



eModification Reference Guide

Original Note	Fannie Mae		Freddie Mac		Ginnie Mae	
	Paper	eNote	Paper	eNote	Paper	eNote
eModifications Permitted?	Yes	Yes	Yes	Yes	Yes	Yes
Refer to	Seller/ Servicing Guide (A2-4.1-03 Selling Guide)	Seller/ Servicing Guide (A2-4.1-03 Selling Guide)	Seller/ Servicer Guide (Section 9206.19)	Seller/ Servicer Guide (Section 1402.11)	APM 21-07: eSignatures and Remote Online Notarization on Loan Modification Agreements	Digital Collateral Program Guide (Section 5710.00) APM 22-04: Ginnie Mae Digital Collateral Guide (eGuide) Updates
eModification must be SMART Doc [®] ?	No	No	No	Yes	No	No
Report eModification to MERS [®] eRegistry?*	No	Yes	No	Yes	No	Yes

* Please see the MERS[®] eRegistry Procedures Manual for the full and current listing of MERS[®] eRegistry requirements.

If eModification needs to be recorded, verify whether the local recording jurisdiction will permit recording of an eModification via eRecording or paperout recording.

For eModifications requiring notarization, verify which types of eNotarization are permitted (e.g., In-Person Electronic Notarization or Remote Online Notarization).

The benefits of eModifications include:

- ✓ Fewer errors and automated validations
- ✓ Improved borrower experience
- ✓ Increased efficiency

This eModification Agreement Quick Reference Guide is intended to serve as a resource to servicers, subservicers, or other market participants seeking information on electronically signed loan modification agreements (eModification Agreements). It should not be treated as legal advice or as a replacement for investor or other relevant agencies' requirements or policies.

Email info@mismo.org with any questions.