

Value Acceptance Test Scenarios

This framework provides integrated lenders scenarios to test out the Value Acceptance offers.

Overview

Value acceptance is being used in conjunction with the term “appraisal waiver” to better reflect the actual process of using data and technology to accept the lender-provided value. Value acceptance + property data is a new option, that’s being introduced as of April 15, where property data collection by a third party will be required to complete the process. The property data collection is used by the lender to confirm property eligibility, and an appraisal is not required. This option also requires submission of the data to Fannie Mae’s Property Data API based on a new data standard and delivery of Special Feature Code 774.

For more information and to understand the technical details, read the [release notes](#) and [integration impact memo](#).

Test Scenarios

Business Narrative	Message ID	Message Name	Integration Test File
The lender submits a casefile for a single-family property that is eligible for value acceptance (appraisal waiver).	2167	FIELDWORK-WAIVER-L1	SF_ValueAccept_Eligible_3.4.xml
The lender submits a casefile for a condominium property that is eligible for value acceptance (appraisal waiver).	2167	FIELDWORK-WAIVER-L1	CD_ValueAccept_Eligible_3.4.xml
The lender submits a casefile for a single-family property that is not eligible for value acceptance (appraisal waiver).	2125	1004-INTERIOR	SF_ValueAccept_NotEligible_3.4.xml
The lender submits a casefile for a condominium property that is not eligible for value acceptance (appraisal waiver).	2131	1073-INTERIOR	CD_ValueAccept_NotEligible_3.4.xml
The lender submits a casefile that is eligible for the value acceptance (appraisal waiver) + property data option. DU will issue a message stating that DU accepts the value submitted by the lender, and that the loan is eligible for value acceptance + property data contingent upon the submission of the property data to the Fannie Mae Property Data API (API).	3709	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-ELIGIBLE	ValueAccept_PlusPropData_3.4.xml
	3711	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-OBSERVATION	
The lender submits a casefile that was eligible for the value acceptance (appraisal waiver) + property data option and the property data has been submitted to the Fannie Mae Property Data API (API). DU will issue a message stating that DU accepts the value submitted by the lender. No further action is required.	3713	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-COMPLETE	ValueAccept_PlusPropData_Complete_3.4.xml
	3711	VALUE-ACCEPTANCE-PLUS-PROPERTY-DATA-OBSERVATION	
The lender submits a loan casefile that is eligible for duty to serve. DU will issue a	3277	RURAL-INSPECTION-ELIGIBLE	DutyToServe_3.4.xml

Business Narrative	Message ID	Message Name	Integration Test File
message stating that DU accepts the purchase price submitted as the value for the subject property, and that the loan is eligible for value acceptance (appraisal waiver) contingent upon a satisfactory home inspection report from a qualified home inspector.			
The lender submits a casefile that is not eligible for value acceptance (appraisal waiver) due to a recent appraisal with a matching property address was submitted to UCDP.	3185	APPRAISAL-WAIVER-TOO-NEW	AppraisalTooNew_3.4.xml
The lender submits a casefile with a property data ID that does not match the subject property address or is not an active property data ID.	3351	BIFURCATION-NO-MATCH-FOUND	Incorrect Property Data ID_3.4.xml

If the Lender is unable to upload the provided DU submission XML files into their Loan Origination System (LOS), please see the Appendix at the end of the document for key test scenario details that can be followed to create the needed loan applications in DU for the testing.

Appendix: Test Scenario Data Details

Test Scenarios	Property Address	DU Test Borrower	Prop Value	Loan Amt	Property Data ID	DU Messages
Single-Family Value Acceptance Eligible	2709 Capitol Street Houston, TX 77003	Ken Customer 500507000	\$500K	\$400K	N/A	2167
Condo Value Acceptance Eligible	705 Main Street Unit 609 Houston, TX 77002	Ken Customer 500507000	\$200K	\$150K	N/A	2167
Single-Family Value Acceptance Not Eligible	2614 Rusk Street Houston, TX 77003	Ken Customer 500507000	\$500K	\$480K	N/A	2125
Condo Value Acceptance Not Eligible	5135 Post Oak Lane #5108 Houston, TX 77056	Ken Customer 500507000	\$200K	\$190K	N/A	2131
Value Acceptance Plus Property Data Eligible	415 Southbridge Pass Peachtree City, GA 30269	Ken Customer 500507000	\$415K	\$300K	N/A	3709 & 3711
Value Acceptance Plus Property Data Complete	415 Southbridge Pass Peachtree City, GA 30269	Ken Customer 500507000	\$415K	\$300K	15a04789bacf5ae883a2f4970c79e2d4	3713 & 3711
Duty to Serve	1807 E Oak Street West Frankfort, IL, 62896	Ken Customer 500507000	\$42K	\$38K	N/A	3277
Appraisal to New	6704 Parker Oaks Lane Houston, TX 77076	Ken Customer 500507000	\$200K	\$150K	N/A	3185
Incorrect Property Data ID	415 Southbridge Pass Peachtree City, GA 30269	Ken Customer 500507000	\$415K	\$300K	g528c8ab236d53c0b6dbc5e131ec4af1	3351