



## Loan Delivery Release Notes

April 24, 2018

Fannie Mae will implement the following Loan Delivery enhancements:

- Automatic Display of Commitments – effective now
- Pool Number Updates – May 21
- Servicing Marketplace Edit Updates – June 1 and June 25
- Business Rule Updates – June 25

### Automatic Display of Commitments – Effective Now

With this enhancement, when a lender makes a new commitment through the Fannie Mae Pricing & Execution – Whole Loan® (PE – Whole Loan) application, it will be displayed automatically on the Commitment Management screen in Loan Delivery.

For all commitments made on or after Feb.16, lenders will no longer need to manually retrieve commitments in Loan Delivery. For commitments made prior to Feb.16, the Retrieve Commitments tab should still be used to bring the commitment into the Commitment Management screen.

### Pool Number Updates - Effective May 21

#### Updated Pool Number Submission Requirements

With this release, a pool number can only be used for one single submission and cannot be used again for a subsequent submission or resubmission.

Currently, Loan Delivery allows a pool that has been “approved for resubmission” to be resubmitted using the same pool number. As of May 21, lenders will receive a notification in Loan Delivery that will not allow them to submit a pool with a pool number that has been previously submitted. The lender will be required to move loans into a new pool number in order to submit.

#### Validation of Pool Numbers

With this release, Loan Delivery will validate that the pool number being submitted has been previously retrieved by that lender through the pool number management process in Loan Delivery. As of May 21, lenders will receive a notification in Loan Delivery if they attempt to submit a pool with a pool number that was not requested by that lender (this validation was previously done post-submission).

**NOTE:** *The Loan Delivery Test Environment (LDTE) has been updated with this change and will require lenders to retrieve ‘dummy’ pool numbers within LDTE in order to submit single-lender pools in LDTE.*

### Servicing Marketplace Edit Updates – Effective June 1 and June 25

On June 1, the Escrow data validation edits (2027, 2029, 2030, and 2031) will transition from Warning to Fatal Severity. Additional Escrow edits (2050 and 2051) will be added as Warning severity on June 25.

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	Fatal	For loans committed through the Servicing Marketplace (SMP), Loan Escrow Balance is required. [SID: 234, 363]



2029	Escrow	Fatal	When Escrow Item Monthly Payment Amount is provided, Loan Escrow Item Type is required. [SID: 364, 366]
2030	Escrow	Fatal	Loan Escrow Item Type is not allowed when Escrow Item Monthly Payment Amount is not provided. [SID: 364, 366]
2031	Escrow	Fatal	Loan Escrow Item Type, if provided, must be a valid value. [SID: 364]
2050	Escrow	Warning (Effective June 25)	For loans committed through the Servicing Marketplace (SMP), Loan Escrow Item Type is required. [SID: 364]
2051	Escrow	Warning (Effective June 25)	For loans committed through the Servicing Marketplace (SMP), Loan Escrow Item Monthly Payment Amount is required. [SID: 366]

Visit the [Servicing Marketplace page](#) for more details. Refer to *Appendix D – XML Data Reference* on the [ULDD page](#) for additional information on Escrow data points and other ULDD data requirements.

## Business Rule Updates – Effective June 25

The following new edits will be introduced on June 25 in support of:

- Expanding eMortgage validation requirements
- Ensuring a Modified Loan Amount is not greater than the Original Loan Amount
- Validating ARM loan-level data points

Edit #	Type	Severity	Edit Feedback Message
1473	Modified Loan	Warning	A Modified Loan Amount that is greater than the Original Loan Amount is not permitted. [SID 349, 319]
2289	eMortgage	Fatal	MERS Min Number is required when eNote Indicator is Yes (SFC 508). [SID: 401, 368]
2290	eMortgage	Warning	Legal Structure cannot be Cooperative when eNote Indicator is Yes (SFC 508). [SID: 47, 368]
2291	ARM	Warning	Standard Lookback Days for ARM loans must be 45. [SID: 113]
2292	ARM	Warning	Rounding % for ARM loans must be 0.125. [SID: 117]
2293	ARM	Warning	Rounding Type for ARM loans must be Nearest. [SID: 118]
2294	eMortgage	Warning	USDA Rural Housing loans are not allowed when eNote Indicator is Yes (SFC 508). [SID: 519, 368]
2295	eMortgage	Warning	Ownership Percent must be 100 when eNote Indicator is Yes (SFC 508). [SID: 378, 368]

On June 25, the following Remittance, Investor, and Appraisal existing edits will transition from “Warning” to “Fatal” severity:

Edit #	Type	Severity	Edit Feedback Message
476	Remittance	Fatal	Loan Level Remittance Type must match the Commitment Remittance Type. 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: 380]



619	Investor	Fatal	MERS MIN Number cannot be all zeros. [SID: 401]
1944	Remittance	Fatal	Loan Level Remittance Day is required. [SID: 380]
2005	Investor	Fatal	The MERS MIN Number is not valid. [SID: 401]
A05	Appraisal	Fatal	The provided appraisal effective date must be within five days of the effective date on the appraisal submitted to UCDP. [SID: 84]

## For More Information

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](#)