

UCD Critical Edits Phase 3B Have Transitioned to Critical/Fatal

November 6, 2023

Fannie Mae and Freddie Mac (the GSEs) are announcing the Uniform Closing Dataset (UCD) Critical Edits Phase 3B transitioned from “warning” to “critical/fatal” on November 6, 2023, and are publishing revised UCD FAQs to help with questions regarding UCD. The UCD critical edits continue to improve data quality and consistency for single-family loans that the GSEs purchase.

What’s next for the UCD critical edits?

To provide lenders and software partners/technology solution providers (TSPs) with the resources needed for the UCD, the GSEs are preparing the following:

- **Updates to UCD Critical Edits Phase 4 Requirements**

Updated requirements for the UCD Critical Edits Phase 4 will be included in the UCD Specification (Spec) update to be published in 2024 and the UCD Critical Edits Matrix for Phase 4. Lenders and software partners/TSPs can expect a transition period similar to that used for Phase 3. Lenders and software partners/TSPs should consider delaying work to comply with the UCD Critical Edits Phase 4 as currently published in the UCD Critical Edits Matrix. While the focus of the edits is expected to remain the same, the specific requirements may change.

- **Updates to the UCD Specification**

The GSEs will be updating the UCD Spec v1.5 based on MISMO v3.3.0299. The UCD Spec has not kept pace with industry, regulatory or GSE requirement changes which have material impact on the UCD file contents, structure, and the UCD Spec format. Examples of changes to the UCD Spec v2.0 include (but are not limited to):

- Regulatory: New Qualified Mortgage (QM) data points and requirements will be included.
- GSE Requirements: Data points not required in the UCD file submission to each GSE’s collection solutions may be removed.
- Industry: New commonly charged fees may be included as EXTENSIONS to MISMO v3.3.0299.
- Updates to comply with Uniform Mortgage Data Program (UMDP) best practices.

Available UCD Resources

Each GSE has reporting available via their existing channels [Fannie Mae’s Connect™](#) and Freddie Mac’s [ECO®](#). Resources are available on the [Fannie Mae UCD page](#) and the [Freddie Mac UCD page](#) to help you meet the requirements:

- [UCD FAQs - Updated](#)
- [UCD Critical Edits Matrix v6.02](#)
- [Joint GSE UCD Phase 3 Critical Edits Feedback Message Mapping Document v2.4.2](#)
- [Joint GSE UCD Phase 3 Critical Edits Job Aids:](#)
 - [Fees](#)
 - [Escrows](#)
 - [Taxes and Other Government Fees](#)
 - [Prepays](#)
 - [Loan Discount Points and Lender Credits](#)



- [Qualified Mortgage Short Reset ARM APR Percent](#)
- 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.