

2022 Archive: Loan Delivery Enhancements

Quick Guide for Loan Delivery Enhancements

December 31, 2022

This Loan Delivery Enhancements guide provides access to Loan Delivery updates from 2022 in an easy-to-read format all in one document. Looking for business rules updates?

Review the LD Edit Change Effective Date column on the Edits_LD tab in the [Loan Delivery Business Rules](#) for a summary of business rule updates.

◀◀ In Case You Missed It

Effective Date	Impacted Area	Description
Jan. 24, 2022	MI Name Change	As announced in the Selling Guide Announcement (SEL-2021-11) , lenders are advised that Genworth Mortgage Insurance Corporation is formally changing its name to Enact Mortgage Insurance Corporation effective Feb. 7. To support deliveries of Enact-insured loans, a new ULDD enumerated value, “Enact,” is being implemented. Beginning Feb. 7, lenders must use this new value in Loan Delivery when delivering Enact-insured loans. We updated our published list of Approved Mortgage Insurers and Related Identifiers to reflect the name change and the new ULDD enumerated value. Refer to ULDD Appendix D for implementation guidelines.
Jan. 24	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none"> • Edits related to Recast and Sales Price changing from warning to fatal severity. • New warning edits related to Certification, Closing Data, Credit Score, DU Compare, Loan Amount, Property Data, and UPB.
Feb. 21	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none"> • Edits related to Appraisal, Closing Data, Consistency, Home Equity Line of Credit (HELOC), Loan Program, Sales Price, and Unit Data changing from warning to fatal severity. • New warning edits related to Commitment, Compare Mismatch, DU Compare, MI, and Unit Data.



March 21	Desktop Appraisal Option	The Loan Delivery job aids have been updated to support loan case files meeting the requirements to receive the option to obtain a desktop appraisal reported on Uniform Residential Appraisal Report (Fannie Mae Form 1004 Desktop). Refer to the DU Version 11.0 release notes for more information.
March 21	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• Edits related to Borrower, Certification, Loan Amount, Loan Program, and Unpaid Principal Balance (UPB) changing from warning to fatal severity changing from warning to fatal severity.• New warning edits related to Appraisal, Closing Data, and Loan Program.
March 28	Uniform Closing Dataset (UCD) Availability	When a loan exists in Loan Delivery with a UCD case file, the UCD information after the initial loan eligibility rules are performed will be refreshed every 15 minutes. Previously, the UCD information in Loan Delivery refreshed after 60 minutes.
March 28	Project Type Code Updates	As announced in Selling Guide Announcement (SEL-2022-02) , Condo Project Manager™ (CPM™) added status designations to align with the enhancements that were in the CPM release on March 4. Loan Delivery will update the description for Project Type Codes T and 2 to reflect their usage for all Fannie Mae-approved projects (these codes are no longer limited to PERS approvals). As a reminder, the CPM ID Number is also required at delivery (ULDD SORT ID 39).
April 25	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• Edits related to Certification, Closing Data, Commitment, Compare Mismatch, Credit Score, Desktop Underwriter® (DU®) Compare, Flood Hazard, Loan Program, Mortgage Type, RefiNow™, and Unit Data changing from warning to fatal severity.• New warning edits related to Address, Appraisal, Certification, Closing Data, Commitment, Consistency, Credit Score, Loan Program, and MI.
April 25	MI Company Edit	Effective Feb. 7, 2022, Genworth Mortgage Insurance Corporation formally changed its name to Enact Mortgage Insurance Corporation. Effective April 25, Loan Delivery will issue a warning edit (Edit 1535) for deliveries of the MI Company value Genworth. A Uniform Loan Delivery Dataset (ULDD) enumerated value, “Enact,” is available for delivery. Delivery of the MI Company Genworth will not be allowed effective Oct. 3, 2022.
May 4	Unrecorded Assignments of Mortgage	As announced in the Selling Guide Announcement (SEL-2022-04) , we are eliminating the requirement to provide unrecorded assignments of mortgage to Fannie Mae for loans not registered with MERS. Sellers may immediately cease preparing unrecorded assignments for loans not registered in MERS and delivering such assignments to the document custodian.
May 23	Whole Loan Loan Status Updates	Fannie Mae aligned the definition of “purchase” and “funded” for whole loans across Pricing & Execution – Whole Loan® (PE – Whole Loan), Loan Delivery, and the Selling Guide. The updates will display for loans that are certified as “Purchase Ready” and, once funded, as “Purchased and Funded” in PE – Whole Loan and Loan Delivery. The Loan Status updates will



