



# Loan Delivery Enhancements

## Quick Guide for Loan Delivery Enhancements

November 19, 2018

This Loan Delivery Enhancements guide provides access to previous, current, and upcoming Loan Delivery updates in an easy-to-read format all in one document.

Looking for business rules updates? Review the new Edit Updates tab in the [business rules dictionary](#) for a summary of this year's business rule updates.



### Just Released

Effective Date	Impacted Loan Delivery Screen/Process	Change Description
November 19 <b>UPDATED</b>	ULDD Phase 3	<p>New ULDD Phase 3 edits will be implemented in Loan Delivery with an Informational edit severity on Nov. 19. The informational edits will be based off a proxy application received date of Oct. 1, 2018, to allow lenders to experience the new edits in 2018. As a reminder, informational edits can be viewed by downloading the Edit History Report from both the Pool and Commitment Management pages.</p> <p>The edits will transition to a severity of Warning on Jan. 28, 2019. Once the edits transition to a severity of Warning, the edits will be based off an application received date of Jan. 1, 2019, in support of the ULDD Phase 3 Mandate.</p> <p>See the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the edits and the <a href="#">ULDD page</a> for more information.</p> <p><i>Note: Lenders wishing to test out their ULDD Phase 3 files early can use the <a href="#">Loan Delivery Test Environment</a> where the ULDD Phase 3 edits currently have a Warning severity.</i></p>
November 19 <b>UPDATED</b>	SSN Encryption	<p>Loan Delivery will mask the display of the Social Security Number (SSN) within the Loan Delivery application and also in the MISMO XML export files. The SSN can still be edited in Loan Delivery, however, lenders should reference their organization's source system or loan documents for the data.</p>



## On the Horizon

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Jan. 1, 2019	High-LTV Refi	Loan Delivery will add new fatal severity edits in support of the new <a href="#">High LTV refinance option</a> . See the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the new and modified edits.
Jan. 28, 2019 <b>NEW</b>	ULDD Phase 3 Data Points in Loan Delivery	<p>The Loan Details page in the Loan Delivery application will be updated to include the new ULDD GSE Alignment Phase 3 data points. The new ULDD Phase 3 edits will transition to severity of Warning on January 28, 2019.</p> <p>See the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the edits and the <a href="#">ULDD page</a> for more information.</p> <p><i>Note: Lenders must use Internet Explorer 11.0 (or higher) or Chrome or Firefox to access the new Loan Details page. Lenders using older versions of Internet Explorer will not be able to view some of the pages in Loan Delivery after January 28, 2019.</i></p>

## In Case You Missed It

Effective Date	Impacted Loan Delivery Screen/Process	Change Description
October 22	Pool Details – Real-time pool closing information	Pool closing information will be updated real-time to provide lenders additional transparency in the status of their MBS pool submissions. Currently, pool closing information is only updated overnight. With this change, pool closing information will be provided real-time once the pool is in closed status on the Pool Details and Pool Management screens.
October 22	Major Pool Suffix	Loan Delivery will validate that the Major Pool Suffix used for a Fannie Mae Major piece has not been used for a previous submission for that seller number. The submission of duplicate Major Pool Suffixes are not allowed.
September 24 <b>UPDATED</b>	Pool Prefix	<p>Loan Delivery will display the pool prefix for both single issue pools and Fannie Mae Major pools, providing additional transparency and certainty to lenders prior to MBS pool submission.</p> <p>Loan Delivery will assign the prefix for the MBS pool based on the pool attributes for single pools at the time of submission. New Loan Delivery business rules will be introduced to identify potential pooling related errors to ensure</p>



