UCD v2.0 Specification Quick Start Guide

July 27, 2026

Purpose

This *Quick Start Guide* identifies and describes modifications that may be the most impactful as you prepare for necessary updates and testing to adopt Fannie Mae and Freddie Mac's (the GSEs') new Uniform Closing Dataset (UCD) v2.0 Specification (UCD v2.0). Please be sure to review the full UCD v2.0 to understand the complete scope of changes that affect your processes and systems.

Transitioning to the UCD v2.0

The GSEs are providing a long transition period for adoption of the UCD v2.0. During the transition period, loan sellers must submit UCD XML files conforming to **EITHER** UCD v1.5 OR UCD v2.0. In order to achieve a successful UCD v2.0 submission, all data requirements in the updated Specification must be met.

Change	Description	Potential Impact	Additional Information
Identify UCD v2.0 XML files during the transition period: DataVersionIdentifier	▪ DataVersionIdentifier has been added to the top of the UCD XML file to identify that the file is based on the UCD v2.0. ▪ A value of "UCD2.0" must be provided to indicate to the UCD collection solutions that the file is based on UCD v2.0 requirements.	▪ The DataVersionIdentifier must be added to the MESSAGE container at the top of the UCD XML file and set to a value of 'UCD2.0' to indicate the UCD v2.0 is being used for the submission. ▪ The DataVersionIdentifier must be provided with a value of 'UCD2.0' as of the UCD v2.0 Mandate and will be enforced by Critical/Fatal edits.	▪ UCD v2.0 Tab 7 - UCD v2.0, Unique Identifier (UID) 0.071. ▪ UCD v2.0 Critical Edits Matrix (CEM), Specification Version Edits tab.

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New EXTENSION to FEE_DETAIL	▪ A new, GSE-proprietary EXTENSION container with **two new data points** for collecting fees, ucd:FeeItemType and ucd:FeeItemTypeOtherDescription (new fee structure). ▪ A new ucd namespace, xmlns:ucd, must be located in the top lines of the UCD XML file. This namespace identifies the ucd schema (ucd.xsd) holding the EXTENSION and enables validation of the new fee enumerations. The container and data points defined in the ucd.xsd file are distinguished by the prefix “ucd:”. ▪ Include all required namespaces (e.g., MISMO, xmlns:gse, and xmlns:ucd) at the top of the UCD XML file when GSE EXTENSION data is provided. Missing namespaces may result in validation errors or unsuccessful submissions.	▪ Because they are no longer valid, FeeType and FeeTypeOtherDescription must be mapped to the two new data points in the GSE EXTENSION (ucd:FeeItemType and ucd:FeeItemTypeOtherDescription). ▪ Wherever documentation or systems refer to FeeType and FeeTypeOtherDescription by name, these terms need to be replaced by ucd:FeeItemType and ucd:FeeItemTypeOtherDescription. ▪ The ucd: namespace is required in addition to the existing MISMO namespace in the UCD XML file. Similarly, the ucd.xsd file must be located in the same directory as the MISMO schema files.	▪ UCD v2.0 Production Schema available from GSE UCD web sites. ▪ UCD v2.0 Tab 7 - UCD v2.0, UID 0.070. The new fee structure starts with UID 999.700. ▪ UCD v2.0 Tab 4 - Revision Log for UIDs of all deleted FEE_DETAIL data points.
	<MESSAGE xmlns=http://www.mismo.org/residential/2009/schemas xmlns:gse=http://www.datamodelextension.org/Schema/gse xmlns:ucd=http://www.datamodelextension.org/Schema/ucd MISMOReferenceModelIdentifier="3.3.0299" xmlns:xsi=http://www.w3.org/2001/XMLSchema-instance>		

