



Property Data API Release Notification

(Updated March 15, 2023) February 23, 2023

On **April 7, 2023**, Fannie Mae will implement Version 6.0 of the Property Data API, which will include the changes described below. Please be advised that this list may be subject to change; all final updates will be noted in the release documentation posted on the release date. Follow the link [here](#) to see the complete updated data standard.

NOTE: *Versions 5.0 and 6.0 of the Property Data API will be accessible through the same URL. Users may choose between Property Data API Versions using the dropdown menu at the top of the API documentation page. Detailed instructions on how to make submissions to each version is outlined within this document.*

Messages

Updated and expanded messages related to the data submitted to the API will be included in the API response for Version 6.0 and Version 5.0. The message table can be accessed [here](#).

Message ID	Message Text
101	An adverse site condition was noted.
103	A car storage deficiency has been noted.
104	The construction status for the subject property is not "Complete."
105	More than one living unit was noted.
106	The property data collection appears to be more than 120 days old.
107	"No Electrical Service" was noted.
108	An exterior deficiency was noted.
110	The GLA is outside the expected range.
111	One or more required photos are missing.
112	"No Heat" was noted.
113	An interior deficiency was noted.
116	A mechanical deficiency was noted.
117	A non-residential use was noted.
118	The electrical service noted is not public.
122	The condition rating (C6) is ineligible for delivery to Fannie Mae.
123	The quality rating materially impacts the risk analysis.
125	The data provided indicates significant repairs are required.
126	The data collector noted the subject road has not been maintained.
127	The sewer service for the subject property may impact the eligibility for delivery to Fannie Mae.
128	The water service for the subject property may impact the eligibility for delivery to Fannie Mae.
129	The data provided indicates that the subject property does not have year-round access.
131	A material location was noted.
132	A material view was noted.



Data Structure and Photo Enhancements

The changes described in this section applies to Version 6.0 only.

The following fields are being removed

The following fields will be removed from the data standard.

Report Path	Field Name	Action
InspectionReport/property	lockBoxPresent	Remove
InspectionReport/property/site	offstreetParkingAvailable	Remove
InspectionReport/property/site/carStorages	type	Remove
InspectionReport/property/site/carStorages	spaceCount	Remove
InspectionReport/property/site/carStorages	spaceArea	Remove
InspectionReport/property/site/carStorages	garageConversionIndicator	Remove
InspectionReport/property/site/carStorages/carStorageDeficiencies	deficiencyName	Remove
InspectionReport/property/site/carStorages/carStorageDeficiencies	deficiencyType	Remove
InspectionReport/property/site/carStorages/carStorageDeficiencies	carStorageDeficiencySeverity	Remove
InspectionReport/property/site/carStorages/carStorageDeficiencies	descriptionCarStorageDeficiency	Remove
InspectionReport/property/site/carStorages/carStorageUpdates	carStorageUpdatedComponent	Remove
InspectionReport/property/site/carStorages/carStorageUpdates	carStorageUpdateType	Remove
InspectionReport/property/site/carStorages	carStorageUpdateTimeframe	Remove
InspectionReport/property/site/carStorages	carStorageUpdateDescription	Remove
InspectionReport/property/site/siteFeature/location/ancillaryLocations	locationDescriptionType	Remove
InspectionReport/property/site/siteFeature/location	ancillaryLocationDescriptionDetails	Remove



InspectionReport/property/site/siteFeature/view/ancillaryViews	viewDescriptionType	Remove
InspectionReport/property/site/siteFeature/view/ancillaryViews	viewQuality	Remove
InspectionReport/property/site/siteFeature/view	ancillaryViewDescriptionDetails	Remove
InspectionReport/property/structures/exteriorFeatures	exteriorFeatureType	Remove
InspectionReport/property/unit/levels/room/carStorages/carStorageUpdates	carStorageUpdatedComponent	Remove
InspectionReport/property/unit/levels/room/carStorages/carStorageUpdates	carStorageUpdateType	Remove
InspectionReport/property/unit/levels/room/carStorages	carStorageUpdateTimeframe	Remove
InspectionReport/property/unit/levels/room/carStorages	carStorageUpdateDescription	Remove

The following fields have a change

The following field has a change between the version 5 and version 6 data standard. Some changes relate to path, field name, conditionality, instruction or the human readable data.