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		<p>eligibility both at the pool and loan level. The edits will be warning severity in September and fatal severity in Dec. 2018. See the Pool Prefix edit type column in the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the upcoming new edits.</p> <p>For Major pools, a new section will be added to the Pool Details screen to display Fannie Mae Major Pool data compared against lender delivered pool data. <i>Note: Fannie Mae Major Pool data will be displayed as of Oct. 22 for Majors opened on or after Sept. 24.</i></p> <p><i>Note: Prefix assignment will be displayed in Loan Delivery, however final prefixes will be assigned when the pool is closed.</i></p>
September 4	Flood SFC Prioritization Changes	<p>Special Feature Codes (SFCs) used for reporting flood insurance (170, 175, and 180) will be downgraded in priority, allowing other higher priority SFCs to be provided for pricing and disclosure accuracy.</p> <p>Although lenders may deliver up to 10 Special Feature Codes (SFCs) in Loan Delivery, Fannie Mae will continue to send only 6 SFCs downstream to our internal acquisitions systems. In cases where the lender submits more than 6 SFCs, the Loan Delivery application will prioritize the 6 to send downstream, based on priority and level of impact.</p> <p>No changes are needed to lenders' processes, as the prioritization is handled automatically by Loan Delivery. As a reminder, lenders are not required to use SFCs for reporting flood insurance in Loan Delivery; they will be auto-derived based on ULDD data points.</p> <p>For more information on SFCs, review the <a href="#">SFC job aid</a>.</p>
August 27	Loan Level Certification Status	<p>A new column, Certification Status, will be added to the loans tab on the Commitment Details and Pool Details screens. The column will show the certification status near real-time (updated approximately every 30 minutes during business hours) for each loan. The certification status will also be added to the available selections in the filter functionality.</p> <p><i>Note: For MBS loans, lenders will only see the certification status for loans once they are transitioned to the enhanced certification process with their custodian. Until then pool level certification will continue to update overnight.</i></p> <p>Certification statuses will be provided on loans certified on or after August 27, 2018. The statuses include Certified or Qualified Cert. Qualified Cert indicates the loan is certified, but there was an accepted certification data revision on the loan (part of the enhanced certification process).</p>
August 27	Edit Changes	<p>See the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the effective edit changes including new UCD Compare edits and edits changing from warning to fatal severity for commitment, servicer number, mortgage type, monthly expense, amortization, payment, property data, and pooling related edits.</p>



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June 25	Commitment Details – Real-time Purchase Status	A new Loan Status Date will display the Purchased or Funded status date as well as UPB and Proceeds for whole loans in the Loans tab on the commitment details page. The Loan Status will show as 'P' with the date that the purchase event occurred as soon as a loan has been certified by the document custodian and has passed Fannie Mae's purchasing edits. After a loan has funded, the status will change to 'F' with the applicable funding date.
June 25	Email notifications for Wiring Instruction Updates	<p>To further support wire administration management and controls, lenders will be able to opt-in to receive an email notification regarding wiring instruction updates. If a user opts-in, they will receive an email when a new payee code or security wire is added to Loan Delivery or when a wire is approved or rejected from a warehouse lender (review the <a href="#">wire administration job aids</a> for information regarding the changes to wires for loans delivered with a bailee letter or form 2004A).</p> <p>The first time each user logs into Loan Delivery on or after June 18, a pop-up window will display allowing the user to opt-in to receive email notifications for wiring instruction updates. The user preference can also be managed in the User Profile information on the Seller Profile tab in Loan Delivery.</p>
June 25	Edit Changes	See the new <a href="#">Loan Delivery Business Rules</a> Edit Changes tab for a listing of the effective edit changes including, eMortgage, modified loan amount, SSN-Tax ID and ARM edits; and edits changing from warning to fatal severity for UCD Casefile validation, remittance, investor, and appraisal related edits.
May 21	Wire Administration (Seller Profile)	To further support wire administration management and controls, the process to remove a wire from Loan Delivery will be updated. A user will need to select the 'Edit' button to open the wire details view and then choose to delete the wire from Loan Delivery. The 'Delete' button will be removed from the current main display view of Wire Details.
May 21	Pool Number Updates	<p>A pool number can only be used for one single submission and cannot be used again for a subsequent submission or resubmission.</p> <p>Loan Delivery previously allowed a pool that had 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</p>
May 21	Pool Number Updates	<p>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).</p> <p>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.</p>



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April 30	Wire Details	The MBS Wiring Instructions and Payee Code tabs will merge into a new, single Wire Details tab within the Seller Profile page in Loan Delivery. Lenders will continue to manage both their whole loan (cash) and security (MBS) wire instructions within this new Wire Details tab. See the <a href="#">Enhanced Certification Options Release Notification</a> for more info.
April 30	Payee Codes	<p>Lenders will not have the ability to “add” new payee codes to Loan Delivery.</p> <p>New payee codes will be added to Loan Delivery on behalf of the lender once Fannie Mae completes the processing of Form 482. Users with the LD_MANAGE_WIRES role can then update the payee code (cash instructions) to add a wire nickname; and for wire instructions associated with loans under Bailee, apply the appropriate warehouse lender information.</p> <p>NOTE: The existing 10 payee code limitation has been eliminated, and lenders may add as many payee codes as needed through the Form 482 process.</p>
March 1	Removal of Expired Loan Data	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. CD Casefile ID
February 16	Commitment Management	<p>When a lender makes a new commitment through the Fannie Mae Pricing &amp; Execution – Whole Loan® (PE – Whole Loan) application, it will be displayed automatically on the Commitment Management screen in Loan Delivery.</p> <p>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</p>