Loan Delivery Application FAQs

Updated July 22, 2024

This document provides answers to frequently asked questions about Fannie Mae's Loan Delivery application. For additional information, please visit the Loan Delivery page.

> **NOTE**: *Changes since the last update are labeled* **NEW** *or* **UPDATED**. *Minor (non-substantive) wording, numbering, and header changes are not marked.*

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GENERAL

Q1. How do I obtain access to Loan Delivery?

Contact the Technology Manager Administrator at your company to have them register you as a Loan Delivery user. Once registered, users can set up their passwords and update personal profiles via Technology Manager. Visit the Loan Delivery page for details on getting started with Loan Delivery.

Q2. Are there any Web browser compatibility requirements for using Loan Delivery?

The Technology Requirements: Configurations for All Applications document contains a list of standard hardware and software equipment configurations required for Fannie Mae's technology solutions, including Loan Delivery.

Q3.	**Are we able to manually update information in Loan Delivery once data has been imported via an XML file?**

Yes. You have the ability to edit your data in Loan Delivery once a loan has been imported via an XML file.

Q4.	**How do I access/print reports in Loan Delivery?**

You can access/print the Schedule of Mortgages, Delivery Schedule, and Edit Reports from the Pool Management, Commitment Management, Pool Details, and Commitment Details pages. Instructions on accessing, printing, and exporting reports is available in the [Loan Delivery Job Aids](#).

Q5.	**Can the Edit History report be exported in Excel format?**

The Edit History report provides a complete listing of edits issued upon submission. You have the option of requesting the Edit History report by Pool, Commitment, or both. The report can be generated in CSV (Microsoft Excel® compatible) format from the Pool or Commitment Management pages in Loan Delivery. Click "Save As" to save as an Excel-compatible format.

Q6.	**What adjustments do I need to make to my operating system to enable export of the ULDD file in Loan Delivery?**

No updates are needed at this time. If you deliver the Uniform Loan Delivery Dataset import file or manually enter the data, you can export the data using the Export button in Loan Delivery.

Q7.	**How can I check to see whether my loan submission has been certified?**

When you submit a loan to Fannie Mae, the loan data is also transmitted to the specified document custodian for certification (based on the Financial Institution Number (FIN)). If the custodian identifies any errors or inconsistencies, these must be resolved before the loan can be certified. The Certified Status displays in Loan Delivery on the loans tab on the Commitment Details and Pool Details screens. The column shows the certification status near real-time for each loan.

Q8.	**What is "asynchronous" processing?**

As an example, Loan Delivery "asynchronous" processing allows you to initiate import of another file while an initial import is already processing.

Q9.   Are there categories for Loan Delivery edit message numbers?

Yes. Edit messages beginning with a letter compare data provided in Loan Delivery with another application:

- "A" compares delivery data to appraisal data submitted in the Uniform Collateral Data Portal® (UCDP®)
- "C" compares delivery data to closing data submitted in the Uniform Closing Dataset (UCD) Collection Solution
- "D" compares delivery data to data submitted in or generated by Desktop Underwriter® (DU®)

Edits in the 3000 series (3000-3999) relate to commitment/contract related issues. For a full listing of the edit messages, edit categories, and corresponding ULDD Sort IDs, review the Loan Delivery Business Rules Dictionary.

DATA/UNIFORM LOAN DELIVERY DATASET (ULDD)

> **NOTE:** *Additional questions and answers related to this topic can be found in the ULDD FAQs.*

Q10.   What version of MISMO does ULDD use?

Loan Delivery continues to leverage the MISMO v3.0 Build 263-12 Reference Model (version 2010-05). Please note that other versions of the reference model are not currently compatible with ULDD.

Q11.   Where can I learn more about the ULDD requirements?

The ULDD requirements are outlined in Fannie Mae's *Appendix D*. Additional documents are provided on the ULDD page including the Implementation Guide, Vendor List, ULDD FAQs, Loan Delivery/ULDD Job Aids, and more.

The Loan Delivery Business Rules Dictionary is available to credentialed Loan Delivery users. It contains substantial information about the informational, warning, and fatal edit messages generated by Loan Delivery.

Q12.   Are there any other key considerations when creating the ULDD XML file to import in Loan Delivery?

When preparing your ULDD file, it is important to only deliver data that is relevant to the loan transaction. When working with your technology team or technology solution provider, ensure the XML import file contains only the relevant data points and that none of your data defaults to a "zero" value. If a data point does not apply, do not populate it in the XML file or within Loan Delivery via manual entry.

