Uniform Loan Delivery Dataset (ULDD) Job Aid for the Alignment with Uniform Appraisal Dataset (UAD) 3.6

Document Version 1.1

Version Date: May 20, 2025

This document relates to the Uniform Mortgage Data Program® (UMDP®), an effort undertaken jointly by Freddie Mac and Fannie Mae at the direction of their regulator, the Federal Housing Finance Agency.

Users should refer to the Uniform Loan Delivery Dataset (ULDD) specification, the Uniform Appraisal Dataset (UAD) specification, and the Fannie Mae Selling Guide or Freddie Mac *Single-Family Seller/Servicer Guide* (Guide) as applicable, as the true and complete source of UMDP-related information.

Table of Contents

This document relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency.

Document Version and Revision History

Date	Version	Description
May 20, 2025	1.1	Added ULDD delivery notes for Construction Method Type when single and multiple construction method types exist in UAD.
September 24, 2024	1.0	Initial version

Introduction and Purpose

This Uniform Loan Delivery Dataset (ULDD) job aid for the alignment with Uniform Appraisal Dataset (UAD) 3.6, is a reference guide to assist you with the mapping between the ULDD and the redesigned UAD.

This job aid provides XML examples between ULDD and the redesigned UAD, and sample UAD report locations.

For ULDD, the following information is shown:

- Sort IDs
- Data Points
- MISMO Definitions
- MISMO XPaths
- Sample XML

For UAD, the following information is shown:

- Unique IDs
- Data Points
- MISMO Definitions
- MISMO XPaths
- Sample XML
- Sample report locations (review the UAD specification for a complete list of report locations).

The following sections are separated by ULDD data point name and show the matching UAD data points.

Note: This job aid is a guide only. Implementation notes and the respective GSE Guide notes should be followed for ULDD. The UAD specification should be followed for UAD.

Subject Property Address

ULDD data points for Property Address:

	Sort ID	Data Points	XPath
ULDD			
	Sort ID	**Data Points**	**XPath**
	10	*Address Line Text*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / ADDRESS
	13	*Address Unit Identifier*	
	14	*City Name*	
	16	*Postal Code*	
	18	*State Code*	

Freddie Mac:

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Fannie Mae:

