



# Property Data API Review Tool

## User Guide

Version 3

August 2023





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## Revision Log

Version	Change Description
October 2019	Original version
June 2023	Updated to include External Messages
August 2023	Updated message text

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## Ways To Get Help

There are several ways to get user help:

- This User Guide is the primary resource for how to use the PDART application. The User Guide is found under the Help menu in PDART. For a full list of the data points and associated instructions, see the [Guide to Property Data Collection \(Version 6\)](#). For additional information related to Property Data Collection go to <https://singlefamily.fanniemae.com/property-data-resources>.
- Contact [propertydataapi\\_support@fanniemae.com](mailto:propertydataapi_support@fanniemae.com) for more assistance.
- Contact your Fannie Mae representative if you need additional assistance.



## Introduction

Property Data API Review Tool (PDART) was created to enable users to view the data and images provided to Fannie Mae's Property Data API. PDART helps to facilitate quality control on property data provided through the property data collection (PDC) process. Users can assess the accuracy of the property data, identify potential property issues, and confirm that the data provided to Fannie Mae aligns with the user's internal representation of the data.

Through PDART, users can

- View data provided by a property data collector
- Examine a raw JSON data file delivered through the API
- View photos and associated metadata delivered as part of a PDC
- View the subject property location on Google Maps

## Getting Started

PDART is a web-based application. The steps to get started are described in the next sections.

## Supported Browsers

PDART is compatible with Mozilla Firefox® and Google Chrome™. For best results, Mozilla Firefox 68 or Google Chrome 77 or higher should be used. (Internet Explorer® is not supported.)

For best viewing, browser settings should be:

- Minimum screen resolution: 1280 x 720
- Zoom: 100%
- Text size: medium

**NOTE:** *PDART has minimal responsive code and is not designed to be compatible with mobile devices.*

## Application Launch

PDART is accessed via the URL <https://pdart.fanniemae.com>. Users must enter login credentials to access the Search/Home page.

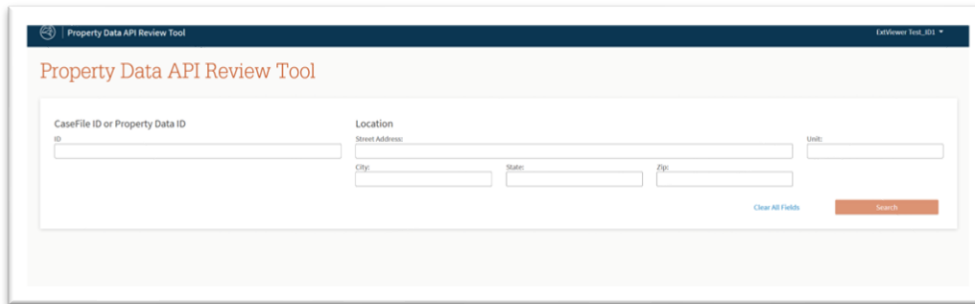


# Search / Home

## New Search

PDART launches with an authenticated view of the Search/Home screen.

Figure 1: Search/Home Page



To complete a successful search, a user must enter the following:

- the DU® CaseFile ID **or** the Property Data ID
- the complete street address (including unit number, if applicable)

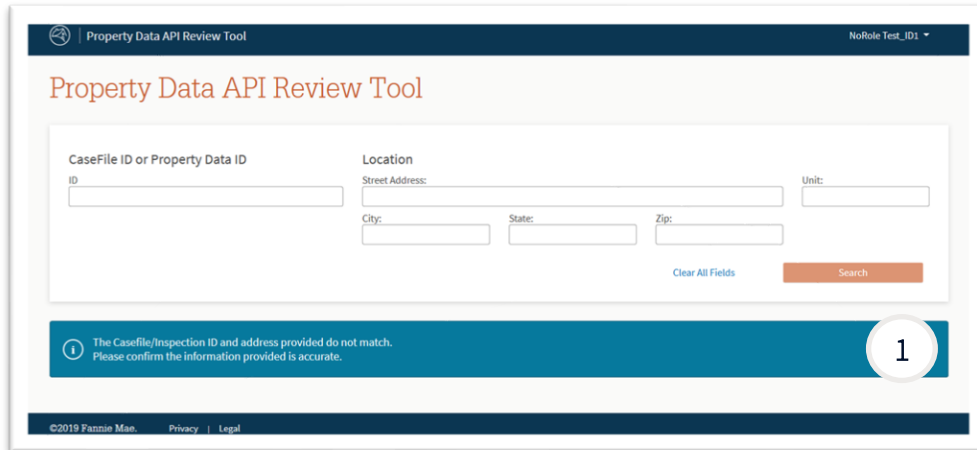
## Search Results – Errors

PDART requires that a full address be provided for a search to be performed. If a unit number is part of the address, it must be provided in the Unit field. PDART can only successfully match to records that have been submitted to the Property Data API. If no submission for a DU® CaseFile or address has been made, PDART returns a no match result. The table below identifies a number of search scenarios and the outcomes.

