Loan Delivery Enhancements – 2019 Archive

Quick Guide for Loan Delivery Enhancements

December 5, 2019

This Loan Delivery Enhancements guide provides access to Loan Delivery updates from 2019 in an easy-to-read format all in one document.

Looking for business rules updates? Review the 'Edit Updates' tab in the *Business Rules Dictionary* for a summary of this year's business rule updates.

◀◀ In Case You Missed It

Effective Date	Impacted Area	Description
December 9	Commitment Eligibility Edits	Several Commitment Eligibility edits will move from informational severity to warning severity for whole loans to identify commitment-related edits prior to submission. The commitment/contract-related edits for MBS will remain as informational severity until Feb. 24, 2020. Review the Commitment Eligibility Edits Quick Tips for Whole Loans and the Loan Delivery Business Rules Edit Changes tab for more details.
December 9	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of edits changing from warning to fatal severity for adjustable-rate mortgage (ARM)-related edits.
November 18	Run Edits at Submit	To ensure loans are validated against the most recent edits and rules, edits will automatically run once the Submit button is selected in Loan Delivery. If a fatal edit is received, the status will show as 'Not Submitted.' The issue will need to be resolved and the loan(s) submitted again.
November 18	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of edits changing from warning to fatal severity for Entity, ARM, and Servicing Marketplace® (SMP®)-related edits.
November 18	Certification Data Revisions	To ensure that the custodian, lender, and Fannie Mae have consistent data for certified loans, the certification data revision process for the five certifiable fields that are not editable by a custodian via the system will be updated. Lenders will need to request that Acquisitions Operations reject the loan and approve for resubmission in order to submit the corrected data. See the Certification Data Revision Reminders for more details.
October 31	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of edits changing from warning to fatal severity for HomeReady-related edits.

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September 23	Commitment Eligibility Edits	New Commitment Eligibility edits for MBS and whole loans will be added to Loan Delivery as informational severity on Sept. 23, 2019. The edits will alert lenders of commitment/contract-related issues that are currently identified after the Loan Delivery submission via Acquisitions Operations. Review the Loan Delivery Business Rules for a listing of the new edits.
August 19	Appraisal Matching Availability	Appraisals submitted to Uniform Collateral Data Portal® (UCDP®) after the initial loan eligibility rules are run in Loan Delivery will now be available in approximately 1 hour instead of the previous 3-hour period.
August 19	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of effective edit updates including: • edits changing from warning to fatal severity for MI and data consistency-related edits • new data consistency and data validation warning edits
August 19	Filter Options	Additional filter options will be added to Loan Delivery to manage and work through the new commitment eligibility edits. On the Edit Results tab, the ability to filter by and filter out the commitment eligibility edits will be added. A new Commitment Eligibility summary section will also display on the Edit Results tab when there are commitment edits.
August 19	Edits CSV Export Update	The Edits CSV export file will be updated to append two new columns: Primary Borrower Last Name and Edit Category. This file can be used to share edits with other teams in your organization, perform analysis, and provide information back to your internal applications.
July 22	Filter Options	The filters available for the Commitment Management and Commitment Loans tabs will be updated to include additional drop-down selections including Submitted Date, Purchase Information, Certification Date and Financial Institution Number (FIN). The filter on the Pool Management page will be updated to add Certification Date.
July 22	Update All Loans and Update Loans	The Update All Loans and Update Loans functionality will be enhanced to include: • Servicer Number and Financial Institution Number (FIN) for whole loans; and • Servicer Number for MBS loans
July 22	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of edits changing from warning to fatal severity for Unit Data, eMortgage, Term, and Credit Score-related edits.
July 1	Legacy Document Certification Retirement	All lenders have completed the transition with their custodian(s) to the new Document Certification application. The legacy Document Certification application previously used by custodians has been retired. As a reminder, a completed Form 2017 must be executed for each legal entity with their custodian in order to have loans certified by that custodian. If Form 2017 has not been executed, loans submitted to the custodian may be delayed in receiving certification until the Form 2017 has been completed.

