

# EarlyCheck Release Notes

## Overview of EarlyCheck Enhancements

December 16, 2024

This EarlyCheck™ Enhancements overview provides access to this year’s previous, current, and upcoming EarlyCheck updates 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. Log in credentials for EarlyCheck or Fannie Mae Connect are required to access this document.

### Just Released

Effective Date	Impacted Area	Version	Description	File Type	Impact
Dec 16	Edit Updates	7.6.21	4 edits moving to fatal with category Payment, MI, Investor and Loan program  2 DU compare edits moving from “warning” to “warning to fatal” to validate monthly income	ULDD – MISMO 3.0	<ul style="list-style-type: none"><li>• 4 edits with severity change to Fatal</li><li>• 2 edits with severity change from warning to “warning to fatal”</li></ul>

### On the Horizon



Effective Date	Impacted Area	Version	Description	File Type	Impact
Jan 27	Edit Updates	7.6.22	2 DU compare edits moving from “warning to fatal” to “fatal” to validate monthly income	ULDD – MISMO 3.0	<ul style="list-style-type: none"> <li>2 edits with severity change from “warning to fatal” to fatal</li> </ul>

## ◀◀ In Case You Missed It

Effective Date	Impacted Area	Version	Description	File Type	Impact
Jan 29	Edit Updates	7.6.8	New warning edits related to Note Rate	ULAD- MISMO 3.4	<ul style="list-style-type: none"> <li>3 new edits with severity Warning</li> </ul>
			New warning edits related to Note Rate Updated edits for Attorney Op Letter for Title	ULDD- MISMO 3.0	<ul style="list-style-type: none"> <li>3 new edits with severity Warning</li> <li>1 edit feedback message update, 1 edit deleted</li> </ul>
Jan 29	EarlyCheck Message File	N/A	Access to the EarlyCheck Edit Messages file has been updated to include users with Fannie Mae Connect login credentials, <a href="#">EarlyCheck Edit Messages</a> .	N/A	
Feb 7 NEW	Edit Updates	7.6.9	New warning edits to validate ARM plan in EC matches ARM plan in DU	ULAD- MISMO 3.4	<ul style="list-style-type: none"> <li>1 new warning edit</li> </ul>



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				ULDD-MISMO 3.0	
Mar 1 NEW	HomeReady VLIP	7.6.10	<p>A temporary enhancement will be applied to our HomeReady® product. This enhancement includes a \$2,500 loan-level price adjustment credit for very low-income purchase borrowers (VLIP) that can be used for down payment and closing costs. To receive the credit, lenders must receive the appropriate Desktop Underwriter® (DU®) Messages in DU® to deliver the HomeReady Special Feature Codes (SFCs) 900 and 884. EarlyCheck will have new fatal Edits 2147 and 2148 to enforce eligibility for delivering loans under the temporary policy.</p> <p>Learn more about the HomeReady VLIP enhancements: <a href="#">Lender Letter (LL-2024-01)</a> &amp; <a href="#">HomeReady (VLIP) LLPA Credit Job Aid</a></p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>2 new Fatal edits</li> </ul>
Mar 4 NEW	Edit Updates	7.6.10	Edits related to Note Rate changing severity	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>3 edits changing severity from Warning to Fatal</li> </ul>
			Edits related to Note Rate changing severity	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>3 edits changing severity from Warning to Fatal</li> </ul>
Mar 25	ULDD Phase 5		<p>To support the first implementation of ULDD phase 5, EarlyCheck will introduce</p> <ul style="list-style-type: none"> <li>Edit updates <ul style="list-style-type: none"> <li>New informational edits around Appraisal and Temporary Buydown Amount</li> <li>Updates to some existing edits around Appraisal</li> </ul> </li> <li>File Validation Rule updates <ul style="list-style-type: none"> <li>Update existing file validation rules WN3380, WN3390, WN3270, and WN3280 to ensure</li> </ul> </li> </ul>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>Modify 5 fatal edits</li> <li>Modify 2 warning edits</li> <li>4 new informational edits</li> <li>Updates to 4 File validation rules</li> </ul>



