

Property Data Requirements

Integration Impact Memo

April 12, 2019

As announced in the Desktop Underwriter® (DU®) Version 10.3 integration impact memo published on Jan. 23, 2019, Fannie Mae introduced the Property Data ID field and requirements to support this new field within Desktop Originator® (DO®)/DU loan application submissions. This requirement is tied to Fannie Mae's Property Data API (PDA) that collects the submission of property data.

Lenders who receive DU Message ID 3343 in the DU Underwriting Findings report will be able to order Property Data Collection (PDC) from an eligible appraisal company that is integrated with the PDA. In order for the appraisal company to submit the property data to the PDA, they will need the DU Casefile ID from the lender. Technology Solution Providers integrated with an appraisal company should update their interfaces to pass the DU Casefile ID when the lender orders PDC. You may need to consider how the lender will identify what product type they're ordering from an appraisal company, and whether your integrations have been enhanced as needed to identify this appropriately.

NOTE: In the coming weeks, Fannie Mae will publish a list of eligible PDA integrated appraisal companies.

The appraisal company will submit the PDC through the PDA and in response they will get back a 32-character alphanumeric Property Data ID. The appraisal company will notify the lender to resubmit the DU loan casefile and include the 32-character alphanumeric Property Data ID in the MISMO AUS v2.3.1 and/or 1003 v3.2 loan application file. The lender will receive either DU Message ID 3341 (Data & Done) or DU Message ID 3345 (Data & Appraisal). If an appraisal is required, the lender will work with their appraisal company to submit Appraisal Form 1004P to the Uniform Collateral Data Portal (UCDP).

Data Requirements

To enable our mutual customers to fully automate and utilize Fannie Mae's PDA more efficiently, you must:

1. Add the ability to send the DU Casefile ID in your integration with each appraisal company.
2. Add the ability to identify when a PDC is being ordered from appraisal companies.
3. Add the ability to receive and collect the Property Data ID from your integration with each appraisal company.
4. Add the ability to collect and submit the new Property Data ID in the MISMO AUS v2.3.1 and/or 1003 v3.2 loan application file in your DO/DU integration.
5. If your system is unable to automate these steps and transfer these data elements with your integrated appraisal company, then you must provide the ability for the lender to manually enter the Property Data ID.
6. Add the ability to receive insight into the findings provided by the PDA to the appraisal company.

1003 v3.2 Data Mapping			
Field #	Field Name	Field Value	Field Description
ADS-020	Property Data ID	PropertyDataID	Text
ADS-030	Value	Numeric text	Value of Property Data ID. 32-characters, which can contain both numbers and letters



MISMO AUS v2.3.1 Data Mapping

Parent Element	Attribute Name	Field Description
_VALUATION	PropertyDataID	"Alphanumeric" Value of Property Data ID. 32-characters, which can contain both numbers and letters

MISMO 3.4 Data Mapping

Parent Element	Attribute Name	Field Description
PROPERTY_VALUATION_DETAIL_EXTENSION	PropertyDataID	"Alphanumeric" Value of Property Data ID. 32-characters, which can contain both numbers and letters

DU Underwriting Findings Messages

Integrated systems that parse the DU Underwriting Findings Codified Findings (XML file) or report data file (RES file) may require updates to support the message changes. Please refer to the below relevant DU Message IDs and corresponding DU Message Text specific to the Property Data.

DU Message ID	DU Message Name	DU Message Text	Action
3343	STANDARD-BIFURCATION-ELIGIBLE	Based on the data provided to DU, this loan casefile is eligible for collection and submission of subject property data to the Fannie Mae Property Data API. After API submission, the loan casefile must be resubmitted to DU for a final determination of the minimum collateral validation requirement.	This message indicates that the loan may be eligible for Appraisal Modernization Lender can order Property Data Collection from eligible provider
3341	BIFURCATION-WAIVER-ELIGIBLE	Based on the property data provided, DU accepts the value provided by the lender as the market value, and an appraisal is not required. To be eligible for representation and warranty relief on property value, Special Feature Code 842 and the Casefile ID must be included in the loan delivery file. If a conventional or desktop appraisal is obtained for this property, the loan may not be delivered with Special Feature code 842. Instead, the lender must use the value provided on the appraisal and follow all appraisal requirements.	Data & Done: No additional action needed Deliver loan to Fannie Mae with SFC 842 and DU Casefile ID
3345	BIFURCATION-WAIVER-INELIGIBLE	Based on the property data provided, an appraisal is required, which may be performed using the property data already collected.	Data & Appraisal: Order a Desktop Appraisal (1004P) from eligible provider When vendor returns appraisal, perform QA and submit to UC DP Deliver loan with SFC 848 and DU Casefile ID



