

Uniform Closing Dataset (UCD)

Critical Edits Updates – Phases 1 and 2

Dec. 2, 2021

Dear Integrated Partner,

As of Dec. 6, Fannie Mae will implement minor updates to the UCD Critical Edits that have transitioned from “Warning” to “Warning to Fatal” in Phases 1 and 2.

Please review the Edits tabs for each Phase in the [Feedback Messages](#) for details about the updates below.

Effective Date	Impacted Area	Description
December 6, 2021 NEW	UCD Critical Edits - Phase 2 Implementation	<p>Review the Removed Messages tab in the UCD Feedback Messages for a listing of the following UCD Phase 2 edit removals:</p> <ul style="list-style-type: none"> • Warning-to-Fatal Edit 3419: 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. • Warning-to-Fatal Edit 3420: 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. <p>NOTE: Edit 3421 encompasses both 3419 and 3420 and will remain as part of the UCD Phase 2 Critical Edits.</p> <ul style="list-style-type: none"> • Warning-to-Fatal Edit 3421: 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.
December 6, 2021 NEW	UCD Critical Edits - Phase 1 Implementation	<p>Review the Phase 1 Edits tab in the UCD Feedback Messages for a listing of the new warning edit to further refine UCD Phase 1 data quality:</p> <ul style="list-style-type: none"> • Warning-to-Fatal Edit 3317: A value of zero is invalid for the Regulation Z Total Points and Fees Amount. Enter the total points and fees excluding bona fide discount points with the correct value. Data should be numeric up to 9 digits, with up to 2 decimal places. <p>NOTE: Edit 3317 will be transitioning UCD edits from “warning-to-fatal” to a “fatal” severity on January 24, 2022.</p>



Transition Preparation for Lenders and TSPs

- **Review “warning” messages.** The UCD Collection Solution currently issues a “warning” message if the data provided is missing, inconsistent, or incorrect according to the UCD specification. 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.
- **Test your UCD XML file.** Access the [UCD Collection Solution Testing Environment](#) to test your UCD XML files to resolve potentially fatal issues prior to the phased releases.
- **Review the updated [UCD Fatal Edits Matrix 2.0](#).** Fannie Mae and Freddie Mac (the GSEs) published updates to the matrix, which contains the edits and associated datapoints for all phases. Lenders are encouraged to familiarize themselves with the matrix prior to implementation.
- **Review the [UCD Fatal Edits - Implementation Guide](#).** This resource was created to provide guidance on the transition of these specific edits. Portions of the Closing Disclosure are used throughout the guide to illustrate data elements identified as “fatal” by highlighting those in bold font.
- **Review the [Feedback Messages for the UCD Collection Solution](#).** Each GSE published a list of feedback messages for Phase 2 of the UCD Fatal Edits for their respective systems.

Additional Information

Please contact your account representative for assistance or submit your questions to our UCD mailbox: UCD@FannieMae.com. For more information on UCD, visit the [Fannie Mae UCD](#) and [UCD Collection Solution pages](#).