Fannie Mae

Uniform Closing Dataset (UCD) Collection Solution Enhancements

Quick Guide for UCD Enhancements

July 27, 2026

This UCD Collection Solution Enhancements guide provides access to this year's current and upcoming UCD updates in an easy-to-read, all-in-one document. See the 2025 UCD Release Notes to review an archive of the enhancements to UCD in 2025.

Looking for Feedback Message updates? Review the 'Revision History' tab in the Fannie Mae Feedback Messages for a summary of historical edit message updates.

Just Released

Effective Date	Impacted Area	Description
July 27	Removal of Edits	Based on customer feedback and internal review, the GSEs have removed the following fatal edits restricting the Fee enumerations that can be delivered with IntegratedDisclosureSectionTypes = "OriginationCharges" and "TaxesAndOtherGovernmentFees". **Edit 3526:** Fee Type for Origination Charges must be a valid enumeration for this section per the UCD specification. **Edit 3590:** Fee Type for Taxes and Other Government Fees must be a valid enumeration for this section per the UCD specification. **Edit 4526:** (|FeeItemType|) is not a valid Fee Item Type enumeration in the Origination Charges Section per the UCD Specification. **Edit 4590:** Fee Item Type for Taxes and Other Government Fees must be a valid enumeration for this section per the UCD specification.

In Case You Missed It

Effective Date	Impacted Area	Description
July 20	Updates to the UCD Manual Data Entry	The UCD Collection Solution user interface (UI) was enhanced to support UCD v2.0 submissions for manual data entry. Now the Loan Costs and Other Costs sections support the over seventy valid UCD Fee Item Type options, helping users more accurately enter and submit fee data. In addition, this release included new fields for Property Construction Method Type and the ability to enter Country Codes for both the Borrower and Seller. See the Quick Guide: Manual Data Entry Form for more detailed changes.
March 23	Data Compliance Edits	The following new Warning edits will be added in support of the new UCD v2.0 data point ConstructionMethodType: **Edit 3952:** Construction Method Type is missing. When Construction Method Type equals "Other", Construction Method Type Other Description is required. **Edit 3953:** Construction Method Type of (|ConstructionMethodType|) is not a valid enumeration.
February 4	Removal of Edits	The following edit will be removed as it is no longer applicable in UCD v2.0 Specification: **Edit 2015:** The payoff of non-mortgage related items with refinance proceeds indicates that this loan may need to be delivered as a Cash Out refinance.