



Loan Delivery Release Notes

January 30, 2018
Updated February 27, 2018

Fannie Mae will implement the following enhancements in Loan Delivery between March and June 2018:

- Effective **March 1**:
 - Removal of Expired Loan Data
- Effective **March 26**: *Updated*
 - New Whole Loan Commitment and Curtailment Edits
 - Modify Existing LTV Edits
 - Existing Edits Transition from “Warning” to “Fatal” Severity
- Effective **June 25**: *Updated*
 - UCD Casefile ID Validation Edits Transition from “Warning” to “Fatal” Severity
 - New UCD Compare Edits
- Effective **Q2 2018**:
 - Servicing Marketplace Data Requirement *Updated*

March 1 Enhancements

Removal of Expired Loan Data

Beginning March 1, 2018, Fannie Mae will remove expired loan data from Loan Delivery at the beginning of each month. For pools, data expires 18 months after the Pool Issue Date. For Whole Loan commitments, data expires 18 months after the commitment’s Expiration Date.

March 26 Enhancements

New Whole Loan Commitment and Curtailment Edits

On March 26, 2018, Fannie Mae will introduce the following new Whole Loan commitment and curtailment related edits:

Edit #	Type	Severity	Edit Feedback Message
476	Remittance	Warning	Loan Level Remittance Type of LoanRemittanceTypeCode must match the Commitment Remittance Type of CommitmentRemittanceTypeCode . Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody). [SID: 381]
477	Refi Plus	Warning	Commitment must be designated as a RefiPlus when LTV is greater than 105 and a loan RefiPlus SFC is provided. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody).



478	Refi Plus	Warning	Loan must include a RefiPlus SFC when LTV is greater than 105 and the Commitment is designated as a RefiPlus Commitment. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody). [SID: 368]
479	Amortization	Warning	Loan Amortization Type of [LoanAmortizationTypeCode] must match the Commitment Amortization Type of [CommitmentAmortizationTypeCode]. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody). [SID: 138]
480	Loan Limits	Warning	Loan delivered without SFC 800 against a Jumbo Conforming commitment. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody). [SID: 368]
481	Loan Limits	Warning	Loan delivered without SFC 808 against a High Balance Loan commitment. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody). [SID: 368]
482	Loan Limits	Warning	Commitment data is invalid based on the loan level SFC of 800 (Jumbo-Conforming loan). Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody).
483	Loan Program	Warning	The Special Feature Code(s) on the loan does not match the Special Feature Code(s) on the Commitment. Verify the loan data and re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), choose option 1 (Lender), then choose option 4 (Loan Delivery and Custody).
1840	Curtailment	Warning	Aggregate Curtailment Amount is not allowed when the Current UPB equals the Original Loan Amount. [SID: 438]

Modify Existing LTV Edits

Four existing LTV edits will be modified to more closely align with the Fannie Mae Selling Guide:

Edit #	Type	Severity	Edit Feedback Message
192	LTV	Warning	Number of units of [No. of units] exceeds the maximum of 1 for conventional loans with LTV greater than 95%. [SID: 57]
193	LTV	Warning	Property Usage Type must be Primary Residence for conventional loans with LTV greater than 95%. [SID: 69]
194	LTV	Warning	Loan Purpose must be Purchase or Limited Cashout refinance for conventional loans with LTV greater than 95%. [SID: 315]
195	LTV	Warning	Loan amortization type must be Fixed for conventional loans with LTV greater than 95%. [SID: 138]

Existing Edits Transition from “Warning” to “Fatal” Severity

The following existing edits will transition from “Warning” to “Fatal” severity, as follows:

Edit #	Type	Severity	Edit Feedback Message
144	Mortgage Funder	Fatal	The provided Mortgage Funder data is in the wrong format and/or invalid. [SID: 641.1]



145	Mortgage Funder	Fatal	The provided Mortgage Funder is invalid. [SID: 641]
1925	Amortization	Fatal	The Amortization Term must be less than or equal to 360 months for the loan to be eligible for delivery to Fannie Mae. [SID: 136]
1929	Amortization	Fatal	Original Term cannot be greater than 360. [SID: 257]

June 25 Enhancements

UCD Casefile ID Validation Edits Transition to Fatal

Lenders are required to submit the Uniform Closing Dataset (UCD) XML file to Fannie Mae for all loans with a Note Date on or after September 25, 2017. The following UCD Casefile ID validation edits will transition from “Warning” to “Fatal” severity in Loan Delivery on June 25, 2018:

Edit #	Type	Severity	Edit Feedback Message
C01	UCD Casefile ID	Fatal	Case File ID does not exist in UCD. [SID: 322] This edit will transition to a fatal as of 6/25/2018.
C02	UCD Casefile ID	Fatal	Postal Code provided does not match the UCD Property Postal Code. [SID: 16] This edit will transition to a fatal as of 6/25/2018.
C03	UCD Casefile ID	Fatal	UCD Submission has a status of "Not Successful". When delivering a loan to Fannie Mae, the associated UCD submission status must be in a successful status. This edit will transition to a fatal as of 6/25/2018.
C04	UCD Casefile ID	Fatal	Case File ID could not be validated at this time. The UCD service is temporarily unavailable. Please re-run eligibility or call Acquisitions at 1-800-2FANNIE (232-6643), option 1, then option 4. This edit will transition to a fatal as of 6/25/2018..
2045	UCD Casefile ID	Fatal	Case File ID must be provided. [SID: 322] This edit will transition to a fatal as of 6/25/2018..

