

Uniform Closing Dataset (UCD) Critical Edits

LENDER READINESS CHECKLIST

In four phases starting July 31, 2021, Fannie Mae and Freddie Mac (the GSEs) will convert certain edits in their UCD collection systems from “warning” to “fatal.” Once a datapoint has transitioned to “fatal,” lenders must remediate quality issues for that data before delivering the loan to either GSE. Fannie Mae recommends UCD Collection Solution users follow the steps below to help you prepare.



Before Phase 1



Familiarize yourself with available resources.

- The [transition timeline](#) outlines the four phases of critical edits from “warning” to “fatal.”
- The [Critical Edits Matrix](#) contains thorough details around the various phases, including the criteria of the required datapoint and the description of the rule.
- The updated [UCD Critical Edits Implementation Guide](#) provides users details of the data transitioning along with portions of the Closing Disclosure shown to illustrate the data.



Talk to your technology service provider.

Find out what their timeline is for deploying updated solutions to support each phase of the transition. What will you need to do to update your system? How much time will you need to test?



Coordinate with your lending partners.

Make sure those involved with delivering your loans to Fannie Mae, whether part of your organization or an aggregator partner, are aware of this transition and your plans for implementation. If you are a wholesaler, make sure you talk to your correspondent lender about their plans to meet the requirements.

Before each phase



Review Fannie Mae feedback messages.

Ahead of each phase, we will publish a list of [feedback messages](#) associated with the upcoming critical edits. Lenders should familiarize themselves with these edits before moving forward with testing.



Conduct testing early to make sure you can identify and address any data quality challenges.

Fannie Mae’s [UCD Collection Solution Test Environment](#) is available to test for UCD critical edits. For at least 60 days prior to each phase, you can test your UCD XML files to resolve potential critical issues with data about to transition to fatal severity. Currently, the UCD Collection Solution issues a “warning” message if the data provided is missing, inconsistent, or incorrect according to the UCD specification.



Check the reports.

The UCD Submissions and Findings Report in [Fannie Mae Connect™](#) includes a new attribute in the UCD Message Details section: Fatal Transition Date. This new field will help lenders know if the edit is part of the next phase transition.



Stay updated.

Regularly check our [UCD](#) and [UCD Collection Solution](#) webpages for additional news and resource updates. If you have further questions, reach out to your Fannie Mae representative or email us at ucd@fanniemae.com.