



EarlyCheck Release Notes

PIW Message Text Changes and EarlyCheck Version 5.7

September 18, 2018

PIW Message Text Changes

Effective October 18, 2018, EarlyCheck edit messages containing the terms “property inspection waiver (PIW)” and “fieldwork waiver” will be changed to use the term “appraisal waiver” to align with updates noted in [Selling Guide Announcement SEL-2018-07](#).

EarlyCheck Version 5.7

During the weekend of November 17, 2018, Fannie Mae will implement EarlyCheck™ Version 5.7 with the changes noted below. These updates 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 5.7 will introduce: new edits for the high LTV refinance option and ULDD Phase 3 data points, and edit message text changes. Additional details on the planned edits are noted below:

- For the loan delivery XML file format (ULDD-MISMO 3.0):
 - 171 new loan-level edits (1 Fatal, 169 Warning, 1 Observational)
 - 7 edit message text changes
 - 1 edit deactivation
- For the 1003 and MISMO AUS 2.3.1 origination file formats:
 - 37 new loan-level edits (36 Warning, 1 Observational)
 - 4 edit message text changes

Edits for 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. Some of the new edits introduced in EarlyCheck Version 5.7 will apply to the following Phase 3 data points.

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



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

For More Information

For a complete list of the modified edit messages effective with EarlyCheck Version 5.7, view the [EarlyCheck Edit Messages](#) document, available on the EarlyCheck page in mid-October.

Visit the [EarlyCheck webpage](#) or contact your Fannie Mae Technology Delivery Manager or representative for additional details.