Scenario	Error Message
The DU® CaseFile ID or Property Data ID and the address provided do not match—or there is an inaccuracy in one of the provided fields.	The address and DU® CaseFile/Property Data ID provided do not match. Please confirm the information provided is accurate.
A DU® CaseFile ID is provided, but it is not 10 characters long.	DU® CaseFile ID should be exactly 10 digits long.
A Property Data ID is provided, but it is not 32 characters long.	Property Data ID should be exactly 32 characters long.
There is an error with PDART and it is not able to determine if a matching record is available.	The request was not able to be processed at this time. Please try again. If you continue to get this message, please contact <a href="mailto:propertydataapi_support@fanniemae.com">propertydataapi_support@fanniemae.com</a> .



Figure 2: Error Message Banner

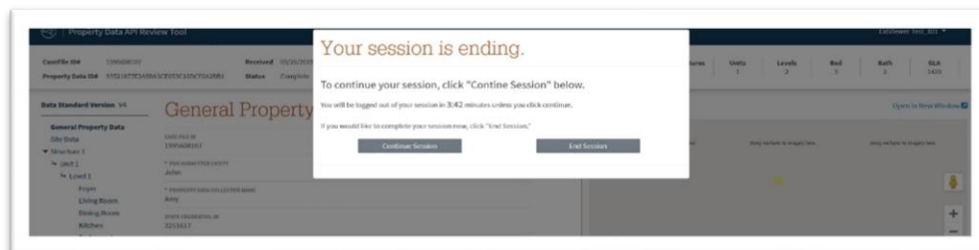


#	Field	Description
1	Error message banner	When a search error message is returned, it displays below the search criteria fields.

## Time-Out Cycle

Sessions expire after 30 minutes. At 25 minutes, the user will receive a pop-up message with options to “End Session” or “Continue Session” and a time display counting down from 5 minutes. Pop-ups must be enabled in the browser for this functionality to work. If the system does not receive a response from the user before 30 minutes have elapsed, it will log the user out and end the session.

Figure 3: Time-Out Model



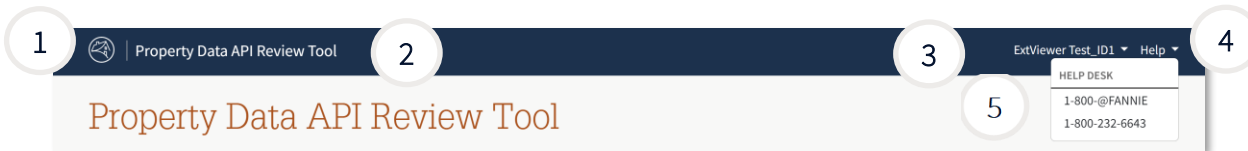


# Navigation

## Header

When an authenticated user is in an active session, the top of each PDART page includes the links shown below. They can be accessed at any time.

Figure 4: Header and Active Menu



#	Field	Description
1	Fannie Mae logo	Click the logo from any page in the application to return to the Search/Home page.
2	Product name	This is the product name (Property Data API Review Tool). It is not interactive.
3	Active user drop-down	Click the drop-down arrow next to the user name to open the sign out option.
4	Help	Click the drop-arrow to open the help options
5	Help Desk	The help desk contact numbers 1-800-@fannie or 1-800-232-6643 are displayed

## Detail Header

When a user is viewing a completed property data submission, the following details display below the top navigation. (The section below the table contains information about an incomplete submission.)