The following new UCD compare edits will also be introduced with a “Warning” severity on June 25, 2018:

Edit #	Type	Severity	Edit Feedback Message
C05	Closing Data	Warning	SFC 127 is required because a casefile match was found in Desktop Underwriter for the provided Casefile ID. [SID: 322]
C06	Closing Data	Warning	The standardized state code does not match the UCD standardized state code. [SID: 18]
C07	Closing Data	Warning	The appraised value is not within \$1000 of the UCD appraised value. [SID: 83]
C08	Closing Data	Warning	The purchase price is not within \$1000 of the UCD sales contract amount. [SID: 195]
C09	Closing Data	Warning	The purchase price is not within \$1000 of the UCD real property amount. [SID: 195]
C10	Closing Data	Warning	The ARM margin is not within .25% of the UCD ARM margin. [SID: 119]
C11	Closing Data	Warning	The maximum interest rate is not within .25% of the UCD maximum interest rate. [SID: 114]
C12	Closing Data	Warning	The cap up percent for the first interest rate change is not within .25% of the UCD cap up percent. [SID: 122]



C13	Closing Data	Warning	The amortization type does not match the UCD amortization type. [SID: 138]
C17	Closing Data	Warning	The data in the UCD collection solution for this casefile indicates mortgage insurance is required, therefore, a mortgage insurance certificate number is also required. [SID: 412]
C18	Closing Data	Warning	The data in the UCD collection solution for this casefile indicates mortgage insurance is not required; therefore, a mortgage insurance certificate number is not allowed. [SID: 412]
C20	Closing Data	Warning	The provided original term is not within five months of the UCD original term. [SID: 257]
C21	Closing Data	Warning	The provided mortgage type does not match the UCD mortgage type. [SID: 317]
C22	Closing Data	Warning	The provided loan amount plus is not within \$1000 of the UCD note amount. [SID: 319]
C23	Closing Data	Warning	The delivered note rate is not within the .25% of the UCD original note rate. [SID: 321]
C27	Closing Data	Warning	The provided lien priority type does not match the UCD lien priority type. [SID: 313]
C28	Closing Data	Warning	The provided loan purpose type does not match the UCD loan purpose type. [SID: 315]
C29	Closing Data	Warning	The provided manual underwriting indicator does not match the UCD manual underwriting indicator. [SID: 328]
C31	Closing Data	Warning	The provided cap up percent for the subsequent interest rate change is not within .25% of the corresponding UCD cap up percent. [SID: 122]

Reminder: As of June 25, 2018, UCD files submitted to Fannie Mae without the embedded Closing Disclosure PDF (Borrower only) will receive a Fatal edit and will not be accepted in Loan Delivery.

The AutomatedUnderwritingCaseIdentifier (Sort ID 322) is the data point that is required at delivery for all loans. Populate this field in Loan Delivery as follows:

- If the loan has been underwritten in Desktop Underwriter® (DU®), include the DU Casefile ID.
- If the loan has been manually underwritten or underwritten by another AUS system, include the Casefile ID issued by the UCD collection solution.

More information is provided in the January 30, 2018 [UCD announcement](#), or visit the [UCD Collection Solution page](#) for additional tools and resources.

Q2 2018 Enhancements

Servicing Marketplace Data Requirement

Beginning in Q2 2018, Whole Loans delivered for Servicing Marketplace (SMP) commitments will require the Uniform Loan Delivery Dataset (ULDD) data point, Escrow Balance Amount (Sort ID 363).

On February 19, 2018, the following Escrow data validation edits will apply for loans delivered under SMP commitments.



Edit #	Type	Severity	Edit Feedback Message
1736	Servicer Number	Warning	Servicer Number on the loan must equal Servicer Number on the Whole Loan commitment. [SID: 645]
2027	Escrow	Warning	For loans committed through the Servicing Marketplace (SMP), Loan Escrow Balance is required. [SID: 234, 363]
2029	Escrow	Warning	When Escrow Item Monthly Payment Amount is provided, Loan Escrow Item Type is required. [SID: 364, 366]
2030	Escrow	Warning	Loan Escrow Item Type is not allowed when Escrow Item Monthly Payment Amount is not provided. [SID: 364, 366]
2031	Escrow	Warning	Loan Escrow Item Type, if provided, must be a valid value. [SID: 364]

For more information regarding the Servicing Marketplace, visit the [Servicing Marketplace page](#). Please refer *Appendix D – XML Data Reference* on the [ULDD page](#) for additional information regarding Escrow data points and other ULDD data requirements.

For More Information

Please refer to the [Loan Delivery Business Rules Dictionary](#) (*user credentials required*) for a comprehensive list of all Loan Delivery edits. For additional Loan Delivery resources and training materials, visit the [Loan Delivery page](#) or contact your Fannie Mae representative.

Additional Resources

- [Loan Delivery page](#)
- [Loan Delivery Business Rules Dictionary](#) (*user credentials required*)
- [Selling Guide](#)
- [Uniform Closing Dataset \(UCD\) page](#)