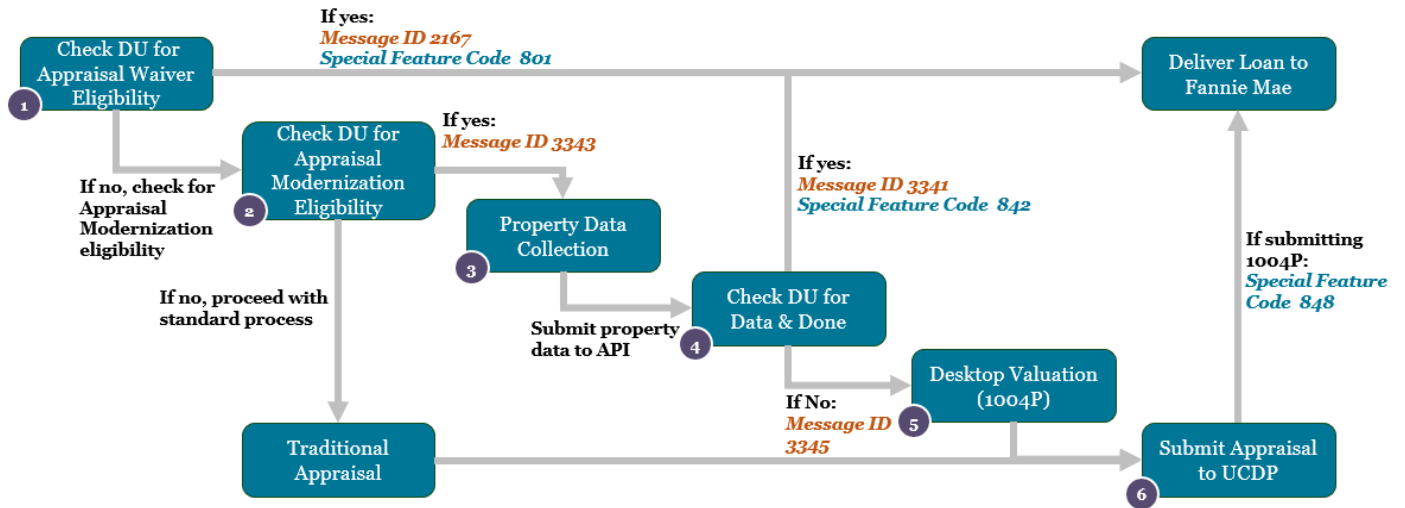
Delivery Requirements

For integrated technology solution providers who create the Uniform Loan Delivery Dataset (ULDD) file. The following table outlines the requirements for delivering loans that have subject properties that follow the new process:

Delivery Requirements	
Special Feature Code(s) (“SFC”)	<p>In addition to any other SFCs required by the Selling Guide, all Loans sold must be identified at time of delivery with the following SFC(s), as applicable:</p> <ul style="list-style-type: none"> • 842 (Loans that receive a valuation waiver) • 848 (Bifurcated eligible appraisal)
Uniform Loan Delivery Dataset (ULDD) Data Points	<p>Lender must follow the ULDD Data Point requirements/specifications for all standard, published Data Points, including providing the following at the time of loan delivery, as applicable:</p> <ul style="list-style-type: none"> • For loans delivered under SFC 842 (valuation waiver) <ul style="list-style-type: none"> ○ Sort ID 82- AppraisalIdentifier = null ○ Sort ID 84- PropertyValuationEffectiveDate = null ○ Sort ID 85- PropertyValuationFormType = null ○ Sort ID 89- PropertyValuationMethodType = "None" ○ Sort ID 368-InvestorFeatureIdentifier = 842 ○ Sort ID 376- InvestorCollateralProgramIdentifier = "PropertyInspectionWaiver" ○ Sort ID 525- AppraiserLicenseIdentifier = null • For loans delivered under SFC 848 (Bifurcated eligible appraisal) <ul style="list-style-type: none"> ○ Sort ID 82- AppraisalIdentifier = per UCDP submission ○ Sort ID 84- PropertyValuationEffectiveDate = the effective date the 1004 or 1004P appraisal form was completed ○ Sort ID 85- PropertyValuationFormType = per DU response ○ Sort ID 89- PropertyValuationMethodType = "Full Appraisal" ○ Sort ID 368-InvestorFeatureIdentifier = 848 ○ Sort ID 376- InvestorCollateralProgramIdentifier = null ○ Sort ID 525- AppraiserLicenseIdentifier = the state license number of the appraiser who completed the 1004 or 1004P (not the Data Collector)



The Process Flow with DU Messaging and Special Feature Codes



Release Support

The DU Version 10.3 March Update was implemented in production during the weekend of March 23, 2019. Please remember the timeframe to support new requirements is 120 days from the original notification.

If you have further questions about this process or need additional time to implement the new requirements, please contact your Digital Alliance Manager.