

# Loan Delivery Enhancements

## Quick Guide for Loan Delivery Enhancements

December 31, 2023

This Loan Delivery Enhancements guide provides access to Loan Delivery updates from 2023 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 [Business Rules Dictionary](#) for business rule updates.

### In Case You Missed It

Effective Date	Impacted Area	Description
Jan. 1, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: Edits related to Closing Data changing to fatal severity.
Jan. 20, 2023	2023 Quality Mortgage (QM) Edits	Loan Delivery edits related to loan eligibility APR-APOR thresholds and points and fees requirements were updated to reflect the 2023 allowable loan amounts and values, per the Consumer Finance Protection Bureau (CFPB). Review the updated <a href="#">Loan Delivery Information for Quality Mortgage</a> job aid for additional information.
Jan. 23, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• New warning edits related to Area Median Income (AMI), Appraisal Waiver, Closing Cost, and Down Payment.</li> <li>• Edits related to AMI, Closing Data, Eligibility, Mortgage Insurance (MI), Pool Prefix, Pool, Property Data, Unpaid Principal Balance (UPB), and Recast changing from warning to fatal severity.</li> </ul>
Feb. 20, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"> <li>• New warning edits related to MI, Property Data-Condo Project Manager™ (CPM™), Special Feature Code, Recast, and Underwriting.</li> <li>• Edits related to AMI changing from warning to fatal severity.</li> </ul>
Feb. 26, 2023	Multifactor Authentication Registration	Starting January 9, 2023, users began seeing multifactor authentication (MFA) registration screens after logging in to Fannie Mae browser-based applications. To ensure uninterrupted access, register by selecting one or more MFA methods before February 26, 2023, when the use of MFA will be required. <a href="#">Learn more</a>



Feb. 27, 2023	MBS Enhancements	On February 27, Fannie Mae will introduce the first of two planned Loan Delivery enhancements to provide lenders with a self-service model for addressing most MBS issues in real time within the application. No action will be required to begin using these MBS enhancements, and there will be no changes to the import or MBS Pool submission processes. For more information MBS features, view the <a href="#">Loan Delivery MBS Enhancements overview</a> .
Mar. 1, 2023	LLPA Updates	Lenders can stop delivering SFC 873 as it will no longer be used for this LLPA waiver according to the following: <ul style="list-style-type: none"><li>▪ whole loans delivered and purchased on and after March 1, 2023, and</li><li>▪ loans delivered into March issue MBS pools.</li><li>▪ edits to enforce SFC 873 will be deactivated</li></ul> See Lender Letter ( <a href="#">LL-2022-05</a> ) for more details.
Mar. 27, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• New informational edits related to Property Data – Condo Project Manager (CPM)</li><li>• New warning edit related to Appraisal</li><li>• New fatal edit related to Lien Type</li><li>• Edits related to Property Data, Down Payment, Closing Cost, and Underwriting</li></ul>
Apr. 24, 2023	MBS Enhancements	Fannie Mae released the second phase of MBS enhancements for Loan Delivery, enabling lenders to address most MBS issues in real time within the application. These enhancements relate to post-submission exceptions that may have previously required manual resolution with Fannie Mae's Acquisition Operations team. No action will be required to begin using these MBS enhancements, and there will be no changes to the import or MBS Pool submission processes. For more information, view <a href="#">the Loan Delivery Enhancements for MBS overview</a> .
Apr. 24, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• New informational edits related to Property Data – Condo Project Manager (CPM)</li><li>• New warning edits related to Appraisal</li><li>• New fatal edit related to Lien Type</li><li>• Edits related to Appraisal, Property Data, Down Payment, Closing Cost, Commitment, and Underwriting are changing severity</li></ul>
May 22, 2023	Edit Updates	See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including: <ul style="list-style-type: none"><li>• New fatal edit related to Loan Program.</li><li>• Edits related to Property Data-CPM and Loan Program changing from informational to warning severity.</li><li>• Edits related to Special Feature Codes changing from warning to fatal severity.</li></ul>