Figure 6: Detail Header – Complete Submission



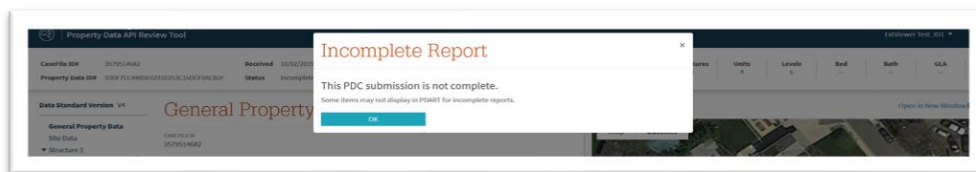
#	Field	Description
1	CaseFile ID #	The full DU® CaseFile ID
2	Received	The date and time the property data displayed was submitted to the Property Data API
3	Address	The complete address submitted to the Property Data API
4	Property Data ID #	The full Property Data ID



#	Field	Description
5	Status	The status of the data
6	DU Address	The address of record in Desktop Underwriter for this particular DU® CaseFile ID
7	Structures	Number of total structures identified by the data collector
8	Units	Number of living units identified across all structures by the data collector
9	Levels	Number of levels with any living area identified by the data collector
10	Bed	Number of bedrooms on all levels identified by the data collector
11	Bath	Number of bathrooms on all levels identified by the data collector
12	GLA	Total finished above-grade living area in all living units identified by the data collector

When viewing an incomplete submission, a pop-up indicates that the submission is incomplete. The bedroom, bathroom, and Gross Living Area fields are not populated.

**Figure 7: Incomplete Report Display**







## Vertical Navigation

When a user is actively viewing property data, the following side navigation displays. Each “Structure” can be expanded to view the data layers contained within it.

**Property Data ID#**  
c85722d71ff65e348bf7c9bea6c0b631

---

**Data Standard Version V6**

---

**General Property Data**

- Site Data
- ▼ Structure 1
  - Ancillary Data

---

[View Raw JSON](#)

---

[Return to Search](#)

Figure 8: Vertical Navigation (Default – Collapsed View)

#	Field	Description
1	Data Standard Version	This displays the version of the Property Data Standard JSON file that was submitted.
2	General Property Data	This is the default view after successfully submitting a search query (in an active state by default).
3	Site Data	Click this to activate the Site Data Listing screen.



#	Field	Description
4	Structure 1	Structure 1 is the first point of entry for the expandable vertical navigation tree. It is the first structure identified in the Property Data API data by the property data collector. (If more than one structure was reported, a collapsed view of each structure is available.)
5	View Raw JSON	Click this to display a new window with the raw JSON data provided to the Property Data API.
6	Return to Search	Click this to return to the Search/Home page.



**Figure 9: Vertical Navigation (Expanded View)**

**Data Standard Version** V6

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**General Property Data**

Site Data

1 ▼ Structure 1

- ↳ Finished Spaces 1
  - ↳ Level 1 2
  - ↳ Level 2 3
  - ↳ Other Room
- Bathroom 1
- Bedroom 1
- Bedroom 2
- Kitchen
- Living Room
- Hall

Ancillary Data

---

[View Raw JSON](#)

---

[Return to Search](#)

#	Field	Description
1	Finished Spaces	Expand this to see a list of all levels related to that unit.
2	Level 1	Expand this to view a list of rooms within the level.
3	Level 2 or more	Expand this to view more about additional levels (if more than one level was reported).



## Widgets –

### Messages Maps and Images

PDART includes widgets that enable users to view the location of the subject of the property data collection and the images provided in the submission, as well as messages that may impact the eligibility of the data collection.

#### Message Widget

When a property data collection is found through the search any messages associated with the data collected will be displayed above the Map Widget on the right-hand side of the screen. Messages will be available for all active version of the Property Data Standard.

Figure 10 Message Widget

<b>Structures</b>	<b>Units</b>	<b>Levels</b>	<b>Bed</b>	<b>Bath</b>	<b>GLA</b>
1	1	1	1	1	1163

**Property Data Messages**

**INTERIOR DEFICIENCIES:** An interior deficiency was noted.

Structure 1 Finishedspaces 1 Level 1 Room 1 Interiordeficiencies 1

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**Maps** Open in New Window

The following table is a comprehensive list of the potential messages.



