



Uniform Closing Dataset (UCD) Collection Solution Enhancements

Quick Guide for UCD Enhancements

December 12, 2022

This UCD Enhancements guide provides access to this year’s previous, current, and upcoming UCD updates in an easy-to-read format all in one document. See the [2021 Release Notes Summary](#) to review an archive of the enhancements to UCD in 2021.

Looking for Feedback Message updates? Review the ‘Revision History’ tab in the [UCD Feedback Messages](#) for a summary of this year’s message updates.

Just Released

Effective Date	Impacted Area	Description
December 12 UPDATED	UCD Critical Edits - Phase 3 Implementation	<p>On Dec. 12, 2022, Fannie Mae implemented the following UCD Phase 3 edits updates in UCD production and the UCD test environment:</p> <ul style="list-style-type: none"> • Updated the logic for edit 3632 and turned the edit back on • Updated the feedback message for edit 3628 • Removed edits 3604 and 3585 <p>See the UCD Feedback Messages revision history tab and the Phase 3 edits tab for all updates. Please reference the UCD Critical Edits Transition Resources page for additional resources.</p>



On the Horizon

Effective Date	Impacted Area	Description
Q1 2023	New Data Point – Qualified Mortgage Short Reset ARM APR Percent	<p>As announced by the GSEs in the UCD Specification Update Impact Memo, the new data point ‘gse:QualifiedMortgageShortResetARM_APRPercent’ will be required on and after May 1, 2023 for all Adjustable-Rate Mortgages (ARMs) that meet the definition below.</p> <p>For all ARMs, lenders must use the loan amount over the loan term to calculate periodic payments of principal and interest. The Revised Qualified Mortgage (QM) Rule’s Annual Percentage Rate (APR) and Average Prime Offer Rate (APOR) threshold test adds an APR data requirement for adjustable-rate QM loans that have an interest rate change within the first five years. The lender must use the maximum interest rate that could apply during the first five years after the first payment is due when calculating the qualifying rate, e.g.:</p> <ul style="list-style-type: none">• 3/6 ARMs: Note rate plus lifetime cap• 5/6 ARMs: Note rate plus first rate change cap <p>Each GSE’s UCD collection solution can accept this data point at any time.</p> <p>Fannie Mae will implement warning-to-fatal severity edits in Q1 2023 to enforce the collection of this new data point. The edits will transition to fatal severity on May 1, 2023. See the UCD Phase 3 Critical Edits Matrix for more information.</p>



In Case You Missed It

Effective Date	Impacted Area	Description
November 21	UCD Critical Edits - Phase 3 Implementation	<p>On Nov. 21, 2022, Fannie Mae implemented the following UCD Phase 3 edits updates in UCD production and the UCD testenvironment:</p> <ul style="list-style-type: none"> • Implemented new edits 3574, 3656, and 3657 as warning-to-fatal severity • Updated the logic for existing edits 3528 and 3556 • Turned off edit 3632 due to incorrect firing (the edit will be corrected and turned back on by Dec. 12) • Removed edit 3621 • Updated feedback message text for several edits to simplify and clarify messaging <p>See the UCD Feedback Messages revision history tab and the Phase 3 edits tab for all updates. Please reference the UCD Critical Edits Transition Resources page for additional resources.</p> <p>Lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly for any Phase 3 edits showing a severity of warning-to-fatal. Lenders can review all UCD edits via the Fannie Mae Connect™ UCD report.</p>
November 21	UCD Edit Updates	<p>On Nov. 21, 2022, the following updates will be made to existing UCD edits:</p> <ul style="list-style-type: none"> • Warning edits 3120 and 3121 will be removed • Update will be made to the edit feedback message for fatal edit 3021.
November 7	UCD Critical Edits - Phase 3 Implementation	<p>On Nov. 7, 2022, the GSEs implemented UCD Phase 3 edits as warning-to-fatal severity. Lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly for any Phase 3 edits showing a severity of warning-to-fatal. Lenders can review all UCD edits via the Fannie Mae Connect™ UCD report.</p> <p>See the new Phase 3 Edits tab in the UCD Feedback Messages document for a list of the UCD Phase 3 edits. Please reference</p>



