

EarlyCheck Release Notes – 2021 Archive

Overview of EarlyCheck Enhancements

January 24, 2022

This EarlyCheck™ Enhancements guide provides access to EarlyCheck updates from 2021 in an easy-to-read format all in one document.

For a complete list of the edit messages, view the EarlyCheck Edit Messages document in the Edit Messages section of the [EarlyCheck page](#) 30 days prior to each update.

◀◀ In Case You Missed It

Effective Date	Impacted Area	Version	Description	File Type	Impact
January 1	Redesigned Form 1003 (URLA)		<p>EarlyCheck will begin accepting redesigned Uniform Residential Loan Application (URLA)/Form 1003 and Desktop Underwriter® (DU®) Specification MISMO v3.4 loan application submission files from all lenders.</p> <p>For more information, please refer to the Fannie Mae URLA webpage.</p>	MISMO 3.4	
January 25	Edit Updates	6.7	<p>Existing edits related to Address, Loan-to-Value – Combined Loan-to-Value (LTV-CLTV), Mortgage Insurance (MI), Borrower, Unpaid Principal Balance (UPB), Debt-To-Income (DTI), Counseling, Closing Data, Original Term, Credit Score, Project-Property Type, and Underwriting are changing severity.</p> <p>New edits are related to UPB, MI, DTI, Property Data, and Borrower.</p>	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> • 1 edit with a text change • 2 edits changing severity from Informational to Warning • 2 edits changing severity from Warning-to-Fatal to Fatal • 1 new edit with a severity of Warning



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				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 10 edits changing severity from Informational to Warning 7 edits changing severity from Warning to Warning-to-Fatal 9 edits changing severity from Warning-to-Fatal to Fatal 4 new edits with a severity of Warning 2 new edits with a severity of Warning-to-Fatal 5 new edits with a severity of Fatal
February 1	SFC Update		<p>As announced in Selling Guide announcement, SEL-2020-07, all eligible loans secured by a single-width manufactured home must be delivered with Special Feature Codes (SFC) 235 and 791. The following data elements must also be included in EarlyCheck:</p> <ul style="list-style-type: none"> ConstructionMethodType (Sort ID 51): Manufactured ManufacturedHomeWidthType (Sort ID 33): SingleWide <p>EarlyCheck will auto-derive both SFC 235 and 791 based on the above delivered data elements, and implement edits to support the Feb. 1, 2021, delivery date of loans secured by single-width manufactured homes.</p>	All	
February 22	Edit Updates	6.8	Existing edits related to UPB, MI, LTV-CLTV, Borrower, Project-Property Type, and Terms are changing severity.	1003, MIS MO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 5 new Warning edits



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			New edits are related to MI, Loan Amount, LTV-CTLV, and Amortization.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 6 new Warning edits 4 new Warning-to-Fatal edits 1 edit changing from Warning to Warning-to-Fatal 8 edits changing severity from Warning-to-Fatal to Fatal
March 1	Redesigned Form 1003 (URLA)		<p>For all new loan applications received on or after 3/1/2021, lenders must use the redesigned Form 1003 and DU Spec MISMO v3.4 for origination file submissions to EarlyCheck. EarlyCheck will fire an observation message on all submissions using legacy file formats on or after March 1.</p> <p>There is no change for lenders using the ULDD-MISMO 3.0 file format.</p> <p>For more information, please refer to the Fannie Mae URLA webpage.</p>	MISMO 3.4	
March 22	Edit Updates	6.8.1	Existing edits related to Address, Amortization, Automated Underwriting, Borrower, DU Compare, Entity, Lien Type, Loan Amount, Loan Purpose, LTV-CLTV, MI, Payment, Property-Project Type, Sales Price, Underwriting, and UPB are changing severity.	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 4 new Warning edits 6 edits changing severity from Warning to Warning-to-Fatal
			New edits are related to Appraisal, Borrower, DU Compare, Entity, Escrow, Lender, Loan Amount, Loan Program, Loan-to-Value (LTV), MI, and Property-Project Type.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 18 new Warning edits 29 edits changing severity from Warning to Warning-to-Fatal 5 edits changing severity from Warning-to-Fatal to Fatal



