

Collateral Underwriter Version 6.5 Release Notes

October 30, 2024

On Nov. 15, 2024, Fannie Mae will implement Collateral Underwriter® (CU®) Version 6.5. During the updates, CU will be unavailable from **9 p.m. ET on Friday, Nov. 15, until 1 a.m. ET on Saturday, Nov. 16.**

The following changes will be included in the release.

CU Message Enhancements

Time adjustment message – A new time adjustment advisory message relying on the latest available Fannie Mae internal home price indices will be introduced in the Adjustment messages category.

Prohibited language messages – Three new prohibited language messages will be introduced to identify when potential use of prohibited and/or subjective language has been found in an appraisal. More information can be found in the Unacceptable Appraisal Practices section of the Fannie Mae Selling Guide at [B4-1.1-04, Unacceptable Appraisal Practices](#).

These new messages will also be disseminated to downstream systems including Desktop Underwriter® and will display in the Uniform Collateral Data Portal® Submission Summary Report.

Message ID	Message Text
Adjustment Messages	
650	The 'Date of Sale' adjustment is materially different than the price change indicated by Fannie Mae's Home Price Index. Assess the materiality of the adjustment rate based on the contract date of the comparable sale(s) to the effective date of the appraisal. If material, validate the appraiser's derivation of the adjustment rate.
Prohibited Language Messages	
8001	Potential references to protected class and/or other prohibited language found. Phrase: <Phrase> Location: <Location>. Ensure any prohibited language is excluded and resubmit the appraisal report to comply with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices. Compliance failure will result in reporting to an enforcement agency.
8002	Potential subjective phrases and/or terminology found. Phrase: <Phrase> Location: <Location>. Ensure any subjective language is excluded and verify the appraisal report complies with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices.
8003	Potential use of terminology from which protected class or other demographic data may be inferred. Phrase: <Phrase> Location: <Location>. Ensure any prohibited language is excluded and verify the appraisal report complies with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices.



CU Graphical User Interface Changes

Users will have the option to search for specific prohibited language messages in the **CU Advanced Search** page.

Selecting the **Prohibited Language Message** field in the **By Message** portion of Advanced Search will open a new dropdown for users to select specific prohibited language message to search.

Prohibited Language Message

All ▼

All

FNM8001: Potential references to protected class and/or other prohibited language found in the appraisal report.

FNM8002: Potential subjective phrases and/or terminology found in the appraisal report.

FNM8003: Potential use of terminology found in the appraisal report from which protected class or other demographic data may be inferred.

*The new **prohibited language Message** field in the Advanced Search.*