

# EarlyCheck Release Notes

## Overview of EarlyCheck Enhancements

December 31, 2023

This EarlyCheck™ Enhancements overview provides access to all 2023 EarlyCheck updates in an easy-to-read format all in one document.

For a complete list of the edit messages, view the EarlyCheck Edit Messages document in the Edit Messages section of the [EarlyCheck page](#) 30 days prior to each update. Log in credentials for EarlyCheck or Fannie Mae Connect are required to access this document.

### In Case You Missed It

Effective Date	Impacted Area	Version	Description	File Type	Impact
January 1	Edit Updates	7.5.8	New edits related to Closing Data	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>4 new edits with a severity of Fatal</li> </ul>
January 23	Edit Updates	7.5.9	New edits are related to Area Median Income (AMI) and Appraisal Waiver  Edits changing severity are related to Mortgage Insurance (MI), Reference Data, Area Median Income (AMI), and Recast	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>1 edit with a text change</li> </ul>
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>1 edit with a text change</li> <li>2 new edits with a severity of warning</li> <li>1 edit changing from Warning to Warning-to-Fatal</li> <li>7 edits changing from Warning-to-Fatal to Fatal</li> </ul>



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February 3	Maintenance Window Change		Starting in February, EarlyCheck will be available every day, 24 hours a day, except from 5 p.m. ET Saturday to 8 a.m. ET Sunday due to maintenance.		
February 20	Edit Updates	7.6	<p>New edits are related to Closing Costs, Down Payment, Mortgage Insurance (MI), Recast, Special Feature Codes and Underwriting.</p> <p>Edits changing severity are related to Area Median Income (AMI).</p>	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>1 new edit with a severity of Warning-to-Fatal</li> </ul>
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>8 new edits with a severity of Warning</li> <li>5 new edits with a severity of Warning-to-Fatal</li> <li>1 edit changing from Warning-to-Fatal to Fatal</li> </ul>
Feb. 26	Multifactor Authentication Registration		Starting January 9, 2023, users began seeing multifactor authentication (MFA) registration screens after logging in to Fannie Mae browser-based applications. To ensure uninterrupted access, register by selecting one or more MFA methods before February 26, 2023, when the use of MFA will be required. <a href="#">Learn more</a>	ULAD-MISMO 3.4  ULDD-MISMO 3.0	
March 27	Edit Updates	7.6.1	Edits changing severity are related to Closing Costs, Down Payment, and Underwriting	ULAD-MISMO 3.4	1 edit changing from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>1 new edit with a severity of Warning</li> <li>4 edits changing from Warning to Warning-to-Fatal</li> <li>1 new edit with a severity of Fatal</li> </ul>



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					4 edits changing from Warning-to-Fatal to Fatal
April 24	Edit Updates	7.6.2	Edits changing severity are related to Special Feature Codes, Property Data, and Appraisal	ULAD-MISMO 3.4	10 new edits with a severity of Warning
			New edits are related to Appraisal, Income, and Special Feature Codes	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>14 new edits with a severity of Warning</li> <li>1 new edit with a severity of Fatal</li> </ul> 4 edits changing severity from Warning-to-Fatal to Fatal
May 22	Edit Updates	7.6.3	New edits are related to Property Data – Condo Project Manager and Loan Program	ULAD-MISMO 3.4	
			Existing edits are related to Special Feature Codes	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>4 new edits with a severity of Warning</li> <li>7 new edits with a severity of Warning, effective May 29<sup>th</sup></li> <li>1 new edit with a severity of Fatal</li> <li>1 edit changing severity from Warning-to-Fatal to Fatal</li> </ul>
June 22	Edit Updates	7.6.4	Edits changing severity are related to Property Data	ULAD-MISMO 3.4	•
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>1 edit with a text and logic change</li> </ul>