		display on the Commitment Details and Loan Details screens. The Loan Status will also display on applicable export reports. Refer to the Purchase Definition Update Fact Sheet for more information.
June 27	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• New warning edits related to Appraisal, Commitment, Loan Program, and Property Data.• Edits related to Appraisal, Borrower, Certification, Commitment, and Loan Program changing from warning to fatal severity.
July 25	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• New warning edits related to Commitment, Income, Loan Program, and Property Data.• Edits related to Appraisal and Loan Program changing from warning to fatal severity.
August 22	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• New warning edits related to Income, Mortgage Insurance (MI), Pool, and Recast.• Edits related to Commitment changing from warning to fatal severity.
September 26	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• New warning edits related to Area Median Income (AMI), Commitment, and Pool.• Edits related to Loan Program changing from warning to fatal severity.
October 3	Pool Details Enhancement Pool Status	To provide additional transparency in the MBS delivery process, the Pool Details page is updated to display the Pool Status in the Pool Details header. This will provide information for Open and Closed pools.
Reminder	ULDD Phase 4a Specification Release	As a reminder, Fannie Mae did not include any new data points in our ULDD Phase 4a specification. The updates included clarifying implementation notes, two data point enumerations (valid values) updates, and conditionality updates. Please note the ULDD Phase 4a updates have already been implemented in the Loan Delivery and EarlyCheck applications and are effective now. For more information: ULDD Phase 4a Announcement ULDD Phase 4a specification Document
October 28	Edit Updates	See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including: <ul style="list-style-type: none">• New fatal edits related to Credit Score.



October 31	Edit Updates	<p>See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including:</p> <ul style="list-style-type: none">• New warning edits related to AMI, Loan Purpose, Pool Prefix, Property Data, and Assumability.• New fatal edits related to ARM Interest Rate data.
November 21	Edit Updates	<p>See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including:</p> <ul style="list-style-type: none">• New warning edits related to Condo Project Management™ (CPM™) ID to identify unavailable projects, along with new warning edits related to Pool and SFC validations.• Edits related to Area Median Income (AMI), MBS Fulfillment and MBS Settlement Dates changing from warning to fatal severity.
November 21	Pool Management Enhancement Pool Status	<p>To provide additional transparency in the MBS delivery process, a new column will be available in Loan Delivery on the Pool Management page to display Pool Status. The view will provide information including Open and Closed pools. This will also be available in export reports along with the ability to filter by Pool Status in Loan Delivery.</p>
December 1	Waiver of LLPAs – Edit Updates and new SFC	<p>Loan Delivery will be introducing new fatal edits validating loans meet the requirements for eliminating upfront fees for certain borrowers and affordable mortgage products as announced in Lender Letter LL-2022-05. These updates, including the availability of new SFC 874 and expanded use of SFC 873, will be effective Dec. 1, 2022 in Loan Delivery. See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of the new edits.</p> <p>The waiver of LLPAs will be effective for all whole loans purchased (“Purchase Ready” status in Loan Delivery) on or after Dec. 1, 2022, and for loans delivered on or after Dec. 1, 2022, into MBS pools with issue dates on or after Dec. 1, 2022.</p>
December 14	Edit Updates	<p>See the LD Edit Change Effective Date column in the Loan Delivery Business Rules for a listing of effective edit updates including:</p> <p>Edits related to Assumability changing from warning to fatal severity.</p>