Report Path	Field Name	Action
InspectionReport/property/site/siteFeature/location/locations	locationDescriptionType	Change
InspectionReport/property/site/siteFeature/location	LocationDescriptionDetails	Change
InspectionReport/property/site/siteFeature/view/ views	viewDescriptionType	Change
InspectionReport/property/site/siteFeature/view/views	viewQuality	Change
InspectionReport/property/site/siteFeature/view	ViewDescriptionDetails	Change
InspectionReport/property/site/siteFeature/siteImprovements	propertyImprovementType	Change
InspectionReport/property/site/siteFeature	descriptionPropertyImprovement	Change
InspectionReport/property/site/siteUtility/electricalServices	serviceType	Change
InspectionReport/property/structures	structureType	Change



InspectionReport/property/structures	attachmentType	Change
InspectionReport/property/structures	yearBuilt	Change
InspectionReport/property/structures	yearBuiltEstimate	Change
InspectionReport/property/structures/exteriorDeficiencies	deficiencyName	Change
InspectionReport/property/structures/exteriorUpdates	exteriorUpdatedComponent	Change
InspectionReport/property/structures/mechanicalDeficiencies	deficiencyName	Change
InspectionReport/property/structures/heatingSystems	heatingType	Change
InspectionReport/property/structures/coolingSystems	coolingType	Change
InspectionReport/property/structures	uniformHeatingAndCoolingIndicator	Change
InspectionReport/property/structures/finishedSpaces	finishedSpaces	Change
InspectionReport/property/structures/finishedSpaces/levels	levelNumber	Change
InspectionReport/property/structures/finishedSpaces/levels	earthContact	Change
InspectionReport/property/structures/finishedSpaces/levels	levelLowCeiling	Change
InspectionReport/property/structures/finishedSpaces/levels	attic	Change
InspectionReport/property/structures/finishedSpaces/levels	atticAccess	Change
InspectionReport/property/structures/finishedSpaces/levels	totalArea	Change
InspectionReport/property/structures/finishedSpaces/levels	finishedLivingArea	Change
InspectionReport/property/structures/finishedSpaces/levels	belowGradeExits	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms	roomType	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/appliances	rangeOvenExists	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms	otherRoomTypeDescription	Change



InspectionReport/property/structures/finishedSpaces/levels/room/CarStorage	type	Change
InspectionReport/property/structures/finishedSpaces/levels/room/CarStorage	spaceCount	Change
InspectionReport/property/structures/finishedSpaces/levels/room/CarStorage	spaceArea	Change
InspectionReport/property/structures/finishedSpaces/levels/room/CarStorage	garageConversionIndicator	Change
InspectionReport/property/finishedSpaces/levels/room/carStorages/CarStorageDeficiencies	deficiencyName	Change
InspectionReport/property/finishedSpaces/levels/room/carStorages/CarStorageDeficiencies	deficiencyType	Change
InspectionReport/property/finishedSpaces/levels/room/carStorages/CarStorageDeficiencies	carStorageDeficiencySeverity	Change
InspectionReport/property/finishedSpaces/levels/room/carStorages/CarStorageDeficiencies	descriptionCarStorageDeficiency	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/plumbingFixtures	fixtureType	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorDeficiencies	deficiencyName	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorDeficiencies	deficiencyType	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorDeficiencies	interiorDeficiencySeverity	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorDeficiencies	descriptionInteriorDeficiency	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorUpdates	interiorUpdatedComponent	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorUpdates	interiorUpdateType	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorUpdates	interiorUpdateTimeframe	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/interiorUpdates	interiorUpdateDescription	Change
InspectionReport/property/structures/finishedSpaces/levels/rooms/roomFeatures	roomFeatureType	Change



The following fields are being added

The following fields are being added to the data standard.

Report Path	Field Name	Action
InspectionReport/property/propertyAnalysis/ANSI Compliance	ansiComplianceIndicator	Add
InspectionReport/property/structures	structureArea	Add
InspectionReport/property/structures	containsRooms	Add
InspectionReport/property/structure/finishedSpaces/levels	atticAccessHeight	Add
InspectionReport/property/structures/finishedSpaces/levels	FinishedNonGLALivingArea	Add