the warehouse line(s) that U.S. Bank approves, changes or are modified.

Annual Recertifications

- At the time of recertification, U.S. Bank may request that lenders provide an annual recertification confirming whether lenders have modified any of their eMortgage systems and processes and that their eMortgages comply with Investor requirements and applicable law.

Additional Resources

The following additional resources are available:

MERS® eRegistry Resources

- [MERS® eRegistry Participants](#) (Companies Integrated with MERS® eRegistry)

Getting Started with eNotes	Getting Started with MERS® eRegistry
Checklist - Preparing for MERS® eRegistry Integration eNote and MERS® eRegistry Frequently Asked Questions (FAQs) Legal White Paper: What You Need to Know About eNotes Federal Home Loans Bank Member Resources eNote Webinars <ul style="list-style-type: none">• eNotes 101• eNotes: Your Questions Answered• Getting Started with eNotes: Hosted by MERS, Fannie Mae, and Freddie Mac• Executing Your eMortgage Vision• Legal Guidance from Attorneys for Attorneys• Project Managers: Obtain Executive Sponsorship and Manage Resources and Timeframes for a Successful Implementation	Tutorial - Introduction to eNotes and MERS® eRegistry MERS® eRegistry Integration Guide Tutorial: The Who's Who of the MERS® eRegistry eNote Webinars <ul style="list-style-type: none">• eNotes 201: MERS® eRegistry Rightsholders

Ginnie Mae

- [Ginnie Mae Digital Collateral Program Guide](#)

Freddie Mac and Fannie Mae Reviewed Vendor Lists (for all loan types)

Lenders must use vendors on the Freddie Mac and Fannie Mae reviewed vendor lists linked below for all loan types, including Government loan products.

Fannie Mae	Freddie Mac
Fannie Mae eClosing Technology Service Provider List	Freddie Mac Reviewed Vendor List

Questions



Correspondent: Please contact your Account Executive or our Client Administration team at CorrespondentClientAdmin@usbank.com.

HFA: Please contact our Client Administration team at CorrespondentClientAdmin@usbank.com.