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April 1	Eligibility Updates		As announced in Lender Letter - LL-2021-08 , we are updating our policies to require that any loan secured by a second home or investment property be delivered as a Desktop Underwriter® loan with an Approve/Eligible recommendation.	All File Types	These policies are effective for all loans submitted to EarlyCheck on or after April 1, 2021. After this date EarlyCheck will apply a “Fatal” edit for loans that do not meet the above requirements.
April 19	Edit Updates	6.8.2	Existing edits related to Address, Amortization, Automated Underwriting, Borrower, DU Compare, Entity, Lien Type, Loan Amount, Loan Purpose, LTV-CLTV, MI, Payment, Property-Project Type, Sales Price, Underwriting, and UPB are changing severity. New edits are related Automated Underwriting and MI.	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 6 edits changing severity from Warning-to-Fatal to Fatal 1 edit changing severity from Warning to Warning-to-Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 9 new Warning edits 9 edits changing severity from Warning to Warning-to-Fatal 29 edits changing severity from Warning-to-Fatal to Fatal
May 24	Edit Updates	6.9	Existing edits related to Appraisal, Closing Data, Credit Score, Interest Rate, and Property-Project Type are changing severity. New edits are related to Address, UPB, Closing Data, Loan Amount, LTV, and Adjustable-Rate Mortgage (ARM).	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 1 edit changing severity from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 7 new Warning edits 5 edits changing severity from Warning-to-Fatal to Fatal
June 5	RefiNow		As announced in Lender Letter - LL-2021-10 a new refinance option – RefiNow™ - will enable eligible borrowers to refinance to a lower interest rate and reduce their monthly mortgage payment. See the category column in the EarlyCheck message file for a listing of RefiNow edits.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> 17 new Fatal edits



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June 21	Edit Updates	6.9.1	<p>Existing edits related to UPB, Property Inspection Waiver (PIW), MI, Terms, Underwriting, Terms, and Compare Mismatch.</p> <p>New edits are related to High Loan-to Value (LTV) Refi, Payment, UPB, ARM, DTI, and Underwriting.</p>	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 3 new Informational edits 1 edit changing severity from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 3 new Informational edits 3 new Warning edits 1 new Fatal edit 9 edits changing severity from Informational to Warning 5 edits changing severity from Warning to Warning-to-Fatal 1 edit changing severity from Warning-to-Fatal to Fatal
July 19	Edit Updates	7.0	<p>Existing edits are related to Borrower, Address, Payment, Consistency, Construction-to-Permanent (CtoP), Lender, Entity, Property-Project Type, Closing Type, DTI, DU Compare, UPB and PIW.</p> <p>New edits are related to RefiNow.</p>	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 4 edits changing from Warning to Warning-to-Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 25 edits changing from Warning to Warning-to-Fatal 3 edits changing from Warning-to-Fatal to Fatal 18 new Fatal edits



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August 23	Edit Updates	7.1	<p>Existing edits are related to Borrower, Address, Payment, UPB, LTV, CtoP, Lender, Entity, Property-Project Type, Flood Hazard, Closing Data, DTI, DU Compare, and Loan Amount.</p> <p>New edits are related to Appraisal, Credit Score, First Time Home Buyers (FTHB), High LTV Refi, RefiNow, Remittance, Closing Data, Closing Cost, and Loan Amount.</p>	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 9 new Warning edits 2 edits changing from Informational to Warning 11 edit changing severity from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 11 new Informational edits 19 new Warning edits 3 edits changing from Informational to Warning 6 new Warning-to-Fatal edits 22 edits changing severity from Warning-to-Fatal to Fatal 3 new Fatal edits
September 1	APR-APOR Edits		As announced in Lender Letter LL-2021-11 and the related FAQs , three edits performing a check of the Annual Percentage Rate-Average Prime Offer Rate (APR-APOR) Spread thresholds will transition to fatal. See the EarlyCheck edit messages file for a listing of the edits.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> 3 edits changing severity from Warning-to-Fatal to Fatal
September 20	Edit Updates	7.1.1	<p>Existing edits are related to DU compare and Appraisal.</p> <p>New edits are related to Consistency, Social Security Number (SSN), UPB, Credit Score, and DU Compare.</p>	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 2 edits transitioning from Warning to Warning-to-Fatal



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				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 6 new Informational edits 4 new Warning edits 2 new Warning-to-Fatal edits 2 edits transitioning from Warning to Warning-to-Fatal
October 1	Points and Fees Edits		As announced in Lender Letter LL-2021-11 and the related FAQs , three edits performing a check of the Regulation Z points and fees will transition to fatal severity. See the EarlyCheck edit messages file for a listing of the edits.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit changing severity from Warning-to-Fatal to Fatal
October 25	Edit Updates	7.2	Existing edits are related to Payment, DU Compare, Closing Data, and Appraisal. New edits are related to Flood-Hazard, Consistency, Home Mortgage Disclosure Act (HMDA), Address, RefiNow, and Closing Data.	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change 4 edits transitioning from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 2 new Warning edits 5 edits transitioning from Warning-to-Fatal to Fatal
November 15	Edit Updates	7.2.1	Existing edits are related to RefiNow.	1003, MISMO AUS 2.3.1, MISMO 3.4	<ul style="list-style-type: none"> 1 edit with a text change
				ULDD-MISMO 3.0	<ul style="list-style-type: none"> 1 edit with a text change 2 edits transitioning from Warning-to-Fatal to Fatal

For information on EarlyCheck enhancements prior to January 2022, please refer to the Release Notes archive document available on the [EarlyCheck homepage](#).

