

Property Data API Release Notification

August 4, 2023

On **August 15, 2023**, Fannie Mae will implement a minor release that includes changes to three messages as seen below as well as several documentation updates.

Key Highlights of the Release:

1. Message Text Updates (no code changes are required):

| Message ID | Description |
|------------|---|
| 99 | Unable to perform further analysis. Please work with your lender partner to determine if one or more of the following needs to be resolved: DU casefile id, property address, or loan eligibility parameters. |
| 105 | The data provided indicates either there are no dwelling units, or more than two dwelling units. |
| 400 | Property Data API does not support properties where the sum of all the finished area above grade within the dwelling unit is less than 200. Please report this to your lender partner. |

2. Documentation Updates (no code changes are required):

- **Test Case Document:** The test case document has been updated for Test Cases 1, 2, and 3 to change Attic Access Height from Yes to No.
- **Integration Guide:** This guide has been updated with the changes to the message text outlined above.
- **Data Standard Document:** This document has been updated to correct misalignments between the technical implementation and the documentation outlined below. Except for the pdaSubmitter field requirements none of the other changes require any coding changes. The other documentation changes are to align with the current Swagger.



| Data Field | Description of Change |
|--------------------------|--|
| pdaSubmitterEntity | <p>Updated Description to:</p> <p>If one entity is involved in the PDC fulfillment process, the pdaSubmitterEntity field should be filled out with 1) Order Entity</p> <p>If two entities are involved in the PDC fulfillment process, the pdaSubmitterEntity field should be filled out with, 1) Order Entity 2) Fulfillment Entity i.e. Order Entity / Fulfillment Entity</p> <p>If three entities are involved in the PDC fulfillment process, the pdaSubmitterEntity field should be filled out with 1) Order Entity 2) Procurement Entity 3) Fulfillment Entity i.e. Order Entity / Procurement Entity / Fulfillment Entity</p> <p>Order Entity = The entity that received the order from the lender. Procurement Entity = The entity that operates between the order entity and fulfillment entity. Fulfillment Entity = The entity employing the data collector and fulfilling the PDC.</p> |
| propertyImprovementType | Added Carport to the list of enumerations |
| rangeOvenExists | Removed photo requirement |
| interiorDeficiencyName | Updated conditionality field related to room type car storage |
| interiorUpdatedComponent | Updated conditionality field related to room type car storage |

| Image Type | Description of Change |
|-----------------------|---|
| View | Updated image label to PROMINENT_VIEW |
| Property Improvements | Updated image label to SITE_IMPROVEMENTS |
| Structure Left Side | Updated conditionality of photo requirement related to structure type |
| Structure Right Side | Updated conditionality of photo requirement related to structure type |
| Exterior Deficiencies | Updated conditionality of photo requirement related to carport and driveway |
| Exterior Updates | Updated conditionality of photo requirement related to fence and incomplete landscaping |

Release Schedule:

The release is scheduled for **August 15, 2023**. There will be no system outage required for this release.

What You Need to Do:

The message text updates are meant to provide clarity on why they were triggered and actions you may take. We recommend familiarizing yourself with the updated documentation to make the most of your user experience.