Example: For a Fixed Rate loan transaction, if the ULDD XML file contains an Adjustable Rate Mortgage (ARM) data field with a default value of zero, Loan Delivery evaluates the field, which could result in fatal edits.

TESTING

Q13.   What is the purpose of using the Loan Delivery Test Environment?

The Loan Delivery Test Environment (LDTE) closely mirrors the Loan Delivery solution in production and offers an opportunity to test your ability to submit your loans(via XML import file or manual entry) and receive edits prior to a production release of Loan Delivery. Reference the Loan Delivery Test Environment (LDTE) page for additional resources, including At-A-Glance fact sheet.

We strongly recommend sellers test using LDTE, and not Fannie Mae's Early Check™ system or Loan Delivery solution in production.

Q14.   How do I obtain access to the Loan Delivery Test Environment?

Contact the Technology Manager Administrator at your company to have them register you as an LDTE user. Once registered, users can set up their passwords and update personal profiles via Technology Manager. If you do not know who your Administrator is, contact your Account Team representative or the Technology Support Center (800-2FANNIE) (800-232-6643).

Q15.   Are test cases available?

Yes. A total of 11 test cases and scenarios are available on the ULDD page and LDTE page to assist sellers and technology solution providers with testing. These testcases exercise ULDD data requirements, including VA, FHA, High Balance Loan, Affordable Lending, and a test case developed jointly with Freddie Mac. In addition, 10 test borrower scenarios exercising the extension container data have been developed jointly with Freddie Mac. When leveraging Fannie Mae-provided test cases, please ensure:

- The user is authorized to access the loan's commitment or pool,
- The commitment has not expired, and
- If an Investor Loan Identifier has been provided for an ASAP Plus loan, it has been assigned to the Loan Seller.

We also provide Appraisal Doc File ID and DU test data that can be included in test submissions to help obtain more complete testing of data imports.

Q16.   Are test borrower scenarios available supporting Demographic Information?

Yes. A total of 10 borrower test scenarios, developed jointly with Freddie Mac, are available as part of *Appendix B – Fannie Mae Test Case Scenarios* to assist sellers and technology solution providers with testing. We also provide examples of well-formed XML for each of the 10 test scenarios to guide you in the construction of your XML file submissions; refer to *Appendix C – XML Samples.*

DEMOGRAPHIC INFORMATION

Q17.   What are the guidelines for delivering Housing Goals data?

Sellers must provide all required Housing Goals data fields for every loan acquired by the GSEs. This

information is used by the GSEs for fair lending analysis and other business uses. Housing Goals data captures borrower details (race, ethnicity, gender, age, income, first-time homebuyer status, etc.) as well as specific loan details (mortgage note date, APR spread, loan purpose, loan type, etc.).

Q18. **Does the format and/or values of Demographic Information submitted to Loan Delivery need to match that in which was submitted to DU or EarlyCheck™?**

The format and values for the Demographic Information submitted to Loan Delivery does not need to match the format and content provided in a previous EarlyCheck or DU submission for the same loan.

Q19. **Can the GSEs provide me with additional guidance related to HMDA data and regulatory reporting?**

No. Sellers should seek assistance from their legal counsel, regulator, or the Consumer Financial Protection Bureau (CFPB).

Q20. **How is the reporting of Demographic Information collected for individual borrowers different than the reporting of Demographic Information collected for legal entities and borrowers holding title in a trust?**

Sellers should report Demographic Information based on the borrower type:

If Reported ULDD Borrower Type is:	Then:
Legal entity, such as a non-profit corporation*	Report "Not Applicable" for Gender, Race, and Ethnicity Type.
Tax or estate planning trust, such as an *inter vivos* (living) trust*	Report Demographic Information for the individual(s) who established the trust / the underwritten settlor using the same guidance provided for individual borrowers.
Individual borrower	Report demographic information according to ULDD *Appendix A/Appendix D,* supplemented with the additional guidance below.

*See Fannie Mae's *Selling Guide* for additional information related to non-individual borrower eligibility and/or delivery requirements.

Q21. **Should I report the same Demographic Information to the GSEs that I report to CFPB?**

Sellers should report the same Demographic Information to the GSEs that they report for regulatory purposes to CFPB. In the event CFPB requires the seller to curtail the reporting of demographic data to accommodate a maximum number of simultaneously reported instances (e.g., a maximum of five races), the GSEs are not similarly constrained and can accept all the Demographic Information provided by the borrower. Sellers are encouraged to report to the GSEs all the Demographic Information collected from the borrower.

In addition, the GSEs also collect a borrower's refusal to provide Demographic Information using Refusal Indicators.

