



## EarlyCheck Release Notes

### EarlyCheck Version 5.6

April 24, 2018

During the weekend of June 23, 2018, Fannie Mae will implement EarlyCheck™ Version 5.6 which will introduce the changes noted below. The updates in this release will apply to loans submitted to EarlyCheck via the User Interface and Direct Integration and may require changes to users' systems or processes.

### New and Modified Edits

EarlyCheck Version 5.6 will introduce several new and modified edits: new edits for ARMs, modified loans and eMortgages; severity changes for UCD match and UCD compare edits; edit deactivations and text changes to remove APS compare functionality. Additional details on the planned edits are noted below.

- For the loan delivery XML file format (ULDD-MISMO 3.0):
  - 9 new loan-level edits (2 Fatal; 7 Warning)
  - 22 edit severity changes (6 changing from Warning-to-Fatal to Fatal; 3 changing from Warning to Fatal; 13 changing from Informational to Warning)
  - 11 edit message text changes
  - 7 edit deactivations
- For the 1003 and MISMO AUS 2.3.1 origination file formats:
  - 1 new loan-level edit (Fatal)
  - 9 edit severity changes (3 changing from Warning-to-Fatal to Fatal; 6 changing from Informational to Warning)
  - 5 edit message text changes
  - 3 edit deactivations

### Support for New ULDD Data Points

As noted in the [ULDD Phase 3 Update](#) issued January 30, 2018, all ULDD Phase 3 data must be delivered beginning May 20, 2019 for loans with an Application Received Date on or after January 1, 2019. In support of this mandate, EarlyCheck Version 5.6 will accept the following ULDD Phase 3 data points and will validate the data to ensure it is in the correct format. Edits related to these data points will be introduced in a future release of EarlyCheck.

Sort ID	MISMO Data Point Name
151	ClosingCostContributionAmount
152	ClosingCostFundsType
153	ClosingCostFundsTypeOtherDescription
154	ClosingCostSourceType
155	ClosingCostSourceTypeOtherDescription
172	DownPaymentAmount
173	DownPaymentSourceType
174	DownPaymentSourceTypeOtherDescription



Sort ID	MISMO Data Point Name
175	DownPaymentType
176	DownPaymentTypeOtherDescription
247	CreditScoreImpairmentType
249	LoanLevelCreditScoreSelectionMethodType
250	LoanLevelCreditScoreSelectionMethodTypeOtherDescription
354	ConvertibleStatusType
403	ServicerLoanIdentifier

## Changes to EarlyCheck Loan-Level Results

### *Reordered Results Sections*

The sections within the loan-level results will be reordered to provide a better user experience. The most noticeable change will be the placement of the EarlyCheck Edits section at the top of the report, immediately below the Summary section.

### *New Uniform Closing Dataset (UCD) Comparison Section*

A UCD comparison section will be available in the EarlyCheck loan-level results when a UCD match is performed on the submitted casefile ID. This new Uniform Closing Dataset Compare Results section will include the following two categories of information:

- **UCD Summary:** Lists key information about the UCD such as casefile ID, UCD submission status, UCD last update date/time, and property address.
- **UCD Comparison Snapshot:** Displays a table that compares key data values submitted to/calculated by EarlyCheck with the corresponding values from the UCD. The table includes a column indicating the severity of any UCD comparison edits issued for the submitted/calculated values. A severity of 'Within Tolerance' indicates the compared values match, or are within an allowable tolerance. If the values do not match or are outside the allowable tolerance, the severity of the edit will be displayed.



### Sample Uniform Closing Dataset Comparison Section:

#### UNIFORM CLOSING DATASET COMPARE RESULTS

##### UCD Summary

<b>Casefile ID</b>	1990299800	<b>Submission Status</b>	Successful
<b>UCD Last Updated Date/Time</b>	04/12/2018 10:27 AM ET	<b>UCD Submitted Property Address</b>	1234 Main St. Fairfax, VA 22031
<b>UCD Standardized Property Address</b>	1234 MAIN ST. FAIRFAX, VA 22031		

##### Comparison Snapshot

The table below compares key data field values submitted to or calculated by EarlyCheck (Input/Calculated Value) with the corresponding values in the Uniform Closing Dataset collection solution associated with the provided Casefile ID. The values in the Severity column indicate the severity of any UCD Compare edits that were issued for the submitted/calculated values. A severity of 'Within Tolerance' indicates the compared values match, are within an allowable tolerance, or key data is missing.

Data Field	Input/Calculated Value	UCD Value	Severity
Appraised Value	90000.00	--	Within Tolerance
Loan (Note) Amount	60000.00	60000.0	Within Tolerance
Loan Purpose Type	Purchase	Purchase	Within Tolerance
Original Note Rate	--	4.875	Within Tolerance
Property State	VA	VA	Within Tolerance
Property City	FAIRFAX	FAIRFAX	--
Property Street Address	1234 MAIN STREET	1234 MAIN ST.	--
Property ZIP	22031	22031	--

## For More Information

For a complete list of the modified edit messages effective with EarlyCheck Version 5.6, please view the [EarlyCheck Edit Messages](#) document, available on the EarlyCheck page in late May.

For more information about EarlyCheck, please visit the [EarlyCheck webpage](#) or contact your Fannie Mae Technology Delivery Manager or representative.