

# Uniform Closing Dataset (UCD) Collection Solution Enhancements

## Quick Guide for UCD Enhancements

December 2, 2021

**Updated January 19, 2022**

This UCD Enhancements guide provides access to 2021's UCD updates in an easy-to-read format all in one document. See the [2020 Release Notes Summary](#) to review an archive of the enhancements to UCD in 2020.

Looking for Feedback Message updates? Review the 'Edit Updates' tab in the [UCD Feedback Messages](#) for a summary of this year's message updates.

### In Case You Missed It

Effective Date	Impacted Area	Description
December 6, 2021 <b>UPDATED</b>	UCD Critical Edits - Phase 1 Implementation	<p>Review the <b>Phase 1 Edits</b> tab in the <a href="#">UCD Feedback Messages</a> for a listing of the new warning edit to further refine UCD Phase 1 data quality:</p> <ul style="list-style-type: none"> <li><b>Warning-to-Fatal Edit 3317:</b> The reported Regulation Z Total Points and Fees Amount provided is \$0.00. Validate the amount to ensure the accuracy of the value provided. For additional information on the Regulation Z Total Points and Fees Amount contact your Compliance Team.</li> </ul> <p><b>NOTE:</b> Edit 3317 will be updated in January 2022 to a Warning severity and will not transition to fatal severity as originally announced.</p>
December 6, 2021	UCD Critical Edits - Phase 2 Implementation	<p>Review the <b>Removed Messages</b> tab in the <a href="#">UCD Feedback Messages</a> for a listing of the following UCD Phase 2 edit removals:</p> <ul style="list-style-type: none"> <li><b>Warning-to-Fatal Edit 3419:</b> When Loan Purpose Type is equal to Purchase, and Loan Closing Adjustment Item Section Type of PaidAlreadyByOrOnBehalfOfBorrowerAtClosing is provided, and Loan Closing Adjustment Item Amount is not equal to zero, the Loan Adjustment item Integrated Disclosure Subsection Type is required.</li> <li><b>Warning-to-Fatal Edit 3420:</b> When Loan Purpose Type is equal to Purchase, and Loan Closing Adjustment Item Section Type of PaidAlreadyByOrOnBehalfOfBorrowerAtClosing is provided, and Loan Closing Adjustment Item SubSection Type is equal to OtherCredits, the Loan Closing Adjustment Item Amount is required.</li> </ul> <p><b>NOTE:</b> Edit 3421 encompasses both 3419 and 3420 and will remain as part of the UCD Phase 2 Critical Edits.</p>



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		<p><b>Warning-to-Fatal Edit 3421:</b> When Loan Purpose Type is equal to Purchase, and Loan Closing Adjustment Item Section Type of PaidAlreadyByOrOnBehalfOfBorrowerAtClosing is provided, and Loan Closing Adjustment Item SubSection Type is equal to OtherCredits, and the Loan Closing Adjustment Item Amount is provided, the Closing Adjustment Item Paid By Individual Full Name Or Closing Adjustment Item Paid By Legal Entity Full Name are required.</p>
November 2, 2021	UCD Critical Edit Phase 2 – 4 Timeline	<p>Fannie Mae and Freddie Mac (the GSEs) published an updated timeline announcing new launch dates for the Uniform Closing Dataset (UCD) <a href="#">critical edits transition phases 2-4</a>:</p> <ul style="list-style-type: none"> <li>• Phase 2: March 31, 2022</li> <li>• Phase 3: September 30, 2022</li> <li>• Phase 4: March 31, 2023</li> </ul>
September 17, 2021	UCD Phase 1 Edits	<p>The following UCD edits recently transitioned to a fatal severity on July 31, 2021, in the UCD Collection Solution, as part of the UCD Phase 1 critical edit transition implementation. In addition to the Phase 1 transition, the data points in these edits are required as part of the Qualified Mortgage (QM) revised rule and a valid value must be provided.</p> <p>To comply with the GSE’s QM revised rule the following edits have been updated to not allow a value of zero (0.00):</p> <ul style="list-style-type: none"> <li>• <b>Fatal Edit 3027:</b> Average Prime Offer Rate Percent is required. Data must be numeric up to 3 digits, with up to 4 decimal places.</li> <li>• <b>Fatal Edit 3029:</b> Regulation Z Total Loan Amount is required. Data must be numeric up to 9 digits, with up to 2 decimal places.</li> </ul> <p><b>Note:</b> These QM related fields are now used to calculate checks in Loan Delivery against the following business rules: Edits C47, C48, C49, C52, C53, C54.</p>
August 9, 2021	UCD Critical Edits - Phase 2 Implementation	<p>As announced on August 11, 2020, Fannie Mae will be transitioning UCD edits from “warning” to a “fatal” severity over the next two years. In preparation for the transition to fatal edits, lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly those relating to future fatal edits.</p> <p>The UCD Closing Solution will be updated for Phase 2 edits. The edits will have a severity of “warning-to-fatal.” Review the UCD Edit Feedback Messages – Phase 2 Edits Tab for a listing of the Phase 2 edit updates (total of 35 edits) including:</p> <ul style="list-style-type: none"> <li>• 11 existing edits transition from warning to warning-to-fatal</li> <li>• 24 new warning-to-fatal edits</li> </ul> <p><b>Note:</b> As of August 6, 2020, Fannie Mae introduced a new severity category of “warning-to-fatal.” If you receive an edit with this new category, it means that the edit is a part of the UCD critical edit Phase 2 list of requirements. This does not indicate a different severity from “warning,” but provides an indication of Phase 2. As we move forward with other phases, this severity will be an indication of one of the remaining phases.</p>



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July 31, 2021	UCD Critical Edits - Phase 1 Implementation	<p>The following Closing Disclosure section edits are now “fatal” in the UCD Production environment:</p> <ul style="list-style-type: none"><li>• Closing Information</li><li>• Loan Information</li><li>• Loan Disclosures</li><li>• Escrow Account Loan Calculations</li><li>• GSE Specific</li><li>• GSE Regulation Z</li><li>• Payoffs and Payment</li></ul>
June 28, 2021	UCD Critical Edits - Phase 1 Implementation	<p>As announced on August 11, 2020, Fannie Mae will be transitioning UCD edits from “warning” to a “fatal” severity over the next two years. In preparation for the transition to fatal edits, lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly those relating to future fatal edits.</p> <p>The <a href="#">UCD Test Environment</a> has been updated for Phase 2 edits. Review the <a href="#">UCD Edit Feedback Messages – Phase 2 Edits Tab</a> for a listing of the Phase 2 edit updates (total of 35 edits) including:</p> <ul style="list-style-type: none"><li>• 11 existing edits transition from warning to warning-to-fatal</li><li>• 24 new warning-to-fatal edits</li></ul>
June 7, 2021	UCD Critical Edits - Phase 1 Implementation	<p>Fannie Mae will include additional message text for the existing Phase 1 edits that will transition from “warning” to “fatal” in the UCD Collection Solution. <b>The additional text will highlight the official transition date that the edit will go “fatal” in UCD Production.</b> Phase 1 of the transition will begin on July 31, 2021 and is designed to enhance data quality and consistency for single-family loans the GSEs purchase. Refer to the <a href="#">UCD Critical Edits Implementation Timeline</a>. <b>In preparation for the transition to fatal edits, lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly those relating to future fatal edits.</b></p>