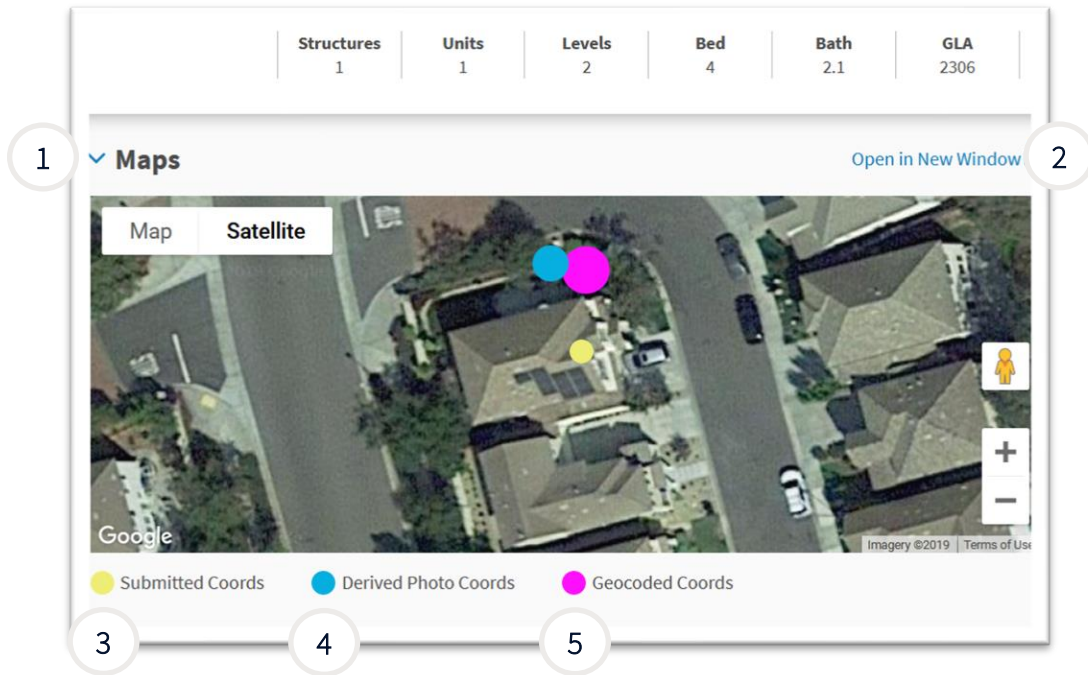
Message ID	Message Text
101	An adverse site condition was noted.
103	A car storage deficiency has been noted
104	The construction status for the subject property is not “Complete.”
105	The data provided indicates either there are no dwelling units, or more than two dwelling units.
106	The property data collection appears to be more than 120 days old.
107	“No electrical service” was noted.
108	An exterior deficiency was noted.
110	The GLA is outside the expected range.
111	One or more required photos are missing.
112	“No heat” was noted.
113	An interior deficiency was noted.
116	A mechanical deficiency was noted.
117	A non-residential use was noted.
118	The electrical service noted is not public.
122	The condition rating (C6) is ineligible for delivery to Fannie Mae.
123	The quality rating materially impacts the risk analysis.
125	The data provided indicates significant repairs are required.
126	The data collector noted the subject road has not been maintained.
127	The sewer service for the subject property may impact the eligibility for delivery to Fannie Mae.
128	The water service for the subject property may impact the eligibility for delivery to Fannie Mae.
129	The data provided indicates that the subject property does not have year round access.
131	A material location was noted.
132	A material view was noted.

## Map Widget

When a property data collection is found through the search, a map of the subject property location is also provided. The map includes up to three colored dots that identify the types of coordinates described below.



