

Selling Guide Lender Letter LL-2011-09

December 14, 2011

To: All Fannie Mae Single-Family Sellers

Extension of the Uniform Loan Delivery Dataset Implementation Date

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 Lender Letter is extending two key implementation dates for the Uniform Loan Delivery Dataset (ULDD) previously communicated in Lender Letter LL-2011-06, *Implementation of the Uniform Loan Delivery Dataset Requirements*, and reiterating key dates for the Uniform Appraisal Dataset and Uniform Collateral Data Portal[®] (UCDP[®]) announced in Announcement SEL-2011-11, *Selling Guide Updates*. No other policies or processes previously announced are being changed.

Extension of ULDD Implementation Date to July 23, 2012

Given the complexity of the ULDD changes and the importance of ensuring that lender, vendor, and GSE systems continue to work together successfully throughout this important industry conversion to the ULDD requirements, on December 14, 2011, FHFA announced a change to the ULDD implementation date.

July 23, 2012 (New ULDD Mandate): All loans delivered to Fannie Mae on or after July 23, 2012, (previously March 19, 2012) with an application date 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 an application date prior to December 1, 2011, and delivered on or after July 23, 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 Moved to April 23, 2012

In order to support the loan delivery data requirements on July 23, 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*. To provide a transition period, Fannie Mae will deploy the updated Loan Delivery application in production on April 23, 2012, (previously January 23, 2012) in advance of the July 23, 2012, mandatory date. The last date to submit loans in the 2000-Character Loan Delivery File Format will be 8:00 p.m. eastern time on July 20, 2012, (previously March 16, 2012) via the existing Loan Delivery application. The 2000-character file format will be retired at a later date.

Note: Loans submitted on or before July 20, 2012, in the 2000-Character Loan Delivery File Format will still be available for editing in the new Loan Delivery application for a period of time after July 20 to support data reconciliation.



No Change to UCDP Effective Dates

The UCDP effective dates announced in Announcement SEL-2011-11 have not changed. Lenders are reminded that for all conventional mortgage loans for which an appraisal report form is required and with an application date on or after December 1, 2011, and a delivery date on or after March 19, 2012, selected appraisal report forms, including all exhibits, addenda, and photographs, must be submitted to the UCDP and receive a “Successful” status from UCDP before the delivery date of the mortgage loan to Fannie Mae.

The Doc File ID, the appraisal document file identifier provided by UCDP to connect the submission to the delivered loan, will not be required at delivery until July 23, 2012.

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

John Forlines
Vice President
Chief Credit Officer for Single-Family Product