

Lender Letter LL-2011-06**September 13, 2011****TO: All Fannie Mae Single-Family Sellers****Implementation of the Uniform Loan Delivery Dataset Requirements****Introduction**

Under the direction of the Federal Housing Finance Agency (FHFA), Fannie Mae and Freddie Mac, the government-sponsored enterprises (the GSEs), have defined and agreed upon a common set of loan delivery data requirements applicable to each GSE's loan delivery process and business policies. This common dataset, referred to as Uniform Loan Delivery Dataset or ULDD, will support improved quality and accuracy of the data while preserving each GSE's ability to determine what the data signifies with regard to loan performance and loan quality in their individual businesses. ULDD will help both lenders and the GSEs manage risk through collection and use of consistent information about loan terms, collateral, and borrowers.

Fannie Mae Uniform Loan Delivery Dataset Requirements

Fannie Mae has created the [Fannie Mae Implementation Guide for Loan Delivery Data \(Implementation Guide\)](#) and its Appendices to provide business and technical requirements for implementation of the ULDD. The *Implementation Guide* is designed to assist industry participants in implementing the new loan delivery data requirements in their loan delivery applications. Loan delivery specifications are also available for document custodians.

Key Implementation Dates

December 1, 2011: For all loans with application dates on or after December 1, 2011 that will be delivered to Fannie Mae on or after March 19, 2012, lenders will be required to provide additional data at loan delivery. The entire dataset that will be required is documented in the *Implementation Guide's Appendix A: Fannie Mae XML Data Requirements*.

March 19, 2012: All loans delivered to Fannie Mae on or after March 19, 2012, with applications dated on or after December 1, 2011, must meet the ULDD requirements. If a loan data file is imported into Fannie Mae's Loan Delivery application (rather than manually entering the new data into the Loan Delivery user interface), the file must be submitted in the MISMO XML format.

Loans with applications dated prior to December 1, 2011, and delivered on or after March 19, 2012, only need to include the ULDD data fields that correspond to the fields specified in the Fannie Mae 2000-Character Loan Delivery File Format. The new ULDD data may be provided for these loans, but it is not required. If an import file is submitted to Loan Delivery, the file must be delivered in the MISMO XML format even though the data contained in the file meets the current 2000-Character Loan Delivery File Format requirements.

ULDD Release Phase I - Production Deployment January 23, 2012

In order to support the loan delivery data requirements as of March 19, 2012, Fannie Mae will update the Loan Delivery application to display and use the data points that are either "Required" or "Conditionally Required" as listed in the *Implementation Guide's Appendix A*. Fannie Mae will deploy the updated Loan Delivery application in production on January 23, 2012, in advance of the March 19, 2012 mandate date to provide a transition period. The last date to submit loans in the 2000-Character Loan Delivery File Format will be 8:00 p.m. eastern time on March 16, 2012 via the existing Loan Delivery application, after which that format will be retired.

Note: Loans submitted on or before March 16, 2012, in the 2000-Character Loan Delivery File Format will still be available for editing in the Loan Delivery application for a period of time to support data reconciliation.

Key Resources

A number of valuable resources are available to assist lenders with the implementation of the ULDD on the [Uniform Mortgage Data Program](#) page on eFannieMae.com. Among other documents and tools, lenders can find the *Implementation Guide* and *Appendices*, the ULDD Implementation Tool Kit, and Frequently Asked Questions. Fannie Mae will continue to update its Web site over the coming months with additional resources and information - lenders are encouraged to check this site on a regular basis.

Future *Selling Guide* Update

Fannie Mae will update the *Selling Guide* in early 2012 to remove references to the Fannie Mae 2000-Character Loan Delivery File Format and to add the appropriate references to the ULDD.

Lenders who have questions about this Lender Letter should contact their Customer Account Team.

John S. Forlines
Vice President
Single-Family Chief Risk Officer