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July 24	Edit Updates	7.6.5	<p>New edits are related to Closing Data and DU Compare</p> <p>Edit changing severity are related to Investor, Mortgage Insurance, and Closing Data.</p>	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>1 edit changing severity from Warning to Warning-to-Fatal</li> </ul>
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>3 new edits with a severity of Warning</li> <li>4 edits with changing severity from Warning to Warning-to-Fatal</li> <li>6 new edits with a severity of Fatal</li> <li>1 edit changing severity from Warning-to-Fatal to Fatal</li> </ul>
Aug 28	Edit Updates	7.6.5	New edits are related to Closing Data	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>2 new edits with a severity of Warning</li> </ul>
Sep 1	Edit Updates	7.6.6	Edits changing severity are related to Loan Program – Shared Equity	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>7 new edits with severity Fatal</li> </ul>
Sep 25	Edit Updates	7.6.6	Edits changing severity are related to Mortgage Insurance and Closing Data	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li></li> </ul>
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>11 edits with changing severity from Warning-to-Fatal to Fatal</li> </ul>
Oct 30	Edit Updates	7.6.7	Edits changing severity are related to Property Data – CPM and Value Acceptance	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li></li> </ul>
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>3 new edits with a severity of Warning-to-Fatal</li> <li>9 edits with changing severity from</li> </ul>



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					Warning-to-Fatal to Fatal <ul style="list-style-type: none"> <li>1 new edit with a severity of Fatal</li> </ul>
Nov 1		7.6.7	<p>Selling Guide <a href="#">Announcement SEL-2023-09: Selling Guide Updates</a> and <a href="#">DU V. 11.1 Release I Nov. 18, 2023</a> release notes clarified requirements for loans eligible for value acceptance + property data. Lenders must receive the Desktop Underwriter® (DU®) message stating that Fannie Mae has received the property data collection (DU message ID 3713) on the last DU submission.</p> <p>A new delivery edit D323 will fire in Loan Delivery and EarlyCheck™ if a loan is delivered with SFC 774 and the associated loan casefile did not receive DU message ID 3713 on the last DU submission. This edit will be warning from November 1 through November 30, 2023, to allow lenders the opportunity to make any needed updates to processes. Edit D323 will be moved to fatal severity on December 1, 2023.</p>	ULDD-MISMO 3.0	<p>There are two options for a lender to resolve edit D323 and deliver the loan:</p> <ol style="list-style-type: none"> <li><b>Resubmit the DU loan casefile:</b> Lenders can resubmit the loan casefile to DU after the PDC has been submitted to the Fannie Mae Property Data API for DU message ID 3713 to be received. LD caches data for 24 hours, so the lender should resubmit to DU and then wait 24 hours and resubmit to EarlyCheck.</li> </ol> <p><b>NOTE:</b> If the lender did not submit the PDC to the API prior to the note date the loan is not eligible for delivery with SFC 774, even if DU message ID 3713 was received.</p> <ol style="list-style-type: none"> <li><b>Remove SFC 774.</b> If the lender provided SFC 774 in error, removing the SFC will resolve edit D323</li> </ol> <p>Refer to <a href="#">Value Acceptance + Property Data Fact Sheet</a> for more information.</p>
Nov 17	LTV Ratios	7.6.7	<p>Effective November 17, 2023, EarlyCheck will update eligibility criteria to reflect expanded access to credit and provide support for affordable rental housing, the maximum allowable LTV, CLTV, and HCLTV ratios for two-to four-unit, principal residence, purchase and limited cash-out transactions will be updated to 95%. This change will not apply to high-balance mortgage loans and loans that are manually under written.</p>	ULDD-MISMO 3.0	See <a href="#">DU V. 11.1 Release I Nov. 18, 2023</a> for more details.



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Nov 20	Edit Updates	7.6.8	Edits changing severity are related to Interest Rate and Value Acceptance	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>3 edits with changing severity from Warning-to-Fatal to Fatal</li></ul>

For information on EarlyCheck enhancements prior to January 2023, please refer to the Release Notes archive document available on the [EarlyCheck homepage](#).