

Uniform Loan Delivery Dataset (ULDD) Delivery and Processing Procedures

Chapter 3B

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ULDD Delivery and Processing Procedures

Introduction

At the direction of our regulator, the Federal Housing Finance Agency, Freddie Mac is working together with Fannie Mae on the Uniform Mortgage Data Project, an initiative to enhance the accuracy and quality of loan data each GSE requires at loan delivery.

As part of this effort, Freddie Mac, in collaboration with Fannie Mae, developed the Uniform Loan Delivery Dataset (ULDD) based on the MISMO® Version 3.0 Reference Model (MISMO v3.0), which defines the loan data points that must be delivered for each Mortgage sold to Freddie Mac and requires loan data to be delivered in the MISMO v3.0 format.




On April 23, 2012, the Freddie Mac selling system will be updated with the new ULDD data field names and layout. To certify Mortgages on and after that date, you will be required to verify data elements of the Notes using the ULDD-named fields. To assist you in transitioning to the ULDD, we have prepared the following ULDD table, which lists all the data elements required for certification of Notes. Each of the data elements is expressed by the:

- Current certification data element as it appears in the selling system and the Form 1034,
- Corresponding selling system screen ULDD name as it will appear on and after April 23, 2012, and
- Corresponding MISMO data point name. For each data element in the table, we have included the Freddie Mac verification instructions.


The parenthetical numbers in the first column of the table correspond to the numbered boxes on Job Aids 1-4 of Appendix B. Note that Freddie Mac no longer requires the Freddie Mac loan number be affixed to the face of the Note in most circumstances. See Guide Sections 16.4(d) and 18.6(a).

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Uniform Loan Delivery Dataset

ULDD as of April 23, 2012			
Current Certification Data Element Name	New Selling System Screen Name	MISMO Data Point Name	Compare to Note
Freddie Mac loan number (1)	Freddie Mac loan number	InvestorLoanIdentifier	Nine-digit loan number, provided to the Seller by Freddie Mac (must appear in the upper right-hand corner of each Note, if required). If the Freddie Mac loan number is on the Note, it must be verified.
Note Date (2)	Note Date	NoteDate	<p>The original Note Date that appears on the first page of the Note.</p>  <p>If the Borrower dates their signature in ink at the time of closing, then that date takes priority over the date printed on the face of the Note. The Document Custodian should not certify the Note, and propose the Borrower signed date as the Note Date.</p>
Property street (3)	Street Address	AddressLineText	<p>Street address for the Mortgaged Premises as indicated on the Note may include:</p> <ul style="list-style-type: none"> • Street type (e.g., Circle; Court; Avenue; Road; Boulevard), • Unit number, if applicable, and • Direction, if applicable (e.g., 123 <u>East</u> Main Street, 1000 Connecticut Avenue, <u>NW</u>). <p>Standard or obvious abbreviations for street type and direction are acceptable.</p>  <p>Misspelled street designations are acceptable, provided that the intended word is still apparent. For example:</p> <ul style="list-style-type: none"> • "Road" spelled as "Raod"; • "Street" spelled as "Street"; or • "Circle" spelled as "Cricle"  <p>For certain Mortgages, such as Construction to Permanent Mortgages, the street address on the Note may not be complete. Enter the discrepancy in the selling system, and contact the Seller for documentation confirming the street address to certify the Note.</p>


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ULDD as of April 23, 2012			
Current Certification Data Element Name	New Selling System Screen Name	MISMO Data Point Name	Compare to Note
Property city (4)	City Name	CityName	City or town in which the Mortgaged Premises is located indicated on the Note.
Property state (5)	State Code	StateCode	State in which the Mortgaged Premises is located indicated on the Note.
Property zip code (6)	Postal Code	PostalCode	<p>Postal Zip Code of the Mortgaged Premises indicated on the Note.</p>  <p>Zip Codes sometimes change. If a Zip Code has been altered on the Note, it is not necessary for the Borrower to initial that change. If the Zip Code delivered in the selling system does not match the Zip Code on the Note, you may certify the Note if the U.S. Postal Service website (http://zip4.usps.com/zip4/welcome.jsp) confirms that the Zip Code delivered in the system is correct for the property address. We recommend keeping a printout of the web page in the file</p>
Original Loan Amount (7)	Note Amount	NoteAmount	Original principal amount indicated on the Note. For Mortgages that have been modified or converted prior to delivery, the loan amount as of the modification or conversion. Our systems do not permit delivery of cents in this field. Sellers are instructed to omit cents. Document Custodians may certify loans where the loan amount on the Note differs from the loan amount on the Form 1034 by no more than one dollar. Dollar amounts in the selling system may be rounded up to the next dollar.
Original Interest Rate (8)	Note Rate Percent	NoteRatePercent	The original interest rate indicated on the Note.
Original P&I Payment Date (9)	Scheduled First Payment Date	ScheduledFirstPaymentDate	The Due Date of the first full principal and interest (P&I) payment indicated on the Note. For Mortgages that have been modified or converted prior to delivery, the due date of the first full P&I payment of the modified Mortgage as indicated in the modification or conversion agreement.
Original Maturity Date (10)	Loan Maturity Date	LoanMaturityDate	The date of the final P&I payment indicated on the Note.