Q22. **Should I indicate if the borrower's Demographic Information was collected based on visual**

observation or (sur)name only for loan applications taken in person?

Sellers should indicate if the borrower's Demographic Information was collected by the financial institution based on visual observation or (sur)name regardless of the application method, including for applications not taken in person. If the financial institution collected the borrower's Gender, Race or Ethnicity Type based on visual observation or (sur)name, report "True", otherwise, report "False".

Q23. **What demographic information is allowed or required at loan delivery?**

The GSEs accept all values that are simultaneously reported. For example, for any borrower, the simultaneous reporting of all Ethnicity Origin Types: Cuban, Mexican, Other Hispanic or Latino, and Puerto Rican as well as an Ethnicity Origin Type Other Description is allowed.

The GSEs are expecting the following minimal set of Demographic Information:

- One value for HMDA Gender Type (Sort ID 608.3) for each borrower.
- One or more values for HMDA Ethnicity Type (Sort ID 609.1) for each borrower, except where the borrower has provided other ethnicity data on the Demographic Information section of the Uniform Residential Loan Application (URLA) and has <u>not</u> selected the HMDA Ethnicity Type.
- One or more values for HMDA Race Type (Sort ID 610.5) for each borrower, except where the borrower has provided other race data on the Demographic Information section of the URLA and has <u>not</u> selected the HMDA Race Type.

OTHER

Q24. **How are HomeReady® loans identified in Loan Delivery?**

When delivering a [HomeReady](#)® loan in Loan Delivery, you must provide Special Feature Code (SFC) 900. In addition, as part of the delivery data for HomeReady, sellers need to ensure the following:

- ULDD Sort ID 238 – Loan Affordable Indicator is set to "True"
- ULDD Sort ID 576 is set to "HUD Approved Counseling Agency"
- ULDD Sort ID 578 is set to "HomeStudy" if the borrower completed the [Framework online course](#)
- ULDD Sort ID 578 is set to "Individual" if the borrower completed counseling through a HUD-approved agency.

Q25. **How can I get more information about the Schedule of Mortgages?**

Details about the Schedule of Mortgages report are provided in the Loan Delivery/ULDD Job Aids: [Schedule of Mortgages](#) section on the ULDD page.

Q26. **What is the relationship between Loan Delivery and PE - Whole Loan/PE - MBS?**

Pricing & Execution - Whole Loan®(PE - Whole Loan®) enables committing mandatory and Best Efforts loans for Whole loan delivery. PE - Whole Loan data is available in Loan Delivery, as all mandatory commitments automatically appear in Loan Delivery, and all Best Efforts commitments are available in Loan Delivery once moved to a closed status.

Pricing & Execution - MBS® (PE - MBS®) is a Web-based application that enables sellers to browse live guaranty fee pricing, and create and manage mandatory commitments to deliver mortgage loans to Fannie Mae under MBS execution. PE - MBS is designed to complement PE - Whole Loan so you have a consistent committing experience across MBS and whole loan executions.

PURCHASE DEFINITION UPDATE

Q27. Why are the definitions of "purchase" and "funded" being aligned across Pricing & Execution Whole Loan® (PE – Whole Loan), Loan Delivery, and the *Selling Guide*?
Today's Purchase Date definition in the *Selling Guide* does not match the date displayed In PE - Whole Loan or Loan Delivery, so we are aligning PEWL and Loan Delivery displays with the *Selling Guide*.

Q28. When are these updates going into effect?

Updates will go into effect May 23.

Q29. What are the updates being made?

In PE – Whole Loan, purchase definition updates will affect the Delivery and Commitment Activity screens.

In Loan Delivery, "Loan Status" purchase definition updates will more clearly represent the status of the loan as it goes through the purchasing process and will be reflected on the Commitment Details and Loan Details screens.

Review this [document](#) for more information about these updates.

Q30. Do lenders need to make any changes to process when committing and delivering loans to Fannie Mae?

These updates do not require any changes to lenders' processes. Funding timelines will not be changing; all delivery requirements still apply.

ULDD PHASE 5 IMPLEMENTATION

Q31. What are the implications of the Wire Instruction Reference Identifier update? How should the ULDD XML file be updated to include this information?

- Lenders manage wire instructions for securities in the Wire Details section of Loan Delivery. Each set of wire instructions is given a name (referred to as a Nickname) by the lender to identify the wire.

- Currently, when a lender imports an MBS pool that contains warehouse lender loans (under Bailee) edit 2021 fires on every loan. The Wire Instruction Nickname has to be manually selected and assigned in the Loan Delivery after import to resolve the edit.