Figure 11 Map Widget



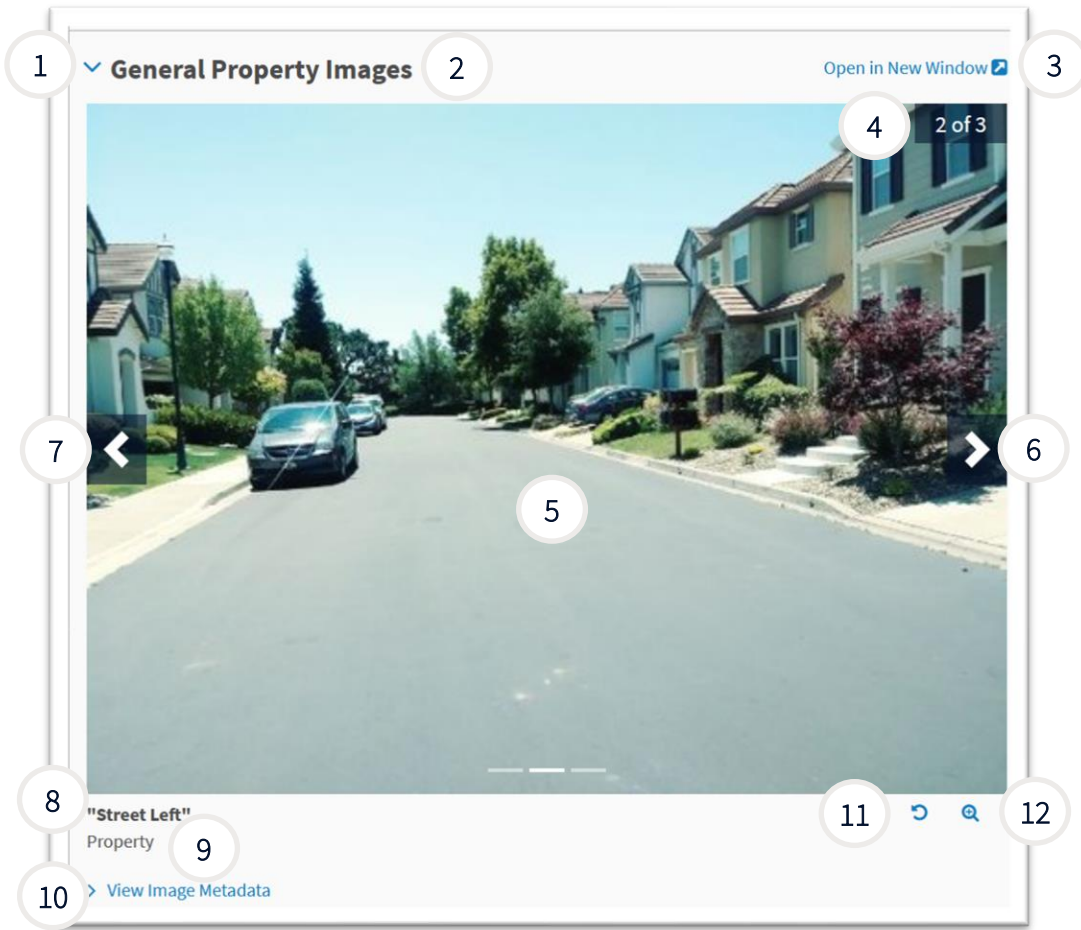
#	Field	Description
1	Maps Expanded/Collapsed	Click the caret to expand or collapse the widget.
2	Open In New Window	Click this to open a new full-screen browser instance of the map.
3	Submitted Coords	The yellow circle displays at the latitude and longitude submitted to the Property Data API.
4	Derived Photo Coords	The blue circle displays at the latitude and longitude associated with the kitchen photo submitted to the Property Data API.
5	Geocoded Coords	The pink circle displays at the latitude and longitude associated with the geocoded location of the subject address.

## Images Widget

PDART displays all of the images and the associated photo metadata provided by the PDC. The photos are organized by section, based on the provided image tags. All photos can be viewed in a single carousel as well. This section describes how the images are organized and the different features associated with viewing the images.



Figure 12: Images Widget



#	Field	Description
1	Images Expanded/Collapsed	Click the image set title or the caret to expand or collapse the image widget.
2	Title	This describes the image set being displayed. Click it to expand or collapse the widget.
3	Open In New Window	Click this to view the full carousel of images provided to the Property Data API in a larger format in a new browser window (see next section of guide).
4	Image Number In Carousel	This is the order of the images provided to the Property Data API for the section of images being viewed.
5	Photo	This is the image provided to the Property Data API.
6	Next Image	Click the arrow on the right side of the image to see the next image in the section/carousel.
7	Previous Image	Click the arrow on the left side of the image to see the previous image in the section/carousel.
8	Image Name	This is the label provided in the JSON.



#	Field	Description
9	Image JSON Path	This alternate form of the JSON path describes where the image is in the navigation structure.
10	View Metadata	Click this to view data associated with the image as provided to the Property Data API.
11	Rotate Image	Click this to rotate the image.
12	Zoom	Click this to open a single image in a pop-up window for closer inspection.





## Open in New Window

If the user clicks Open in New Window (described above), a new browser window opens. The table below describes the features of the browser window.

Figure 13: Image Window



#	Field	Description
1	All Submitted Images	The pop-up carousel shows all images.
2	Photo	This is the image provided to the Property Data API.
3	Next Image	Click the arrow on the right side of the image to see the next image in the section/carousel.
4	Previous Image	Click the arrow on the left side of the image to see the previous image in the section/carousel.
5	Image Name	This is the label provided in the JSON.
6	Image JSON Path	This alternate form of the JSON path describes where the image is in the navigation structure.
7	Rotate Image	Click this to rotate the image.
8	Zoom	Click this to open a single image in a pop-up window for closer inspection.
9	Image Metadata	This is the metadata associated with the image, as provided to the Property Data API.
10	Image #	This is the order of the images provided to the Property Data API for the section of images being viewed. In the full carousel view, it is the number of the images provided.
11	Show	Use the drop-down menu to choose which room photos to view (by level, unit, structure, etc.).