

# Loan Delivery Enhancements

## Quick Guide for Loan Delivery Enhancements

July 25, 2022

This Loan Delivery Enhancements guide provides access to this year's previous, current, and upcoming Loan Delivery updates in an easy-to-read format all in one document. Looking for business rules updates? Review the LD Edit Change Effective Date column on the Edits\_LD tab in the [Business Rules Dictionary](#) for a summary of this year's business rule updates.



### Just Released

Effective Date	Impacted Area	Description
July 25 <b>UPDATED</b>	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• New warning edits related to Commitment, Income, Loan Program, and Property Data.</li> <li>• Edits related to Appraisal and Loan Program changing from warning to fatal severity.</li> </ul>



### On the Horizon

Effective Date	Impacted Area	Description
August 22 <b>NEW</b>	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• New warning edits related to Commitment, Income, Loan Purpose, Mortgage Insurance (MI), Pool, and Property Data.</li> <li>• Edits related to Commitment changing from warning to fatal severity.</li> </ul>



Effective Date	Impacted Area	Description
August 22 <b>NEW</b>	Loan Details Enhancement Loan History Tab	To provide additional transparency in the MBS and whole loan delivery process, the loan transaction history will be available in Loan Delivery via the <b>Loan History</b> tab on the Loan Details page. The view will provide transaction information including: <ul style="list-style-type: none"> <li>• Commitment/Pool Number</li> <li>• Execution Type</li> <li>• Transaction Type</li> <li>• Transaction Date/Time</li> <li>• User ID</li> </ul>

## ◀◀ In Case You Missed It

Effective Date	Impacted Area	Description
Jan. 24, 2022	MI Name Change	As announced in the <a href="#">Selling Guide Announcement (SEL-2021-11)</a> , lenders are advised that Genworth Mortgage Insurance Corporation is formally changing its name to Enact Mortgage Insurance Corporation effective Feb. 7. To support deliveries of Enact-insured loans, a new ULDD enumerated value, “Enact,” is being implemented. Beginning Feb. 7, lenders must use this new value in Loan Delivery when delivering Enact-insured loans. We updated our published list of <a href="#">Approved Mortgage Insurers and Related Identifiers</a> to reflect the name change and the new ULDD enumerated value. Refer to <a href="#">ULDD Appendix D</a> for implementation guidelines.
Jan. 24	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• Edits related to Recast and Sales Price changing from warning to fatal severity.</li> <li>• New warning edits related to Certification, Closing Data, Credit Score, DU Compare, Loan Amount, Property Data, and UPB.</li> </ul>
Feb. 21	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• Edits related to Appraisal, Closing Data, Consistency, Home Equity Line of Credit (HELOC), Loan Program, Sales Price, and Unit Data changing from warning to fatal severity.</li> <li>• New warning edits related to Commitment, Compare Mismatch, DU Compare, MI, and Unit Data.</li> </ul>



March 21	Desktop Appraisal Option	The <a href="#">Loan Delivery job aids</a> have been updated to support loan case files meeting the requirements to receive the option to obtain a desktop appraisal reported on Uniform Residential Appraisal Report (Fannie Mae Form 1004 Desktop). Refer to the <a href="#">DU Version 11.0 release notes</a> for more information.
March 21	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• Edits related to Borrower, Certification, Loan Amount, Loan Program, and Unpaid Principal Balance (UPB) changing from warning to fatal severity changing from warning to fatal severity.</li><li>• New warning edits related to Appraisal, Closing Data, and Loan Program.</li></ul>
March 28	Uniform Closing Dataset (UCD) Availability	When a loan exists in Loan Delivery with a UCD case file, the UCD information after the initial loan eligibility rules are performed will be refreshed every 15 minutes. Previously, the UCD information in Loan Delivery refreshed after 60 minutes.
March 28	Project Type Code Updates	As announced in <a href="#">Selling Guide Announcement (SEL-2022-02)</a> , <a href="#">Condo Project Manager™</a> (CPM™) added status designations to align with the enhancements that were in the CPM release on March 4. Loan Delivery will update the description for Project Type Codes T and 2 to reflect their usage for all Fannie Mae-approved projects (these codes are no longer limited to PERS approvals). As a reminder, the CPM ID Number is also required at delivery (ULDD SORT ID 39).
April 25	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• Edits related to Certification, Closing Data, Commitment, Compare Mismatch, Credit Score, Desktop Underwriter® (DU®) Compare, Flood Hazard, Loan Program, Mortgage Type, RefiNow™, and Unit Data changing from warning to fatal severity.</li><li>• New warning edits related to Address, Appraisal, Certification, Closing Data, Commitment, Consistency, Credit Score, Loan Program, and MI.</li></ul>
April 25	MI Company Edit	Effective Feb. 7, 2022, Genworth Mortgage Insurance Corporation formally changed its name to Enact Mortgage Insurance Corporation. Effective April 25, Loan Delivery will issue a warning edit (Edit 1535) for deliveries of the MI Company value Genworth. A Uniform Loan Delivery Dataset (ULDD) enumerated value, “Enact,” is available for delivery. Delivery of the MI Company Genworth will not be allowed effective Aug. 22.
May 4	Unrecorded Assignments of Mortgage	As announced in the <a href="#">Selling Guide Announcement (SEL-2022-04)</a> , we are eliminating the requirement to provide unrecorded assignments of mortgage to Fannie Mae for loans not registered with MERS. Sellers may immediately cease preparing unrecorded assignments for loans not registered in MERS and delivering such assignments to the document custodian.
May 23	Whole Loan Loan Status Updates	Fannie Mae aligned the definition of “purchase” and “funded” for whole loans across Pricing & Execution – Whole Loan® (PE – Whole Loan), Loan Delivery, and the Selling Guide. The updates will display for loans that are certified as “Purchase Ready” and, once funded, as “Purchased and Funded” in PE – Whole Loan and Loan Delivery. The Loan Status updates will



		display on the Commitment Details and Loan Details screens. The Loan Status will also display on applicable export reports. Refer to the <a href="#">Purchase Definition Update Fact Sheet</a> for more information.
June 27	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• New warning edits related to Appraisal, Commitment, Loan Program, and Property Data.</li><li>• Edits related to Appraisal, Borrower, Certification, Commitment, and Loan Program changing from warning to fatal severity.</li></ul>