

# Loan Quality Connect Release Notes

March 31, 2022

During the **weekend of April 9**, Fannie Mae will implement Loan Quality Connect™ version 5.0. Many of the system enhancements in this update are in response to users sharing their comments and suggestions. Your feedback is important, so please check in with us regularly by responding to the pop-up surveys in Loan Quality Connect.



## Just Released

### Retirement of the Loan Quality Defect Notice

*Note:* The Loan Quality Connect manager and remediation specialist roles will be impacted by the following Loan Quality Defect Notice changes in Loan Quality Connect.

Effective Apr. 9, the Loan Quality Defect Notice (LQDN) will be retired. Lenders cited with one or more significant defect(s) following a post-purchase loan review will receive a *Resolution Request*, which begins the formal start of the remediation timeline, per the *Selling Guide* ([A2.3.2-03](#), Remedies Framework).

The following Business Intelligence (BI) cards and reporting widgets in Loan Quality Connect will be impacted:

**Resolution Queue** – The BI card for the LQDN will be removed from the *Resolution Queue*.

**Lender Courtesy View** – The LQDN will be removed from the dropdown options under the search field of the *Lender Courtesy View*.

**Responsible Party Daily Pipeline** – Reference to the LQDN will be removed from the *Loan Status* widget of the *Responsible Party Daily Pipeline* dashboard.

**Responsible Party Review Results** – Reference to the LQDN widget will be removed from the *Responsible Party Review Results* dashboard.

**Seller File Review Results** – The *Review LQDN Date* filter will be replaced with *Resolution Date* on the *Seller File Review Results* dashboard.

### Seller File Review Results dashboard enhancement

We renamed the *Review Results* widget to *Review Results for Last 12 months* and added an information icon to confirm that the data displayed, both filtered and unfiltered, includes reviews completed within the last 12 months.

### For more information

For more information about these release notes or the upcoming Loan Quality Connect update, lenders may contact their Fannie Mae representative.

**Example screen shots of these changes are provided on the following pages.**



## Resolution Queue (Before)

UAT2 Environment

Resolution Queue

Total: 0 | Outside SLA: 0 | Near SLA: 0 | In SLA: 0

LQDN Issued

Resolution Request

Re-affirmed

Concur Received

Impasse Requested

Management Escalation

IDR Requested

0 to 0 of 0

Fannie Mae Loan #	Loan Review Status	SLA Days Remaining	Letter Age	Appeal Date	Specialist Assigned	Responsible

## Resolution Queue (After – LQDN is no longer displayed)

UAT1 Environment

Resolution Queue

Total: 30 | Outside SLA: 12 | Near SLA: 1 | In SLA: 17

Resolution Request

Re-affirmed

Concur Received

Impasse Requested

Management Escalation

IDR Requested

1 to 20 of 30

Fannie Mae Loan #	Loan Review Status	SLA Days Remaining	Letter Age	Appeal Date	Specialist Assigned	Respons
1734567894	Resolution Requested Significant D	-599	602		AC Admin	05117218
0000000081	Management Escalation Requested	-567	582	7/28/2020	Cure Specialist3	05117218
0000000991	Impasse Requested	-546	583	7/27/2020	Cure Specialist1	05117218
4917656221	Reaffirmed Lender Action Needed	-533	551	8/31/2020	Cure Specialist3	05117218
0000000181	Resolution Requested Significant D	-499	559		AC_Curedredit	05117218
6810656338	Resolution Requested Significant D	-470	530		Cure Specialist1	05117218
1736308888	Resolution Requested Significant D	-479	489		AC Admin	05117218



## Lender Courtesy View (Before)

Fannie Mae UAT2 Environment Search Alerts Help Welcome, Lender Manager

Fannie Mae Loan Quality Connect

**Lender Courtesy View**

Request Type: Loan Quality Defect Notice

Document Requested: Loan Quality Defect Notice

Fannie Mae Loan Number: [Input Field]

Request Date: mm/dd/yyyy

Selling Responsible Party Loan Number: [Input Field]

Servicing Responsible Party Loan Number: [Input Field]

Search [Reset]

Request Queue

Request Type	Fannie Mae Loan	Seller Loan #	Selling Responsible Party Loan #	Servicer Loan #	Servicing Responsible Party Loan #	Responsible Party Loan #	Request Date	Due Date
Loan File Request	6000586345						5/20/2020	6/1/2020
Impasse Letter	1111111111	9994444	9994444	9347969	9347969	9347969	5/18/2021	6/2/2021
Resolution Request	1111111114	9994444	9994444	9347969	9347969	9347969	4/20/2021	6/19/2021
Resolution Request	1111111118	9994444	9994444	9347969	9347969	9347969	4/20/2021	6/19/2021
Resolution Request	1111111121	9994444	9994444	9347969	9347969	9347969	9/30/2021	11/29/2021
Reaffirmed - 1st Appeal	1111111125	9994444	9994444	9347969	9347969	9347969	2/9/2022	2/24/2022
Resolution Request	1111111112	9994444	9994444	9347969	9347969	9347969	3/1/2022	4/30/2022

## Lender Courtesy View (After - LQDN is no longer displayed)

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Fannie Mae Loan Quality Connect

**Lender Courtesy View**

Request Type: [Dropdown]