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			data integrity around Servicing transfer date, Appraisal, and Buydown For more information, see the <a href="#">ULDD webpage</a> .		
Mar 25	Edit Updates	7.6.11	One new informational edit to validate Automated Underwriting System (D284 to replace C32)	ULAD-MISMO 3.4	<ul style="list-style-type: none"><li>1 new informational edit</li></ul>
			ULDD Phase 5 edits – see above for details New warning edits to validate Down Payment, Duty to Serve Program, and one new informational edit to validate Automated Underwriting System (D284 to replace C32)	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>Modify 8 edits – 5 fatal, 3 warning</li><li>8 new edits – 5 informational, 3 warning</li></ul>
Apr 22	Mission Score		<p>In support of the updates announced for the Mission Index earlier this year, Fannie Mae is enhancing EarlyCheck to help lenders evaluate their loans based on the Mission Index values. Three new <u>observational</u> edits will be added to EarlyCheck to display the loan-level Mission Score.</p> <p><b>M01:</b> The loan-level Mission Score for this loan is 01. This score is calculated based on the data provided, final scores are calculated when the loan is purchased/pool is closed, and all data is final.</p> <p><b>M02:</b> The loan-level Mission Score for this loan is 02. This score is calculated based on the data provided, final scores are calculated when the loan is purchased/pool is closed, and all data is final.</p> <p><b>M03:</b> The loan-level Mission Score for this loan is 03. This score is calculated based on the data provided, final</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>3 new observational edits</li></ul>



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			<p>scores are calculated when the loan is purchased/pool is closed, and all data is final.</p> <p>For more information on the Mission Index and the Social Bond Framework, visit Fannie Mae's <a href="#">website</a> and/or read the <a href="#">Mission in Focus: Enhanced Disclosures Lay the Groundwork for Single-Family Social MBS</a> Perspectives blog.</p>		
Apr 22	Edit Updates	7.6.12	One DU validation edit moving to Warning	ULAD-MISMO 3.4	<ul style="list-style-type: none"><li>• 1 edit severity change</li></ul>
			<p>New observational edits for Mission Score (see above for details)</p> <p>One edit for Duty to Serve moving to Warning to Fatal, one DU validation edit moving to Warning</p> <p>Modifying warning edits for credit score</p> <p>One new Warning edit related to CPM – Property Data</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 3 new edits with severity Observational</li><li>• 2 edit severity change</li><li>• 2 Warning edits modified</li><li>• 1 new edit with severity Warning</li></ul>
May 1	First-Generation Homebuyer	7.6.13	<p>Fannie Mae recently announced the introduction of the definition for a first-generation homebuyer loan. To support this announcement, EarlyCheck will introduce Special Feature Code 886 (First Generation Homebuyer Loan) and 2 new fatal edits, 1105 and 1106, to assist in assessing first-generation homebuyer loan eligibility.</p> <p>See <a href="#">Selling Guide Announcement 2024-03</a> and <a href="#">EarlyCheck Edit Messages</a> for more details.</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 2 New Edits with severity Fatal</li></ul>



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May 20	Condo Project Manager	7.6.14	<p>To ensure data integrity, EarlyCheck will begin validating that the data provided in Condo Project Manager (CPM) matches the data provided in EarlyCheck.</p> <p>New edits will validate that the following datapoints match:</p> <ul style="list-style-type: none"> <li>• Property State</li> <li>• Legal Structure</li> <li>• Manufactured Housing</li> </ul> <p>For a comprehensive list of edit updates, see <a href="#">EarlyCheck Edit Messages</a>.</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 5 New Edits with severity Warning</li> </ul>
May 20	Edit Updates	7.6.14	One edit related to Community Lending will move to Warning to Fatal	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>• 1 Edit with severity change</li> </ul>
			<p>New edits related to Credit score</p> <p>One Edit related to Credit Score will move to Warning to Fatal, one edit related to Community Lending will move to Warning to Fatal</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 3 New Edits with severity Warning to Fatal</li> <li>• 2 Edits with severity change</li> </ul>
June 24	Edit Updates	7.6.15	<p>One edit related to Community Lending will move to Fatal</p> <p>One new edit related to Mission Index</p>	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>• 1 edit with severity change</li> <li>• 1 new edit with severity Observational</li> </ul>
			<p>One edit related to Loan Program will move to Fatal, one edit related to Community Lending will move to Fatal</p> <p>One new edit related to Loan program</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 2 edit with severity change</li> <li>• 1 new edit with severity Warning to Fatal</li> </ul>



