

Date: February 13, 2009

To: All Fannie Mae Single-Family Sellers

Subject: Lender Letter 02-2009: New Mortgage Loan Data Requirements

Introduction

This Lender Letter is to notify Fannie Mae lenders that the Federal Housing Finance Agency has directed Fannie Mae to require new loan-level data elements for all mortgage loan applications dated on or after January 1, 2010.

Originator Data Elements

Title V of the Housing and Economic Recovery Act of 2008, the Secure and Fair Enforcement Mortgage Licensing Act (S.A.F.E. Act), was enacted July 30, 2008 and mandated the development of a Nationwide Mortgage Licensing System and Registry (the Registry). The Registry was created by the Conference of State Bank Supervisors (CSBS) and the American Association of Residential Mortgage Regulators. Under the S.A.F.E. Act, all states must implement a mortgage loan originator licensing process that meets certain minimum standards and must license loan originators through the Registry. Per the S.A.F.E. Act, mortgage originator is defined as anyone that takes a mortgage loan application and offers or negotiates terms for a mortgage loan.

Fannie Mae will require lenders to provide the following originator data elements for mortgage loan applications dated on or after January 1, 2010:

- the mortgage loan originator's unique identifier (e.g., registration or license number), and
- the mortgage loan originator company's unique identifier.

Fannie Mae is aware that some states have different compliance timeframes for implementation of the originator licensing process and therefore lenders may not be able to provide the required data to Fannie Mae starting January 1, 2010. Fannie Mae will closely monitor those states with later compliance timeframes and will phase in the requirement based on an individual state's transition activity. Lenders with mortgage loan originations in states unable to meet the January 1, 2010 deadline will be required to provide the mortgage loan originator's unique information prospectively as the information becomes available. Additional information about the loan originator's company unique identifier is forthcoming.

Appraiser Data Elements

Fannie Mae will require the following appraiser data elements for mortgage loan applications dated on or after January 1, 2010:

- the field appraiser's license or certification number, and
- the supervisory appraiser's license or certification number will also be required if the field appraiser is either a subcontractor or an employee of the supervisory appraiser or appraisal firm, and the field appraiser's work was directly supervised.

Fannie Mae will provide additional information about implementation of the S.A.F.E. Act, including technical specifications and delivery requirements for the new required data elements, in the coming months. Lenders may also refer to the [CSBS Web site](#) for additional information about this Act.

Lenders who have questions about Lender Letter 02-2009 should contact their Customer Account Team.

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