

Property Data API Release Notes

January 29, 2025

Effective Feb. 12, 2025, the Property Data Collection submission 99 error message will be broken out to three distinct error messages to better diagnose the reason why a Property Data Collection submission is unsuccessful. This enhancement will reduce inquiries to the Property Data API support mailbox and improve your experience in delivering Property Data Collections. Please note there are no code changes required. See below for current and future state message details.

Current Message

Message ID	Scenario and Message Text
99	<p>If a Property Data Collection submission is unsuccessful, the following message displays:</p> <p>“FNM 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.”</p>

Future Messages

Message ID	Scenario and Message Text
40 – NEW	<p>If a Property Data Collection submission is unsuccessful and there’s no matching address in DU when the Property Data Collection is submitted, the following error message will display:</p> <p>“Property address does not match address provided in DU.”</p>
41 – NEW	<p>If a Property Data Collection submission is unsuccessful and a casefile is missing or incorrect/no match in DU when the Property Data Collection is submitted, the following error message will display:</p> <p>“DU Casefile ID is missing or does not match.”</p>
99 – UPDATED	<p>If a Property Data Collection submission is unsuccessful and there is no Property Data Collection eligibility when the Property Data Collection is submitted, the following error message will display:</p> <p>“Unable to perform further analysis. Please contact the lender to determine changes to loan eligibility parameters made in DU.”</p>

For more information

For more information about these Release Notes or Property Data API Technical Specifications, service providers and lenders may contact their Fannie Mae representatives. Additional information is available on the [Uniform Property Dataset](#) page.