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Allow industry to identify fees more accurately	▪ Many new ucd:FeeItemType enumerations were added to replace and reduce current mappings to 'Other' for FeeType. The new enumerations were added from the MISMO v3.6 reference model, suggestions from MISMO work groups, as well as text often included in the FeeTypeOtherDescription data point. ▪ ucd:FeeItemType enumerations have been given a separate tab and a special search feature in the UCD v2.0.	▪ Fees you have had to provide in FeeTypeOtherDescription now likely can be delivered using a new ucd:FeeItemType enumeration. • Use ucd:FeeItemTypeOtherDescription only when an enumeration that reasonably reflects the fee is not supported by the UCD Specification version. • If a reasonable, valid enumeration exists in the UCD for the item being represented on the Closing Disclosure (CD), it must be provided in the UCD XML file. ▪ A few UCD v1.5 FeeType enumerations have been retired. Use the granular ucd:FeeItemType enumerations for each line item on the CD. • AmortizationFee • CLOAccessFee • GeneralCounselFee • NewLoanAdministrationFee • PropertyTaxStatusResearchFee • TaxRelatedServiceFee • TransferTaxTotal	▪ UCD v2.0 Tab 9 – ucd:FeeItemType Enumerations. ▪ UCD v2.0 Tab 8 – Enumerations for all deleted FeeType enumerations.