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		<p>the UCD Critical Edits Transition Resources page for additional resources.</p> <p>NOTE: Phase 3 Edits 3574, 3656 and 3657 will be implemented as warning-to-fatal severity by November 21.</p>
October 21 (evening)	UCD Critical Edits - Phase 3 Implementation	<p>The UCD Test Environment will be updated with Phase 3 edits that will have a fatal severity to mirror the May 2023 Phase 3 implementation.</p> <p>Review the new Phase 3 Edits tab in the UCD Edit Feedback Messages for a listing the Phase 3 edits.</p> <p>NOTE: Phase 3 Edits 3574, 3656 and 3657 will be implemented as fatal severity and edits 3570 and 3571 will be removed in the UCD Test Environment by November 21.</p>
September 26	UCD Critical Edits - Phase 2 Implementation	<p>To further refine UCD Phase 2 data quality, the following warning-to-fatal severity edit will transition to fatal severity:</p> <p>Edit 3425: When Loan Purpose Type is equal to Purchase, the Closing Adjustment Item Type of SellerCredit in the Closing Adjustment Item Detail container is required.</p>
June 27	UCD Data Quality	<p>To further refine UCD data quality, the following edit will be added as warning severity:</p> <p>Edit 3176: The Current Rate Set Date provided is after the Closing Date. Please ensure the Current Rate Set Date provided is prior to the Closing Date.</p>
June 27	Mortgage Insurer Name Change	<p>Effective Feb. 7, 2022, Genworth Mortgage Insurance Corporation formally changed its name to Enact Mortgage Insurance Corporation. Effective June 27, UCD will issue a warning edit (Edit 3175) for deliveries of the MI Company value Genworth. The value of “Enact” has been added to the MICompanyNameTypeOtherDescription field (sort ID 894).</p> <p>Edit 3175: The MI Company provided is Genworth. Genworth Mortgage Insurance Corporation has formally changed its name to Enact Mortgage Insurance Corporation effective Feb. 7, 2022. The MI Company enumeration value for Enact should be delivered in the MICompanyNameType field as “Other” and in the MICompanyNameTypeOtherDescription field as “Enact”.</p>



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May 23	UCD Critical Edits - Phase 2 Implementation	<p>To further refine UCD Phase 2 data quality, the following new edit will be added as warning-to-fatal severity in relation to Seller Credits:</p> <p>Edit 3425: When Loan Purpose Type is equal to Purchase, the Closing Adjustment Item Type of SellerCredit in the Closing Adjustment Item Detail container is required.</p> <p>Additionally, the following existing UCD Phase 2 fatal severity edit messages will be updated to provide additional information/clarity:</p> <p>Edit 3416: The Closing Adjustment Item Section Type of PaidAlreadyByOrOnBehalfOfBorrowerAtClosing is required as part of Seller Credit data (even if a 0 value) for all Purchase loans.</p> <p>Edit 3417: The Closing Adjustment Item Type of SellerCredit is required as part of Seller Credit data (even if a 0 value) for all Purchase loans.</p> <p>Edit 3421: When the Closing Adjustment Item Type is Gift, Grant, or Rebate Credit the FullName of the Individual or Legal Entity who paid it is required.</p> <p>Edit 3422: The IntegratedDisclosureSectionType of PaidAlreadyByOrOnBehalfOfBorrowerAtClosing is required as part of Deposit on Sales Contract data (even if a 0 value) for all Purchase loans.</p>
April 21	UCD Critical Edits - Phase 1 Implementation	<p>To further refine UCD Phase 1 data quality, the following edits will be updated, effective April 21, 2022. The edit feedback messages will be updated to the following:</p> <p>Fatal edit 3123: If Regulation Z Excluded Bona Fide Discount Points indicator is true, then Loan Price Quote Interest Rate Percent is required and must be greater than 0. Data must be numeric up to 3 digits, with up to 4 decimal places.</p> <p>Fatal edit 3126: If Regulation Z Excluded Bona Fide Discount Points Indicator is true, then Regulation Z Excluded Bona Fide Discount Points Percent is required and must be greater than 0. Data must be numeric up to 3 digits, with up to 4 decimal places.</p>
March 31	UCD Critical Edits - Phase 2 Implementation	<p>On March 31, 2022, the GSEs will transition UCD Phase 2 edits to a fatal severity. In preparation for the transition to these edits, lenders should review all feedback messages returned by the UCD Collection Solution and resolve any issues, particularly the Phase 2 edits showing a severity of warning-to-fatal. Lenders can review all UCD edits by utilizing the FM Connect UCD report.</p> <p>UCD Feedback Messages have been updated to reflect a total of 26 edits that will transition to fatal on March 31, 2022.</p> <p>Additional Resources:</p> <p>Uniform Closing Dataset Critical Edits Implementation Timeline</p>