- This data point was added to ULDD Phase 5 to provide lenders the ability to include the Wire Instruction Nickname in the ULDD XML file.

- The exact Wire Instruction Nickname entered in the Wire Details in Loan Delivery should be provided as the Wire Reference Identifier in the ULDD XML file.

Q32. **Are lenders required to use the Wire Instruction Reference Identifier in the ULDD import file?**

The use of the Wire Reference Identifier is conditionally required in the ULDD XML import file. Lenders can continue their existing process of assigning the Wire Instruction Nickname after importing a MBS pool.

Q33. **What does Servicing Transfer Effective Date reference?**

The Servicing Transfer Effective Date should reflect the date at which the transfer of servicing is effective as shown on the Notice of Assignment, Sale, Or Transfer of Servicing Rights document.

Q34. **Does Servicing Transfer Effective Date play a role in loans that are formerly purchased from a lender and then sold to Fannie Mae?**

This date is applicable to co-issue transactions only, not correspondent acquisitions. Co-issue transactions are a sale where the seller who also owns the servicing is delivering the loan to Fannie Mae while also committing the servicing to a new servicer. This is a servicing released transaction. If the seller is a correspondent buyer of a closed loan from an originator and plans to sell to Fannie Mae, the seller could choose to retain the servicing or release the servicing to a new servicer. The Servicing Transfer Effective Date would only apply if the seller chooses to release the servicing to a new servicer.

Q35. **How are the Servicing Marketplace (SMP) Temporary Buydown data points to be delivered in Loan Delivery?**

Fannie Mae is making enhancements for our Servicing Marketplace (SMP) loans to collect temporary buydown data. New data elements will need to be provided on your Loan Delivery submission, including Temporary Buydown Amount. The Temporary Buydown Amount will be available on the Loan Delivery User Interface (UI) on March 25th, 2024 in the Closing Costs section. The following data can be populated manually in the Loan Delivery UI if the vendor solution is not ready to capture the new field in the ULDD XML:

- OtherFundsCollectedAtClosingAmount (SID 157)

- OtherFundsCollectedAtClosingType (SID 158) = "Other"

- OtherFundsCollectedAtClosingTypeOtherDescription (SID 159) = "Buydown"

If the SMP servicer nets escrows from SRP proceeds, buydown funds will also be netted and will be reflected in the Funded SRP Proceeds on the Fannie Mae Purchase Advice. Please note, the buydown amount itself will not be itemized on the purchase advice until a future enhancement. Please discuss the treatment of buydowns with your Servicing Marketplace servicer.

Q36. **What does the Lender Target Funding Date Reference? Which loan type is affected?**

This is the date that a given lender selects to have its ASAP Plus purchase funded. Proceeds are typically wired to the lender 24 hours after the purchase of the loan. By selecting this date, the lender manages when the funds are to be wired.

Q37. **How has ULDD Phase 5 affected data the submission process for Lender Target Funding Date?**

Lenders previously delivered this datapoint via a UI section specifically for ASAP Plus loans – as part of ULDD 5, lenders are now able to add this datapoint into a MISMO file and import directly.

Q38. **In what context would a Remote Online Notarization Indicator be used?**

When true, a RON is used to identify any loan in which the notarization of the security instrument or amendment to the security instrument is conducted using of audio-visual technology in which the borrower and notary are not in the same physical location and the notarization is an electronic notarization. This indictor is important to identify loans which were closed online and have special requirements including retention of the RON video recording.

Q39. **Where does the need for MERS Registration Status Type come from? Why is this data point being added as part of ULDD Phase 5?**

Fannie Mae utilizes the listing of loans on the MERS System to update investors at the time of purchase. Currently Fannie Mae relies on the presence of the MERS MIN to reflect registration within the MERS system, however with the MERS system no longer being required for eNotes, a need has been created for an additional data point that accurate reflects MERS status.

Q40. **What are the proper enumerations for MERS Registration Status Type Other Description? In what context should they be used?**

There are currently no enumerations outside of "ACTIVE" and "OTHER" in capturing the description since "OTHER" is the same as INACTIVE in this context. This description is free-form text field used to capture the MERS Registration Status Type name if "OTHER" is selected as the MERS Registration Status Type.

ADDITIONAL RESOURCES

- [Loan Delivery page](#)
- [Loan Delivery/ULDD Job Aids](#)
- [Uniform Loan Delivery Dataset (ULDD) page](#)
- [ULDD FAQs](#)
- [ULDD Specification (Appendix D)](#)