

UCDP Fannie Mae Appraisal Messaging Change Notification

August 20, 2019

Fannie Mae is adding a proprietary appraisal message and revising the message text for an existing appraisal message in the Uniform Collateral Data Portal® (UCDP®), effective October 5, 2019, to improve the appraisal quality during loan delivery and align with the simplified condo policies.

New Fannie Mae Appraisal Message

ID	Message Text	Severity	Applicable Forms
FNM0197	The subject property may be in Lava Zone 1 or 2. Properties within Lava Zone 1 and 2 are ineligible for delivery to Fannie Mae per the Selling Guide. Confirm the lava zone of the subject property.	Overridable	1004, 1073, 1025

The severity level will be a hard stop that results in a “Not Successful” submission status when the FNM0197 message is issued. Lenders will be required to review the Fannie Mae appraisal message to confirm the lava zone of the subject property. However, if it is determined that the subject property is eligible for loan delivery, the lender may request a manual override and provide a reason code (refer to the list of existing reason codes below) to change the submission status to a “Successful” status in UCDP.

List of Existing Reason Codes for Fannie Mae Overridable Messages

If the override is accepted and all other hard stops/findings have been resolved, the submission status changes from “Not Successful” to “Successful” status.

Override Reason Code Description	Comment Request
Lender has a variance from Fannie Mae.	N
Lender confirmed that the appraisal meets Fannie Mae requirements.	N
Lender confirmed that the property meets Fannie Mae requirements.	N
Lender validated that the message fired in error.	N
Other (see comments)	Y

Message Text Change for Existing Fannie Mae Appraisal Message

Due to updates we made to simplify our [condo policies](#) in 2018, the Fannie Mae message **FNM0103** will be revised.

- **Current message:** The developer/builder is in control of the HOA. Determine the project review type. Fannie Mae eligibility requires a full project review on properties that are not established, except for detached subject properties on which a limited project review is permitted.
- **Revised message:** The developer/builder is in control of the HOA. Consult the Fannie Mae Selling Guide to determine the appropriate project review type required for this transaction.

For More Information

Please check message updates in *UCDP User Guide for Fannie Mae Messaging* that will be published on October 7.