Document Requested: [List]

Fannie Mae Loan Number: [Input Field]

Request Date: mm/dd/yyyy

Selling Responsible Party Loan Number: [Input Field]

Servicing Responsible Party Loan Number: [Input Field]

Search [Reset]

Request Queue

Request Type	Fannie Mae Loan	Seller Loan #	Selling Responsible Party Loan #	Servicer Loan #	Servicing Responsible Party Loan #	Responsible Party Loan #	Request Date	Due Date
Loan File Request	6000586345						5/20/2020	6/1/2020
Impasse Letter	1111111111	9994444	9994444	9347969	9347969	9347969	5/18/2021	6/2/2021
Resolution Request	1111111114	9994444	9994444	9347969	9347969	9347969	4/20/2021	6/19/2021
Resolution Request	1111111118	9994444	9994444	9347969	9347969	9347969	4/20/2021	6/19/2021
Resolution Request	1111111121	9994444	9994444	9347969	9347969	9347969	9/30/2021	11/29/2021
Reaffirmed - 1st Appeal	1111111125	9994444	9994444	9347969	9347969	9347969	2/9/2022	2/24/2022
Resolution Request	1111111112	9994444	9994444	9347969	9347969	9347969	3/1/2022	4/30/2022





## Responsible Party Review Results (Before)

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### Responsible Party Review Results

Seller: All Review Type: --- select --- Report Type: All Loans

Loan Selection Date: From: mm/dd/yyyy To: mm/dd/yyyy Loan Acquisition Date: From: mm/dd/yyyy To: mm/dd/yyyy Run

#### Self Report

Total Pending Submission: 0

Submitted: 0 Additional Info Needed: 0

Proceed: 0 No Action At This Time: 0

#### Outstanding Remediation Activity

0	0	0	0	0	0
LQDN	LQDN Expired	Resolution Request	Lender Concur	Appeal 1	Appeal 2
0	0	0	0	0	0
Reaffirmed	Impasse Requested	Impasse Reaffirmed	Management Escalation Requested	Management Escalation Reaffirmed	Independent Dispute Resolution
Total: 0					
Total Concur To RA: 0		Total RA Available: 0			

## Responsible Party Review Results (After - LQDN is no longer displayed)

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### Responsible Party Review Results

Seller: All Review Type: --- select --- Report Type: All Loans

Loan Selection Date: From: mm/dd/yyyy To: mm/dd/yyyy Loan Acquisition Date: From: mm/dd/yyyy To: mm/dd/yyyy Run

#### Self Report

Total Pending Submission: 0

Submitted: 0 Additional Info Needed: 0

Proceed: 8 No Action At This Time: 0

#### Outstanding Remediation Activity

25	1	0	0	1
Resolution Request	Lender Concur	Appeal 1	Appeal 2	Reaffirmed
0	2	1	0	0
Impasse Requested	Impasse Reaffirmed	Management Escalation Requested	Management Escalation Reaffirmed	Independent Dispute Resolution
Total: 30				
Total Concur To RA: 0		Total RA Available: 1		



## Seller File Review Results (Before)

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**Seller File Review Results**

Seller: All Responsible Party: All Review Type: All Loan Relief: ---select--- Self Reports: All

Loan Acquisition Date: Loan Selection Date: Review Completion Date: **Review LQDN Date** Run Reset

**Review Results**

Significant Defect PAL Defect Finding Defect No Defect

Apr '21 May '21 Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jan '22 Feb '22 Mar '22

Total All Months Displayed: 0

## Seller File Review Results (After – LQDN is no longer displayed)

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**Seller File Review Results**

Seller: All Responsible Party: All Review Type: All Loan Relief: ---select--- Self Reports: All

Loan Acquisition Date: Loan Selection Date: Review Completion Date: **Resolution Request Date** Run Reset

**Review Results for Last 12 Months**

Significant Defect PAL Defect Finding Defect No Defect

Apr '21 May '21 Jun '21 Jul '21 Aug '21 Sep '21 Oct '21 Nov '21 Dec '21 Jan '22 Feb '22 Mar '22

Total All Months Displayed: 19

Seller File Review Defects Export to Excel Defect Category Defect Sub Category Defect Name



# Seller File Review Results enhancement

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### Seller File Review Results

Seller: All Responsible Party: All Review Type: All Loan Relief: --- select --- Self Reports: All

Loan Acquisition Date: Loan Selection Date: Review Completion Date: Resolution Request Date: Run Reset

#### Review Results for Last 12 Months

Month	No Defect	Finding Defect	PAL Defect	Significant Defect	Total
Apr '21	6 (55%)	2 (19%)	2 (19%)	1 (9%)	11
May '21	0	0	0	0	0
Jun '21	0	0	0	0	0
Jul '21	0	0	0	1 (100%)	1
Aug '21	0	0	0	0	0
Sep '21	0	0	0	2 (100%)	2
Oct '21	1 (100%)	0	0	0	1
Nov '21	0	0	0	0	0
Dec '21	0	1 (100%)	0	0	1
Jan '22	0	0	0	0	0
Feb '22	0	0	2 (67%)	1 (33%)	3
Mar '22	0	0	0	0	0

Total All Months Displayed: 19

Seller File Review Defects Export to Excel Defect Category Defect Sub Category Defect Name