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ULDD as of April 23, 2012			
Current Certification Data Element Name	New Selling System Screen Name	MISMO Data Point Name	Compare to Note
Original P&I Payment (11)	Initial Principal and Interest Payment Amount	InitialPrincipalAndInterestPaymentAmount	The full monthly principal and interest (P&I) payment indicated on the Note. For modified or converted Mortgages, the monthly P&I payment in effect after the modification or conversion as specified in the modification or conversion agreement.
Borrower name (12)	First Name	FirstName	First name, last name, middle name or initial of the first Borrower indicated on the Note.
	Last Name	LastName	
	Middle Name	MiddleName	
		BorrowerClassificationType	
Co-Borrower name (13)	First Name	FirstName	First name, last name, middle name or initial of Co-Borrower indicated on the Note.
	Last Name	LastName	
	Middle Name	MiddleName	
		BorrowerClassificationType	
Modification/ Conversion Date (22)	Loan Modification Effective Date	LoanModificationEffectiveDate	<ul style="list-style-type: none"> For modified or converted Mortgages, the date on which the modification or conversion was effective. For one closing construction to permanent Mortgages, the due date of the first P&I payment of the permanent Mortgage. For Construction Conversion and Renovation Mortgages using Integrated Documentation, the Due Date of the first principal and interest payment of the Permanent Financing.
	Latest Conversion Effective Date	LatestConversionEffectiveDate	
Convertible (21)	Convertible Indicator	ConvertibleIndicator	Indicates whether the ARM has a feature that allows the adjustable interest rate to convert to a fixed rate. If the ARM is a Convertible ARM, the option to convert will be stated on the Note.
First rate adjustment date (14)	First Rate Adjustment Effective Date	PerChangeRateAdjustmentEffectiveDate	The First Change Date indicated on the Note.

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ULDD as of April 23, 2012			
Current Certification Data Element Name	New Selling System Screen Name	MISMO Data Point Name	Compare to Note
Index Source (15)	Index Source Type	IndexSourceType	The source of the fluctuating economic indicator specified in the Note, the value of which is used to adjust the Note Rate periodically. See Guide Exhibit 30 .
Index Lookback Days (16)	Interest and Payment Adjustment Index Lead Days Count	InterestAndPaymentAdjustmentIndexLeadDaysCount	<p>The number of days between the Interest Change Date and the date the Index value is determined. Expressed in the Note as the number of days before the Interest Change Date.</p>  <p>For most ARMs, the number of days indicated in the Note will be 45. For certain ARMs that have a "First Business Day (FBD) of the month immediately preceding the month in which the Interest Change Date occurs," the number of days is 25.</p>
Note Margin (17)	Margin Rate Percent	MarginRatePercent	Percentage added to the Index value to determine the new interest rate (Note Rate) on each adjustment date. The mortgage margin is indicated on the Note.
Interest Rate Rounded (18)	Interest Rate Rounding Percent	InterestRateRoundingPercent	The percentage to which the interest rate (Note Rate) will be rounded on each Interest Date. This amount will be .125% for all ARMs, unless another percentage or calculation is authorized in the Purchase Documents.
Periodic Interest Rate Cap (19)	Subsequent Rate Adjustment Maximum Increase Rate Percent	PerChangeMaximumIncreaseRatePercent	The maximum increase in the interest rate (Note Rate) on any Interest Change Date after the first Interest Change Date. Expressed as a percentage in the Note.
		AdjustmentRuleType	
	Subsequent Rate Adjustment Maximum Decrease Rate Percent	PerChangeMaximumDecreaseRatePercent	The maximum decrease in the interest rate (Note Rate) on any Interest Change Date after the first Interest Change Date. Expressed as a percentage in the Note.
		AdjustmentRuleType	
Life-of-loan max rate (20)	Ceiling Rate Percent	CeilingRatePercent	The maximum interest rate (Note Rate) to which an ARM may adjust over the life of the loan. Expressed as a percentage in the Note.



As announced in Bulletin 2012-3, the Freddie Mac selling system ("selling system") transition period (i.e., the period during which the selling system will be updated with the new Uniform Loan Delivery Dataset (ULDD)-named fields and layout) will begin on April 23, 2012.

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As a result of the transition to ULDD named fields, effective for Adjustable-rate Mortgages (ARMs) with Settlement Dates on or after April 23, 2012, Freddie Mac will no longer require Document Custodians to certify the following fields on the Form 1034A, *ARM Custodial Certification Schedule*:

- 1st Adj Max Initial Rate
- 1st Adj Min Initial Rate

Document Custodians that certify ARMs against the legacy Form 1034A, should disregard these two fields (identified as the 1st Adj Max and 1st Adj Min, respectively) effective for settlements on or after April 23, 2012.

And, the Periodic Interest Rate Cap value will be expressed in the selling system and on the Form 1034E as two separate fields: the Subsequent Rate Adjustment Maximum Increase Rate Percent and the Subsequent Rate Adjustment Minimum Decrease Rate Percent. Unless shown otherwise on the Note, the two fields will have the same value in the selling system and on the Form 1034E.

Resources

It is important to note that Freddie Mac and Fannie Mae will continue to exercise independent business judgment when using loan delivery data in their respective, unique business processes. Additional information, including web-based training, can be found regarding the ULDD and its implementation on Freddie Mac's corporate website at:

- www.freddiemac.com/sell/secmktg/uniform_delivery.html and
- www.freddiemac.com/sell/secmktg/uniform_mortgage_faq.html and at
- www.freddiemac.com/learn/uw/umdp.html.