

ULDD: Data Delivery Tips for Bedroom Count and Property Dwelling Unit Eligible Rent Amount



This job aid will help you understand data delivery requirements for the following Uniform Loan Delivery Dataset (ULDD) data points:

- Bedroom Count, Sort ID #77
- Property Dwelling Unit Eligible Rent Amount, Sort ID #78

To confirm you enter the correct Bedroom Count and Property Dwelling Unit Eligible Rent Amount:

- Always ensure that the required data points for Financed Unit Count (Sort ID #57) and Property Usage Type (Sort ID #69) are complete and accurate.
- When the property is a primary residence and contains more than one unit, the primary residence information must be entered first in the row titled Unit 1 (Primary).
- When the property is an investment, enter the Bedroom Count and the Property Dwelling Unit Eligible Rent Amount starting with the row titled Unit 1 (Primary) and do not skip lines. See the example below.

	Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1 (Primary):	3	\$ 800
Unit 2:	3	\$ 1000

- If the Property Valuation Method Type (Sort ID #89) is not completed with either “Full Appraisal” or “Prior Appraisal Used” (for example, if property valuation for eligible 1- to 2-unit properties was determined using Home Value Explorer (HVE), then the Bedroom Count and Property Dwelling Unit Eligible Rent Amount data points may be left blank).

Use the following tables to assist you in making the correct selections to avoid data entry, data delivery, fee and billing errors for these data points.

Table 1: 1-unit, Primary Residence or Second Home

If the Financed Unit Count is 1 . . .

Financed Unit Count:*

and the Property Usage Type is . . .

Primary Residence (Owner Occupied)

Property Usage Type:

OR second home

Property Usage Type:

. . . then follow the instructions below:

Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Leave blank (do not enter a value)	Leave blank (do not enter a value)

Example (owner-occupied unit):

	Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1 (Primary):	<input type="text"/>	\$ <input type="text"/>

Table 2: 2- to 4-unit, Primary Residence

If the Financed Unit Count is 2 . . .

or 3 . . .

or 4 . . .

and one of the units is owner occupied

and the Property Valuation Method Type is ...

Full Appraisal

or Prior Appraisal Used

... then follow the instructions below:

Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1 (Primary)	
Enter the number of bedrooms for Unit 1, the owner occupied unit or enter "0" if the unit is a studio or efficiency.	Leave blank (do not enter a value)
Units 2, 3 and 4	
Enter the number of bedrooms that are above and below grade for each unit or enter "0" if the unit is a studio or efficiency.	Enter the gross monthly rental income for each non-owner-occupied unit as indicated on the signed lease(s) for the Mortgaged Premises; or if there is no active lease for a unit, or the borrower rents the unit to a family member, enter the gross monthly rental income as estimated on the applicable appraisal report or addendum.

Example (Unit 1 is owner occupied and units 2, 3 and 4 are rented)

	Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1 (Primary):	2	\$
Unit 2:	2	\$ 1200
Unit 3:	3	\$ 1500
Unit 4:	2	\$ 1200

For owner-occupied units, enter the Bedroom Count and leave the Property Dwelling Unit Eligible Rent Amount field blank.

For units that are non-owner occupied, you must deliver data in the Bedroom Count and the Property Dwelling Unit Eligible Rent Amount fields.

Do not leave preceding rows blank. For example, if the property is a 4-unit dwelling, and units 1 and 2 are owner occupied and units 3 and 4 are non-owner occupied, the applicable data must be delivered for units 3 and 4.

Table 3: 1- to 4-unit, Investment

If the Financed Unit Count is 1 . . .

or 2 . . .

or 3 . . .

or 4 . . .

and all units are for investment use

and the Property Valuation Method Type is ...

Full Appraisal

or Prior Appraisal Used

... then follow the instructions below:

Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1	
Enter only the number of above-grade bedrooms for 1-unit properties or enter "0" if the unit is a studio or efficiency.	Enter the gross monthly rental income for each non-owner-occupied unit as indicated on the signed lease(s) for the Mortgaged Premises; or if there is no active lease for a unit, or the borrower rents the unit to a family member, enter the gross monthly rental income as estimated on the applicable appraisal report or addendum.
Units 2, 3 and 4	
Enter the number of bedrooms that are above and below grade for each unit or enter "0" if the unit is a studio or efficiency.	Enter the gross monthly rental income for each non-owner-occupied unit as indicated on the signed lease(s) for the Mortgaged Premises; or if there is no active lease for a unit, or the borrower rents the unit to a family member, enter the gross monthly rental income as estimated on the applicable appraisal report or addendum.

Example (All units are for investment use and unit 3 is a studio/efficiency.):

	Bedroom Count	Property Dwelling Unit Eligible Rent Amount
Unit 1 (Primary):	3	\$ 800
Unit 2:	3	\$ 1000
Unit 3:	0	\$ 500
Unit 4:	2	\$ 600

You must deliver data in the Bedroom Count and the Property Dwelling Unit Eligible Rent Amount fields.

Do not leave preceding rows blank. For example, if the property is a 3-unit dwelling, the applicable data must be delivered for units 1 through 3. Do not skip rows.

For more information about the ULDD delivery requirements for mortgages sold to Freddie Mac, see *Single-Family Seller/Service Guide* Chapter 6302.

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