

UCD Critical Edit Transition Phases 2-4 Timeline

November 2, 2021

As announced on [May 19, 2021](#), Fannie Mae and Freddie Mac (the GSEs) postponed the implementation of the Uniform Closing Dataset (UCD) Phase 1 critical edits to July 31, 2021. Based on industry feedback that considers competing priorities and required implementation resources for both lenders and technology solution providers, the GSEs have finalized the following timeline for the UCD critical edits transition for Phases 2-4.

Phases 2-4 Timeline

	Phase 1 ✓	Phase 2	Phase 3	Phase 4
Critical Edit Implementation Dates	July 31, 2021 Successfully Implemented	March 31, 2022	September 30, 2022	March 31, 2023
Closing Disclosure Sections ¹	<ul style="list-style-type: none"> Closing Information Loan Information Loan Disclosures Escrow Account Loan Calculations GSE Specific GSE Regulation Z Payoffs and Payments 	<ul style="list-style-type: none"> Loan Terms Projected Payments Calculating Cash to Close (Refinances-Alternate Form only) Summaries of Transactions (Borrower's Transaction-Model Form only) 	Closing Cost Details <ul style="list-style-type: none"> Loan Costs Other Costs Total Closing Costs (Borrower–Paid) Lender Credits 	<ul style="list-style-type: none"> Transaction Information Contacts Information Cash to Close (Purchases and calculations-Model Form Only) Summaries of Transaction (Calculations-Model Form Only)

¹ Critical edits could change in response to regulatory changes such as Qualified Mortgage (QM) or the Preferred Stock Purchase Agreement (PSPA).

Transition Preparation

The GSEs encourage you to complete transition activities ahead of schedule to ensure your organization's readiness in advance of each phase. Refer to the following resources on the [Fannie Mae UCD page](#) or [Freddie Mac UCD page](#) to prepare for the transition:

- UCD Critical Edits Matrix v3.0
- UCD Critical Edits Implementation Guide v1.2
- Customer test environments updated with Phase 2 critical edits
- GSE-specific critical edits feedback message codes and text

Additional information

For more information on UCD, visit the [Fannie Mae UCD page](#) or the [Freddie Mac UCD page](#).

If you have questions or need further assistance, please contact your GSE account representative or submit your questions to our UCD mailboxes: UCD@FannieMae.com or UCD@FreddieMac.com.