

# UCDP Fannie Mae Appraisal Messaging Change Notification

October 30, 2024

As part of the Nov. 15 Collateral Underwriter® (CU®) release, we have reviewed all CU messages to determine whether each one would be retained as-is, updated to provide additional guidance, or retired.

- There will be 4 new messages that display in the Uniform Collateral Data Portal® (UCDP®) Submission Summary Report:
  - 3 prohibited language messages
  - 1 new adjustment message

## New Fannie Mae Appraisal Messages

ID	Message Text	Severity	Applicable Forms
<b>FNM0650</b>	The 'Date of Sale' adjustment is materially different than the price change indicated by Fannie Mae's Home Price Index. Assess the materiality of the adjustment rate based on the contract date of the comparable sale(s) to the effective date of the appraisal. If material, validate the appraiser's derivation of the adjustment rate.	Warning	1004/1073
<b>FNM8001</b>	Potential references to protected class and/or other prohibited language found. Phrase: <Phrase> Location: <Location>. Ensure any prohibited language is excluded and resubmit the appraisal report to comply with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices. Compliance failure will result in reporting to an enforcement agency.	Warning	1004/1073
<b>FNM8002</b>	Potential subjective phrases and/or terminology found. Phrase: <Phrase> Location: <Location>. Ensure any subjective language is excluded and verify the appraisal report complies with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices.	Warning	1004/1073
<b>FNM8003</b>	Potential use of terminology from which protected class or other demographic data may be inferred. Phrase: <Phrase> Location: <Location>. Ensure any prohibited language is excluded and verify the appraisal report complies with the Fannie Mae Selling Guide policy for Unacceptable Appraisal Practices.	Warning	1004/1073

## Retired Fannie Mae Appraisal Messages

Not Applicable

## Fannie Mae Appraisal Messages Changes

Not Applicable

### For More Information

The *UCDP User Guide for Fannie Mae Messaging* was updated on Oct. 24, 2024, to reflect the new messages. Visit the Fannie Mae [UCDP web page](#) for more information.