

November 5, 2013

Uniform Collateral Data Portal Release Notification and Uniform Appraisal Dataset Update

As communicated in the *August UAD Update and UCDP Notification*, Freddie Mac and Fannie Mae (the GSEs) will continue to convert several of the current Uniform Appraisal Dataset (UAD) compliance warning edits to fatal UAD edits in the Uniform Collateral Data Portal® (UCDP®). Phase one was implemented in the UCDP on June 22, 2013. The second phase will be implemented on January 26, 2014, with warning edits for the following data fields converting to fatal UAD edits:

- Quality of Construction Rating (subject and comparables)
- Location Rating (subject and comparables)
- View Rating (subject and comparables)
- Condition Rating (subject and comparables)

Each of the data fields above has associated UAD edits that will be returned in the UCDP if the data provided is incomplete or the format is invalid, as defined in the Freddie Mac and Fannie Mae UAD Technical Specifications. When these warning edits are converted to fatal UAD edits, if one or more of these edits is issued it will result in Hard Stop 401 (UAD Compliance Check Failure) and a “Not Successful” status will be issued in the UCDP. If the lender or appraisal vendor receives a “Not Successful” status in the UCDP, the lender or vendor must resubmit a corrected appraisal with the required data in the correct format to ensure a “Successful” status. If the appraisal does not receive a “Successful” status in UCDP, the loan will not be eligible for delivery to either GSE.

The UAD messages for the data fields that will convert from warning edits to fatal UAD edits on January 26, 2014, are provided in the tables below:

Subject Property Messages

Data Field Name	Subject Property Form Field Name	UAD Compliance Message ID	Message
Subject Quality of Construction Rating	Quality	5118, 5119	Only one of “Q1” to “Q6” must be provided.
Subject Location Rating	Location	5102, 5103	Only one of “N,” “B,” or “A” must be provided.
Subject View Rating	View	5050, 5051 5110, 5111, 5112	Only one of “N,” “B,” or “A,” must be provided and must match the overall view rating in the Site section.
Subject Condition Rating	Condition	5086, 5087 5122, 5123, 5124	Only one of “C1” to “C6” must be provided and must match the overall condition rating in the Improvements section.

Comparable Property Messages

Data Field Name	Comparable Property Form Field Name	UAD Compliance Message ID	Message
Comparable Quality of Construction Rating	Quality	5209, 5210	Only one of “Q1” to “Q6” must be provided.
Comparable Location Rating	Location	5191, 5192	Only one of “N,” “B,” or “A,” must be provided.
Comparable View Rating	View	5202, 5203	Only one of “N,” “B,” or “A,” must be provided.
Comparable Condition Rating	Condition	5215, 5216	Only one of “C1” to “C6” must be provided.

Lenders and vendors are encouraged to perform analysis on all of these data fields now to ensure business processes are in place to evaluate UAD compliance for a smooth transition.

Note: The UAD warning messages listed below will be converted to fatal UAD edits in the UCDP in July 2014:

- Subject and Comparable Address (including unit number for condominiums)
- Subject Contract Date
- Comparable Date of Sale/Time

Hard Stop 401 (UAD Compliance Check Failure) Processing

On January 26, 2014, the GSEs will change Hard Stop 401 processing in an effort to provide more comprehensive feedback to lenders. When Hard Stop 401 is triggered, the UCDP will return all messages related to that appraisal submission, which will allow lenders or their authorized agents to address all issues or questions with the appraiser in a timely manner. Today, if Hard Stop 401 is triggered, other joint GSE UCDP hard stops (e.g. Hard Stop 100 “Appraised value missing or invalid”) are not returned to lenders or their agents until Hard Stop 401 is cleared.

Change to Accepted XML File Formats in UCDP

As previously communicated, the GSEs will discontinue accepting appraisals in PDF and other alternative appraisal formats, and will accept only the MISMO file format in the UCDP. The UCDP acceptance of the ACI XML and AIReady formats, and the PDF extraction services, will be retired in July 2014. We continue to work closely with lenders and vendors using these file formats to ensure a smooth migration path; existing lender and vendor system integrations to the UCDP will not be impacted.

Enhancements to UAD Technical Specification

The GSEs have updated the UAD Technical Specifications, particularly Appendices A, B, D and E, to include standardized responses for two fields, Garage/Carport and Design (Style). The updated data standards will be instructional and will not cause warning or fatal edits to fire in the UCDP. These updates to UAD will be effective on January 2, 2014. For updated appendices and more details, please refer to the GSE webpages FreddieMac.com and FannieMae.com.

About the UAD Update

The UAD Update provides lenders and appraisers with clarifications and reminders regarding the UAD. The GSEs will provide future updates as needed to support continued successful compliance with the appraisal dataset.