February 11, 2014

Uniform Collateral Data Portal Release Notification and Uniform Appraisal Dataset Update

Update Summary

Summary of information in this update:

- Change to Accepted XML File Formats in the Uniform Collateral Data Portal® (UCDP®)
- Reminder on Submissions of Appraisals in the UCDP
- Third Phase of UCDP Conversion to Fatal Uniform Appraisal Dataset (UAD) Edits

Change to Accepted XML File Formats in UCDP

As a reminder: Freddie Mac and Fannie Mae (the GSEs) will only accept MISMO XML submissions in the UCDP beginning July 13, 2014. On this date the PDF extraction service in UCDP will be retired, and the GSEs will no longer accept appraisals submitted in PDF, ACI XML, and AIReady file formats. 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.

Reminder on Submissions of Appraisals in the UCDP

To ensure consistency across the industry, the GSEs are issuing the following reminders regarding the use of the UCDP:

Required Appraisal Submission:

- The GSEs would prefer that the lender designate the required appraisal (i.e., required by the loan product) in the Appraisal 1 Section in the UCDP.
- If corrections are made to the required appraisal that was submitted, the revised required appraisal should be uploaded in the Appraisal 1 Section.
- If the lender obtains a new appraisal that will be used as the required appraisal, the new appraisal should be uploaded in the Appraisal 1 Section.
- For additional information on how to upload a corrected appraisal file, refer to the *Appraisal 1: File Operations* subsection on the ***Appraisal: View/Edit*** page in the UCDP.

Additional Appraisals Submitted:

- If you are utilizing a program/product that requires a second or third appraisal to be obtained on the subject property, you should upload those appraisal data files in the Appraisal 2 and/or 3 Sections.
- If you obtain an additional appraisal on a UAD form to support your own processes, the additional appraisal may be uploaded to the UCDP in the Appraisal 2 and/or 3 Sections.

Doc File IDs

- The Doc File ID assigned from UCDP must only be used for one loan. A new Doc File ID must be created for each new loan.

Refer to the UCDP General User Guide Section 4.3.4 located on the GSE's websites, FreddieMac.com or FannieMae.com, for more details.

This communication relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of their regulator, the Federal Housing Finance Agency.

Third Phase of UCDP Conversion to Fatal UAD Edits

As communicated in the November 2013, *UAD Update and UCDP Notification*, the GSEs will continue to convert several of the current UAD compliance warning edits to fatal UAD edits in the UCDP. The third phase will be implemented on July 13, 2014 with warning edits for the following data fields converting to fatal UAD edits:

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

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 July 13, 2014, are provided in the tables below:

Subject Property Messages

Data Field Name	Subject Property Form Field Name	UAD Compliance Message ID	Message
Subject	Property Address	5004	The Property Address must be present.
Subject Address	City	5005	The property City must be present.
Subject Address	State	5006, 5007	The USPS 2- character abbreviation for the State or (Territory) must be present.
Subject Address	Zip Code	5008, 5009	The Zip Code must be present. The required format is either a 5-digit numeric, 9-digit numeric (no hyphen), or 9-digit numeric value with a hyphen between the 5th and the 6th digits.
Subject Address	Unit #	5301	The Unit # must be present.
Subject Address	Subject: Address (Line 1) (Property Address)	5093	The Street Address must be present.
Subject Address	Subject: Address (Line 2) (City)	5094 (SCA Grid))	The City must be present.
Subject Address	Subject: Address (Line 2) (State)	5095, 5096 (SCA Grid)	The USPS 2-character abbreviation for the State or (Territory) must be present.
Subject Address	Subject: Address (Line 2) (Zip Code)	5097, 5098 (SCA Grid)	The Zip Code must be present. The required format is either a 5-digit numeric, 9-digit numeric (no hyphen), or 9-digit numeric value with a hyphen between the 5th and the 6th digits.
Subject Address	Subject: Address (Line 2) (Unit Number)	5344 (SCA Grid)	The Unit # must be present and must match the Unit # in the Subject section.
Subject Contract Date	Contract Date	5032, 5033	A purchase transaction was indicated; therefore, the Date of Contract must be provided in mm/dd/yyyy format).

This communication relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of their regulator, the Federal Housing Finance Agency.

Comparable Property Messages

Data Field Name	Comparable Property Form Field Name	UAD Compliance Message ID	Message
Comparable Address	Comp: Address (Line 1) (Property)	5163	The Street Address must be present.
Comparable Address	Comp: Address (Line 2) (City)	5164	The City must be present.
Comparable Address	Comp: Address (Line 2) (State)	5165, 5166	The USPS 2- character abbreviation for the State or (Territory) must be present.
Comparable Address	Comp: Address (Line 2) (Zip Code)	5167, 5168	The Zip Code must be present. The required format is either a 5-digit numeric, 9-digit numeric (no hyphen), or 9-digit numeric value with a hyphen between the 5th and the 6th digits.
Comparable Address	Comp: Address (Line 2) (Unit Number)	5328 (SCA Grid)	The Unit # must be present.
Comparable Date of Sale	Comp: Date of Sale/Time	5182, 5183 (SCA Grid)	Only one of "Active", "e", "w", "c" or "s" must be provided.
Comparable Date of Sale	Comp: Date of Sale/Time	5184 (SCA Grid)	The comparable property is an active listing; therefore, a sale date and contract date must not be present.
Comparable Date of Sale	Comp: Date of Sale/Time	5185, 5186 (SCA Grid)	The comparable property is a contracted sale, expired listing or withdrawn listing; therefore, only one applicable date must be provided in mm/yy format.
Comparable Date of Sale	Comp: Date of Sale/Time	5187, 5188 (SCA Grid)	The comparable property is a settled sale; therefore, the sale date followed by the contract date must be provided in mm/yy format. If the contract date is unknown, then "Unk" must be present for contract date.
Comparable Date of Sale	Comp: Date of Sale/Time	5189 (SCA Grid)	The date must be provided in mm/yy format.

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.

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.

This communication relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of their regulator, the Federal Housing Finance Agency.