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			One new edit related to Mission Index		<ul style="list-style-type: none"> <li>• 1 new edit with severity Observational</li> </ul>
Jul 22	ULDD Ph 5		<p>To support the second implementation of ULDD phase 5, EarlyCheck will introduce</p> <ul style="list-style-type: none"> <li>• New informational edits around Appraisal, Condo Project Manager (CPM), Remote Notarization Indicator, and MERS status.</li> <li>• 4 edits related to Unit Data will move to Fatal</li> </ul> <p>For more information, see the <a href="#">ULDD webpage</a>.</p>		<ul style="list-style-type: none"> <li>• 12 new informational edits</li> <li>• 4 edits with severity change to fatal</li> </ul>
Jul 22	Edit Updates	7.6.16	<p>4 edits related to credit score will move to Fatal</p> <p>New edits related to income, Lien type and Loan program</p> <p>4 edits related to Unit data will move to fatal</p>	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>• 4 edits with severity change</li> <li>• 6 new Warning edits</li> <li>• 4 edits with severity change</li> </ul>
			<p>ULDD Phase 5 edits – see above for details</p> <p>4 edits related to credit score will move to Fatal</p> <p>New edits related to income, Lien type and Loan program</p> <p>4 edits related to Unit data will move to fatal</p>	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 12 new informational edits</li> <li>• 4 edits with severity change</li> <li>• 6 new Warning edits</li> <li>• 4 edits with severity change</li> </ul>
Aug 26	Green Building Certification	7.6.17	We have implemented eligibility checks in EarlyCheck to help lenders identify loans that have an eligible green building certification. EarlyCheck will return an observational message informing lenders if the loan and underlying property have met Green Program eligibility requirements.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 1 Observational Edit</li> </ul>
Aug 26	Value Acceptance	7.6.17	Currently, edit D29 validates the delivery of value acceptance SFCs on a loan. Effective August 26, we have created two new edits to provide more granularity in the edit process and direct lenders to the specific SFC that is not valid.	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>• 2 new fatal edits</li> </ul>



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			<ul style="list-style-type: none"> <li>Edit D324 will validate if SFC 801 is permitted on the loan</li> <li>Edit D325 will validate if SFC 807 is permitted on the loan</li> <li>Edit D29 will remain active.</li> </ul>		
Aug 26	Edit Updates	7.6.17	1 new warning edit for loan limits 1 edit moving from warning to fatal for lien type	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>1 new warning edit</li> <li>1 edit with severity change</li> </ul>
			1 new warning edit for loan limits 2 edits moving from warning to fatal for lien type and Homestyle Renovation	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>1 new warning edit</li> <li>2 edits with severity change</li> </ul>
Aug 26	Edit Updates	7.6.17	2 new warning edits for buydown	ULDD-MISMO 3.0	<ul style="list-style-type: none"> <li>2 new warning edits</li> </ul>
Sep 23	Edit Updates	7.6.18	1 edit moving from 'warning to fatal' to 'fatal' for loan program  1 new warning edit for appraisal	ULDD – MISMO 3.0	<ul style="list-style-type: none"> <li>1 edit with severity change</li> <li>1 new warning edit</li> </ul>
Sep 23	Edit Updates	7.6.18	1 new warning edit for appraisal	ULAD-MISMO 3.4	<ul style="list-style-type: none"> <li>1 new warning edit</li> </ul>
Oct 21	ULDD Phase 5	7.6.19	To support the third implementation of ULDD phase 5, EarlyCheck will: Move all existing ULDD phase 5 edits from Informational to Warning	ULDD – MISMO 3.0	<ul style="list-style-type: none"> <li>16 edits with severity change</li> </ul>





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			New informational edits around Address, Borrower, Early Funding, HMDA, Loan Program, MI Message update for 5 edits		<ul style="list-style-type: none"><li>• 21 new warning Edits</li><li>• 5 Edits message update</li></ul>
Oct 21	Edit Updates	7.6.19	2 edits moving from warning to fatal for buydown and 1 edit moving from warning to fatal for loan limits	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 3 edits with severity change</li></ul>
Oct 21	Edit Updates	7.6.19	1 edit moving from warning to fatal for loan limits	ULAD – MISMO 3.4	<ul style="list-style-type: none"><li>• 1 edit with severity change</li></ul>
Oct 21	Edit Updates	7.6.19	1 new warning edits and 1 new warning to fatal edit related to Payment	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 2 new edits</li></ul>
Nov 25	Edit Updates	7.6.20	3 edits moving from warning to fatal for Housing Counseling LLPA Credit loans	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 3 edits with severity change from Warning to Fatal</li></ul>
Nov 25	Edit Updates	7.6.20	• 1 new fatal edit to enforce Selling Guide Announcement <a href="#">SEL-2024-07</a> and project review requirements for delivering manufactured homes	ULDD-MISMO 3.0	<ul style="list-style-type: none"><li>• 1 new edit with severity Fatal</li></ul>
Nov 25	Edit Updates	7.6.20	• 1 new fatal edit to enforce Selling Guide Announcement <a href="#">SEL-2024-07</a> and project review requirements for delivering manufactured homes	ULAD-MISMO 3.4	<ul style="list-style-type: none"><li>• 1 new edit with severity Fatal</li></ul>