May 22, 2023	CPM Edits	<p>Per the <a href="#">Selling Guide Announcement (SEL-2023-02)</a>, we are requiring lenders to use CPM for all condo projects being reviewed under the Full Review Process. Lenders will be required to deliver the CPM Project ID number at delivery for projects when CPM was used, including loans delivered in projects with a Fannie Mae Approval.</p> <p>New Edits will be implemented in Loan Delivery to validate that the CPM ID is provided when CPM is used to certify that the condo or the project decided on by Fannie Mae. They will also validate the CPM Project ID provided in Loan Delivery matches a valid Project ID in CPM.</p> <p>See the LD Edit changes in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates.</p>
Jun 12, 2023	AMI 2023 Updates	<p>The 2023 AMIs will be implemented in Desktop Underwriter® (DU®), Loan Delivery, and the Area Median Income Lookup Tool over the weekend of June 10, 2023, with an effective date of June 12, 2023. See the <a href="#">Selling Notice: Area Median Incomes 2023</a> for more information.</p>
Jun 26, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <ul style="list-style-type: none"><li>• Edit related to Property Data-CPM changing from informational to warning severity.</li></ul>
Jul 1, 2023	MBS Self-Service Enhancements	<p>Loan Delivery is making enhancements to the MBS Pool process to allow self-service updates to be made by sellers. Effective July 1, Acquisitions Operations will no longer send courtesy emails to notify sellers of pools critical for certification and closing the same day and non-standard pool prefix assignments.</p>
Jul 1, 2023	SFC 873 Retirement	<p>SFC 873 will be retired on July 1, 2023 since it is no longer used for LLPA waivers. Removal of the SFC will be required to complete the purchase or securitization. See Lender Letter (<a href="#">LL-2022-05</a>) for more details.</p>
Jul 10, 2023	Deleting an MBS Loan vs Deleting an MBS Pool	<p>In April 2023, we added the ability to delete MBS loans after an MBS Pool is submitted. With the June release, users who wish to delete ALL loans in a submitted MBS Pool must first submit a request to delete the MBS Pool. Users who attempt to delete all loans in a submitted MBS pool before submitting a Pool Deletion request will receive the following pop-up message: The requested action cannot be performed. A Pool Deletion request is required prior to removing all loans from the pool. Refer to the <a href="#">Pool Deletion Job Aid</a> for more details.</p>
Jul 10, 2023	Lock MBS Pools Prior to Settlement Date	<p>Changes are not permitted to MBS Pools in the days immediately preceding the settlement date. To systematically support this policy and prevent inadvertent changes by users, MBS Pools will be locked in Loan Delivery as follows:</p> <ul style="list-style-type: none"><li>• Fannie Majors® – pools will be locked at 7:00 pm ET two business days prior to the settlement date.</li><li>• Single-Issuer – pools will be locked at 7:00 pm ET one business day prior to the settlement date.</li></ul>
Jul 24, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p>



