

Uniform Instruments Update

Fact Sheet

We have updated all of our uniform legal instruments – security instruments, notes, riders and addenda, and special-purpose documents – used for loans delivered to us. In collaboration with Freddie Mac, we conducted a comprehensive review of the instruments and made improvements to enhance their clarity and usability. This update includes both Fannie Mae/Freddie Mac uniform instruments and Fannie Mae-specific instruments.

Lenders may begin using these updated forms immediately (July 2021), and are required to use them for loans with note dates on or after Jan. 1, 2023. The updated July 2021 uniform instruments cannot be used in combination with any earlier versions. For example, a security instrument with a July 2021 footer must be used with a note that also has a July 2021 footer.

What are the uniform instruments?

The uniform instruments, which Fannie Mae and Freddie Mac have maintained jointly since the 1970s, are used in the majority of all U.S. residential real estate financing transactions and fall into four categories:

1. Security instruments
2. Notes
3. Riders and addenda
4. Special purpose (e.g., state-specific instruments)

The uniform instruments provide standardization and consistency, supporting salability in the secondary mortgage market.

Benefits of the updated instruments

Easier to use

Employ more headings and sub-headings, shorter paragraphs and sentences, and more clearly defined lists.

Provide more clarity

Use plainer language and clarify the explanation of borrower and lender obligations.

Reflect industry changes

Account for the changes that the industry has experienced over time and better reflect current industry practices and systems.

Preparing for the transition

We're providing an 18-month transition period from the time of publication to allow lenders and their vendors to prepare for the Jan. 1, 2023 requirement. Lenders should coordinate with their document vendors regarding their timeline for making system updates.

If you do not rely on a document vendor for these forms, you may opt to begin using the updated instruments right away. We offer options to view or download the updated instruments individually or through a batch download for each of the four document categories.

For more information

For more information and to access the updated instruments, visit the new legal documents page <https://singlefamily.fanniemae.com/fannie-mae-legal-documents>. If you have further questions, please refer to the [Selling Guide Announcement \(SEL-2021-06\)](#) or contact your Fannie Mae representative.