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<FEE>
  <FEE_DETAIL>
    <FeePaidToType>ThirdPartyProvider</FeePaidToType>
    <IntegratedDisclosureSectionType>ServicesBorrowerDidNotShopFor</IntegratedDisclosureSectionType>
    <RegulationZPointsAndFeesIndicator>false</RegulationZPointsAndFeesIndicator>
    <EXTENSION>
      <OTHER>
        <ucd:FEE_DETAIL_EXTENSION>
          <ucd:FeeItemType DisplayLabelText="Credit Report Fee">CreditReportFee</ucd:FeeItemType>
        </ucd:FEE_DETAIL_EXTENSION>
      </OTHER>
    </EXTENSION>
  </FEE_DETAIL>
  <FEE_PAID_TO>
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Information Inc.</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
  </FEE_PAID_TO>
  <FEE_PAYMENTS>
    <FEE_PAYMENT>
      <FeeActualPaymentAmount>40.00</FeeActualPaymentAmount>
      <FeePaymentPaidByType>Buyer</FeePaymentPaidByType>
      <FeePaymentPaidOutsideOfClosingIndicator>true</FeePaymentPaidOutsideOfClosingIndicator>
    </FEE_PAYMENT>
  </FEE_PAYMENTS>
</FEE>
```

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Change	Description	Potential Impact	Additional Information
New Critical/Fatal UCD Specification Version Edits	▪ During the transition period to UCD v2.0 in the production environment, UCD XML files may continue in the UCD v1.5 format OR may use the UCD v2.0 format. ▪ Files that combine the two Specification formats will result in a "Not Successful" or "Not Satisfied" submission status.	▪ The transition to the UCD v2.0 file format must be done all at one time. UCD XML files must include the DataVersionIdentifier = "UCD2.0" and the EXTENSION to FEE_DETAIL. ▪ UCD XML files that contain both FeeType and ucd:FeeItemType data points will not be accepted. New critical/fatal edits will prevent files that *combine* data points from both UCD v1.5 and UCD v2.0.	▪ UCD v2.0 CEM, Specification Version Edits tab.
Continue to support Qualified Mortgage (QM) Requirements	▪ The conditionality details for LoanPriceQuoteInterestRatePercent have changed and an implementation note was added to explain what value to populate in the UCD XML file. ▪ Two new data points, ConstructionMethodType and ConstructionMethodTypeOtherDescription are located with other property data to enable review of the loan details against allowable QM APR-APOR spread thresholds. The enumerations for ConstructionMethodType are the same as those required in the Uniform Loan Delivery Dataset (ULDD).	▪ To respond to industry questions, the GSEs clarified that the expected value for LoanPriceQuoteInterestRatePercent is the interest rate offered to the borrower prior to their electing to purchase discount points. This data point is required in the UCD XML file when discount points are not equal to zero. ▪ If the RegulationZExcludedBonaFideDiscountPointsIndicator is "true", the value delivered for LoanPriceQuoteInterestRatePercent must be greater than NoteRatePercent or a Phase 4 critical edit will fire. ▪ Source the two new data points: ConstructionMethodType and ConstructionMethodTypeOtherDescription for inclusion in your UCD XML file.	▪ UCD v2.0 Tab 7 - UCD v2.0, UIDs 4.038, 1.027 and 1.028. ▪ UCD v2.0 CEM, Phase 4 tab

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Change	Description	Potential Impact	Additional Information
	<COLLATERAL> <SUBJECT_PROPERTY> <ADDRESS> <AddressLineText> 456 Somewhere Ave.</AddressLineText> <CityName>Anytown</CityName> <PostalCode>12345</PostalCode> <StateCode>NY</StateCode> </ADDRESS> <PROPERTY_DETAIL> <ConstructionMethodType>SiteBuilt</ConstructionMethodType> <PropertyEstimatedValueAmount>100000.00</PropertyEstimatedValueAmount> </PROPERTY_DETAIL> <PROPERTY_VALUATIONS>		
Streamline the UCD Specification by removing unused data	▪ To align with data delivered to ULDD, data point enumerations that supported products not purchased or used by the GSEs were removed. ▪ Data points and attributes that were already optional in UCD v1.5, and supported products either not purchased by the GSEs or provided information not used by the GSEs, have been deleted. This was done to clean up and streamline UCD XML file requirements documented in the UCD v2.0.	▪ Critical/Fatal edits that validate data point enumerations will be updated to fire when deleted enumerations are provided. UCD XML files must no longer include these expired values for the applicable data points. ▪ While UCD XML files should omit removed UCD v1.5 data points and attributes; if the data is included it will be ignored.	▪ UCD v2.0 Tab 4 - Revision Log shows all deleted CONTAINERS, data points and attributes. ▪ UCD v2.0 Tab 8 - Enumerations contains a complete log of all enumerations that have been deleted.

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Remove unnecessary complexity for linking companies and contacts together	▪ For all instances of PARTY, "hard-coded" SequenceNumbers, xlink:labels, and RELATIONSHIP containers holding Arcroles have been removed from the UCD v2.0. ▪ The company (LEGAL_ENTITY) and contact person (INDIVIDUAL) from the same organization will be linked using PartyRoleType.	▪ Applications that use the PARTY SequenceNumber values as a proxy for each unique instance of PARTY will need to update their mapping to PartyRoleType for each INDIVIDUAL and LEGAL_ENTITY.	▪ UCD v2.0 Tab 4 - Revision Log shows all deleted CONTAINERS, data points and attributes. ▪ UCD v2.0 CEM, Phase 4 tab.
Removed SMART Doc® functionality	▪ Unused UCD data points required only for MISMO® SMART Doc functionality have been removed.	▪ Remove the data points and attributes supporting MISMO SMART Docs from the UCD XML file. ▪ If provided, data supporting SMART Docs will be ignored and will not be processed.	▪ UCD v2.0 Tab 4 - Revision Log shows all deleted CONTAINERS, data points and attributes.

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Align UCD v2.0 Format with other UMDP Datasets	▪ The columns under Purchase and Non-Seller Transactions from UCD v1.5 specifying Cardinality, Conditionality, Conditionality Details and Implementation Notes have been merged. • Where the notation was identical, the values in the merged columns did not change. • Where the notation differed, the merged column requirements will appear to be different; however, they have not changed.	▪ Review the merged requirements to determine if system and business rules are impacted.	▪ UCD v2.0 Tab 4 - Revision Log includes a list of all CONTAINERS and data points with changed cardinality or conditionality due to the merged columns. ▪ UCD v2.0 Tab 6 - Column Descriptions. ▪ UCD v2.0 Tab 7 - UCD v2.0, Columns F, J, K, and M.
Include UCD Phase 3B Postponed and Phase 4 Critical Edits	▪ UCD critical edit logic is developed to enforce the cardinality and conditionality details set forth in the UCD Specification. ▪ This same approach applies to the upcoming Phase 3B Postponed and Phase 4 UCD Critical Edits. The data point conditionality those edits will be enforcing is documented in the UCD v2.0.	▪ Assess data points to ensure they follow the specified cardinality or conditionality details to meet the UCD Phase 3B and Phase 4 Critical Edits Matrix requirements.	▪ UCD v2.0 CEM: Review Phase 3B and Phase 4 tabs.

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Include all Specification Changes Communicated since December 2018	▪ Changes that were previously implemented as noted in the UCD Specification, Update Impact Memo, Critical Edits Matrices, Joint Announcements, Release Notes and other types of documentation have been incorporated into the UCD v2.0.	▪ The UCD v2.0 conditionality aligns with all the existing UCD critical edits and users will no longer have to use multiple documents to understand what triggers these edits. ▪ No changes should be required to adopt these updates as they have already been implemented.	▪ UCD v2.0 Tab 7 - UCD v2.0, Critical Edits Matrix Phase column N. ▪ UCD v2.0 Tab 4 - Revision Log

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