Effective Date	Impacted Area	Description
June 24	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of the effective edit changes including: • new data validation, data consistency, and Entity-related warning edits • edits changing from warning to fatal severity for Pool, ARM, Mortgage Insurance (MI), Interest Rate, and Group Home-related edits.
June 24	Wire Details	The Edit Wire screen will be updated in the Wire Details section to simplify the wire administration steps for lenders. For step-by-step instructions on administering wires, review the updated Loan Delivery Wire Administration Job Aids. Also see the Wire Administration Reminders document for tips and best practices for keeping wires up to date.
June 1	Lender Letter LL-2019-03	New warning edits were introduced on April 22 in support of Lender Letter LL-2019-03 regarding Interest Rate Spread for Fixed-Rate MBS and Servicing Fee Requirements for Fixed-Rate Loans. The edits will change to fatal severity for pools with Issue Dates on or after June 1. See the Loan Delivery Business Rules Edit Changes tab for more information.
May 20	ULDD Phase 3	Effective May 20, 2019, loans delivered with Application Received Dates on or after January 1, 2019*, must meet the ULDD Phase 3 requirements. ULDD Phase 3 edits will transition to a severity of fatal on May 20. See the new Loan Delivery Business Rules Edit Changes tab for a listing of the edits and the ULDD page for more information. *See Question 3 in the ULDD FAQs for more information on the data and date requirements.*
April 29	Loan Details Page	***Improved loan details page navigation:*** A new button will be added to the Loan Details page in Loan Delivery that will allow users to return to the top of the page. The button labeled 'Top' will appear at the bottom right of the screen.
April 29	UCD Data Availability	***We are making it even easier to clear UCD edits:*** UCD XML file submitted in UCD after the initial loan eligibility edits are run in Loan Delivery will now be available in 1 hour instead of the previous 2-hour period that was required to clear edit C01-Casefile does not exist in UCD.
April 29	Borrower Demographic Check Box	***Getting ready for ULDD Phase 3 coming May 20:*** The checkbox for the "Use New Demographic Information" will be defaulted to display the new borrower's demographic information on the Loan Details page in Loan Delivery.
April 22	Edit Updates	New Borrower Age, Address, ARM, Credit Score, eMortgage, and Cooperative-related warning edits were introduced. One ARM and one Interest Rate edit were changed from warning to fatal severity. MI-related edits introduced in February will remain warning severity until a later date. See the Loan Delivery Business Rules Edit Changes tab for more information.
February 25	Export File Updates	The **Loan Level Data CSV** file has been updated with certification, whole loan purchase, and pool closing status and the pool prefix. These additional statuses were added to the Loan Delivery application in 2018 and have been appended to the end of the report layout to provide lenders additional loan-level details in the export file.

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		The **Edits CSV** file has been updated to include informational severity edits as of Feb. 25. Currently, only warning and fatal severity edits are included in the export file.
February 25	Edit Updates	See the Loan Delivery Business Rules Edit Changes tab for a listing of the effective edit changes including new ARM, Mortgage Insurance (MI), Credit Score, and Pool Prefix edits and existing Commitment, MI, Payment, and Pool Prefix-related edits changing from warning to fatal severity.
January 28	Updated Loan Details Page (includes ULDD Phase 3 data)	The Loan Details page in the Loan Delivery application has been revised with an updated look and feel, advanced certification data revision functionality, and enhanced performance. The new ULDD GSE Alignment Phase 3 data points are also included and the new ULDD Phase 3 edits transitioned to a severity of warning on January 28. See the new Loan Delivery Business Rules Edit Changes tab for a listing of the edits and the ULDD page for more information. **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.*
January 1	High-LTV Refi	Loan Delivery includes new fatal severity edits in support of the new High-LTV Refinance option. See the Loan Delivery Business Rules Edit Changes tab for a listing of the new and modified edits.