		<ul style="list-style-type: none"> <li>Edits related to Closing Data changing to fatal severity.</li> <li>New warning edits related to Investor, Pool, Closing Data, and DU Compare</li> </ul>
Aug 28, 2023		<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <ul style="list-style-type: none"> <li>New warning edits related to Closing Data.</li> </ul>
Sep 1, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <ul style="list-style-type: none"> <li>Edits related to Shared Equity and Resale Restrictions are changing from warning to fatal severity.</li> </ul>
Sep 25, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <ul style="list-style-type: none"> <li>Edits related to Mortgage Insurance and Closing data are changing from warning to fatal severity.</li> </ul>
Oct 30, 2023	CPM Edits	<p>In accordance with <a href="#">Selling Guide Announcement (SEL-2023-02)</a>:</p> <ul style="list-style-type: none"> <li>Lenders must use Condo Project Manager™ (CPM™) for all condo projects requiring the Full Review Process.</li> <li>The CPM Project ID (6 digits) must be provided at delivery for projects using CPM, including those with Fannie Mae Approval.</li> </ul> <p>Starting October 30, 2023 for Application Received Dates on or after July 1, 2023, the following CPM edits in Loan Delivery will be fatal:</p> <ul style="list-style-type: none"> <li>Edits that require delivery of the CPM Project ID for project types R, S, T, and 2: <ul style="list-style-type: none"> <li>Type-R Condo: Full Review (with CPM) – New Condo Project</li> <li>Type-S Condo: Full Review (with CPM) – Established Condo Project</li> <li>Type-T Condo: Fannie Mae approved condo or PUD project, including those approved through PERS.</li> <li>Type-2 Condo: Fannie Mae approved co-op project, including those approved through PERS.</li> </ul> </li> <li>Edits that validate the CPM Project ID provided in Loan Delivery matches a valid Project ID in CPM.</li> </ul> <p>Note: Edits validating the condo project is not Unavailable in CPM will remain as warning at this time. For a comprehensive list of edit updates, refer to the LD Edit changes in the <a href="#">Loan Delivery Business Rules</a></p>
Oct 30, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <ul style="list-style-type: none"> <li>New fatal edit related to Value Acceptance (Nov 1, 2023).</li> <li>Edits related to Closing Data, Loan Program, and CPM are changing from Warning to Fatal.</li> </ul>
Nov 1, 2023	Value Acceptance + Property Data	<p>Selling Guide <a href="#">Announcement SEL-2023-09: Selling Guide Updates</a> and <a href="#">DU V. 11.1 Release I Nov. 18, 2023</a> release notes clarified requirements for loans eligible for value acceptance + property data. Lenders must receive the Desktop Underwriter® (DU®) message stating that Fannie Mae has received the property data collection (DU message ID 3713) on the last DU submission. A new delivery edit D323 will fire in Loan Delivery and EarlyCheck™ if a loan is delivered with SFC 774 and the associated loan casefile did not receive DU message ID 3713 on the last DU submission. This edit will</p>



		<p>be warning from November 1 through November 30, 2023, to allow lenders the opportunity to make any needed updates to processes. Edit D323 will be moved to fatal severity on December 1, 2023.</p> <p>There are two options for a lender to resolve edit D323 and deliver the loan:</p> <ol style="list-style-type: none"><li>1. Resubmit the DU loan casefile: Lenders can resubmit the loan casefile to DU after the PDC has been submitted to the Fannie Mae Property Data API for DU message ID 3713 to be received. LD caches data for 24 hours, so the lender should resubmit to DU and then wait 24 hours and rerun package edits in Loan Delivery.</li></ol> <p>NOTE: If the lender did not submit the PDC to the API prior to the note date the loan is not eligible for delivery with SFC 774, even if DU message ID 3713 was received.</p> <ol style="list-style-type: none"><li>2. Remove SFC 774. If the lender provided SFC 774 in error, removing the SFC will resolve edit D323.</li></ol> <p>Refer to <a href="#">Value Acceptance + Property Data Fact Sheet</a> for more information.</p>
Nov 17, 2023	LTV Ratios	<p>Effective November 17, 2023, Loan Delivery will update eligibility criteria to reflect expanded access to credit and provide support for affordable rental housing, the maximum allowable LTV, CLTV, and HCLTV ratios for two- to four-unit, principal residence, purchase and limited cash-out transactions will be updated to 95%. This change will not apply to high-balance mortgage loans and loans that are manually underwritten. See <a href="#">DU V. 11.1 Release   Nov. 18, 2023</a> for more details.</p>
Dec 1, 2023	Edit Updates	<p>See the LD Edit Change Effective Date column in the <a href="#">Loan Delivery Business Rules</a> for a listing of effective edit updates including:</p> <p>Edit D323 related to Value Acceptance + Property Data changing to fatal severity (see Nov 1 entry for details).</p>