Effective Date	Impacted Area	Description
		UCD Critical Edits Matrix
March 17	UCD Critical Edits - Phase 2 Implementation	<p>To further refine UCD Phase 2 data quality, the following edit will revert to only check for null, effective March 17, 2022. The edit feedback message is as follows:</p> <p>Warning to Fatal edit 3411: A Cash to Close Total Final Amount is required.</p>
March 9	UCD Critical Edits - Phase 2 Implementation	<p>Warning to Fatal edits 3404, 3405, 3406, 3407, 3408, and 3409 will not transition to fatal on March 31, 2022, as originally announced as part of UCD Phase 2.</p>
February 17	UCD Critical Edits - Phase 1 Implementation	<p>To further refine UCD Phase 1 data quality, the following edits will be updated, effective Feb. 17, 2022. The edit feedback messages will be updated to the following:</p> <p>Fatal edit 3015: Annual Percentage Rate is required and must be greater than 0.0%. Data must be numeric up to 3 digits, with up to 4 decimal places.</p> <p>Fatal edit 3311: Regulation Z Total Affiliate Fees Amount is required and must be greater than or equal to 0. Data must be numeric up to 9 digits, with up to 2 decimal places.</p>
February 17	Mortgage Insurer Name Change	<p>As announced in the Selling Guide announcement (SEL-2021-11), Genworth Mortgage Insurance Corporation is formally changing its name to Enact Mortgage Insurance Corporation, effective Feb. 7, 2022. To support deliveries of Enact-insured loans, a new UCD enumerated value, “Enact,” is being added to the MICompanyNameTypeOtherDescription field (sort ID 894). Beginning Feb. 17, 2022, lenders can submit files with Enact as the Mortgage Insurer name.</p>
February 17	UCD Critical Edits - Phase 2 Implementation	<p>In preparation for the Phase 2 UCD edits transition to fatal severity, several edits have been updated to provide additional clarity on data requirements where a zero value may or may not be valid. Review the UCD Critical Edits Implementation Guide for details.</p>



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February 14	UCD Critical Edits - Phase 1 Implementation	<p>To further refine UCD Phase 1 data quality, fatal edit 3128 will be updated to not allow negative values, effective Feb. 14, 2022. The edit feedback message will be updated to the following:</p> <p>Fatal edit 3128: Regulation Z Total Points and Fees Amount is required, excluding Bona Fide Discount Points. Data should be numeric up to 9 digits, with up to 2 decimal places and cannot be negative.</p>
January 24	UCD Critical Edits - Phase 1 Implementation	<p>Edit 3317 will transition from warning-to-fatal to a warning severity and the edit feedback message will be updated on January 24, 2022, to the following:</p> <p>Edit 3317: The reported Regulation Z Total Points and Fees Amount provided is \$0.00. Validate the amount to ensure the accuracy of the value provided. For additional information on the Regulation Z Total Points and Fees Amount, contact your Compliance Team.</p> <p>NOTE: Edit 3317 will not be transitioning to fatal in January as originally announced. The edit will be warning severity at this time.</p>
January 24	UCD Critical Edits - Phase 2 Implementation	<p>In preparation for the Phase 2 UCD edits transition to fatal severity, several feedback messages have been updated to provide additional clarity. Review the UCD Feedback Messages for details.</p> <p>NOTE: On January 24, 2022, in the UCD Test Environment, Phase 2 edits will change to fatal severity to mirror the March 2022 Phase 2 implementation.</p>