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                                    </ADDRESS>
```

Corresponding UAD data points:

UAD			
	Unique ID	**Data Points**	**XPath**
	0100.0007	*Address Line Text*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / ADDRESS
	0100.0008	*Address Unit Identifier*	
	0100.0009	*City Name*	
	0100.0011	*Postal Code*	
	0100.0012	*State Code*	

Special Flood Hazard Area Indicator

ULDD data point for Special Flood Hazard Area Indicator:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	24	*Special Flood Hazard Area Indicator*	*When true, indicates if any portion of the building/mobile home is in an identified Special Flood Hazard Area (SFHA).*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / FLOOD_DETERMINATION / FLOOD_DETERMINATION_DETAIL

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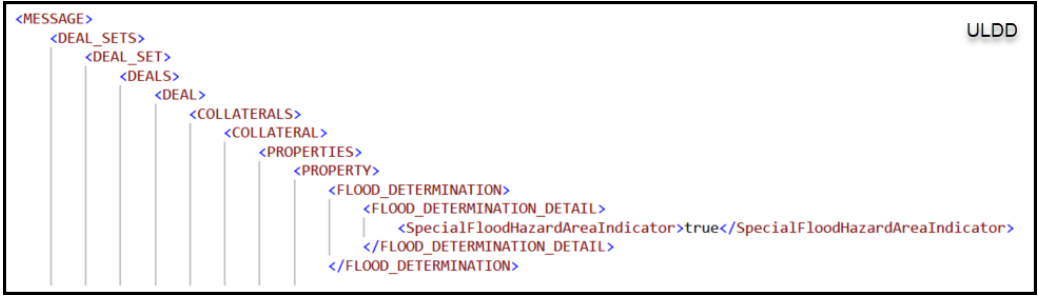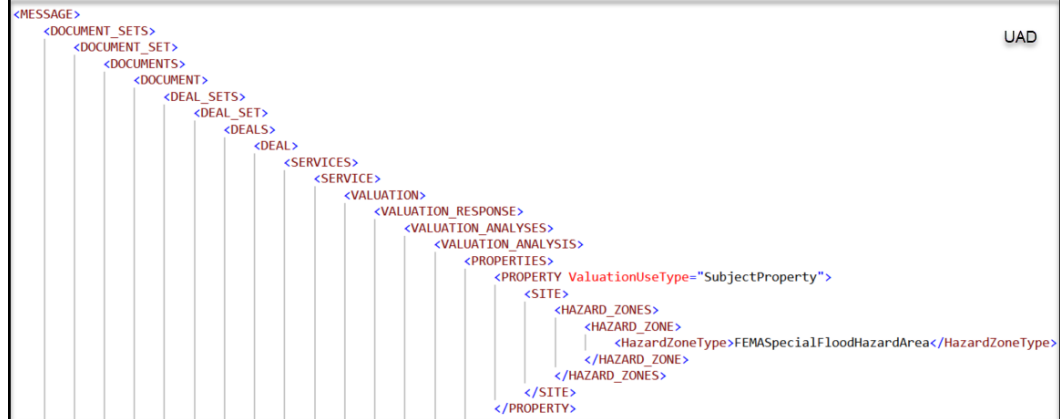
Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	1500.0042	*Hazard Zone Type* = "FEMASpecialFlood HazardArea"	*A value from a MISMO prescribed list that represents the geographic area, as specified by a government entity, documenting a potential risk to the property.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / SITE / HAZARD_ZONES / HAZARD_ZONE

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Site

View and Impact to Value/Marketability

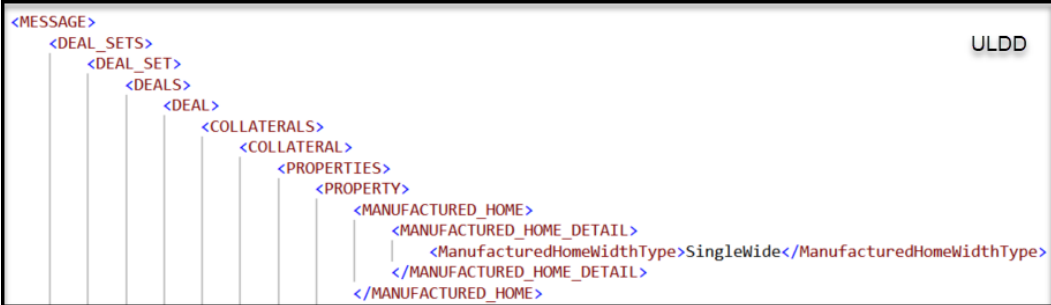| View	Range of View	Impact
Residential	Full	Neutral

View Commentary Additional commentary can be added here, if needed by Appraiser.

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	FEMA Special Flood Hazard Area	Adverse	The area is a designated flood hazard area.

Site Features Co...   ...mentary can be added here, if...by Ap...

Manufactured Home Width Type

ULDD data point for Manufactured Home Width Type:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	33	*Manufactured Home Width Type*	*Specifies the common size (width) designation of a manufactured home.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / MANUFACTURED_HOME / MANUFACTURED_HOME_DETAIL

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```

Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	0500.0044	*Manufactured Home Width Type*	*Specifies the common size (width) designation of a Manufactured home.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / MANUFACTURED_HOME / MANUFACTURED_HOME_DETAIL

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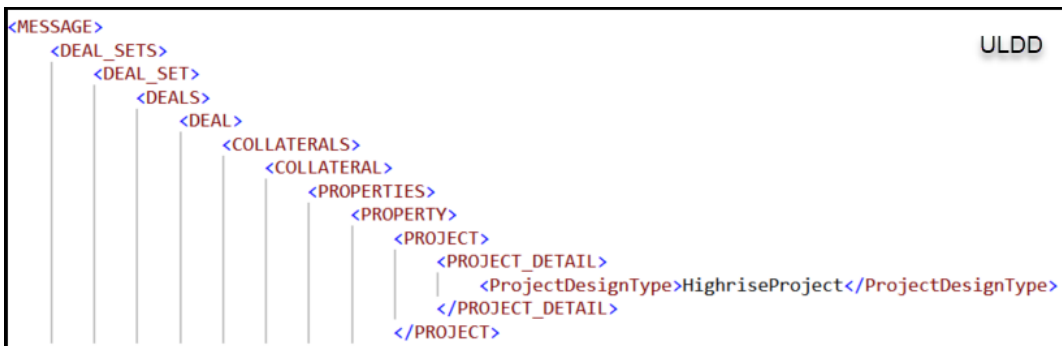
Manufactured Home

Manufacturer Name	Really Nice Homes	**Attached to Permanent**	
Year Installed	2019	**Foundation**	Yes
Moved Since Original Installation	No	**Towing Hitch, Wheels, Axles**	
		Removed	Yes
		Manufactured Home Width	Single
		Skirting	Vinyl

                                                                    Yes No
...we there been any modifications, atta...... or addit...... rely... or have altered the original structure fo...... art? ☐ ☑

Project Design Type and Project Design Type Other Description

ULDD data points for Project Design Type and Project Design Type Other Description:

ULDD				
U L D D	**Sort ID**	**Data Points**	**Definition**	**XPath**
	43	*Project Design Type*	*This field specifies the type of design for the multiple-unit buildings in a project.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL
	44	*Project Design Type Other Description*		

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Corresponding UAD data point:

UAD				
U A D	**Unique ID**	**Data Point**	**Definition**	**XPath**
	0300.0032	*Structural Design Type*	*A value from a MISMO prescribed list that represents the type of structural design when dwellings are connected (e.g. rowhouse, townhouse).*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / STRUCTURE / ARCHITECTURAL_DESIGN

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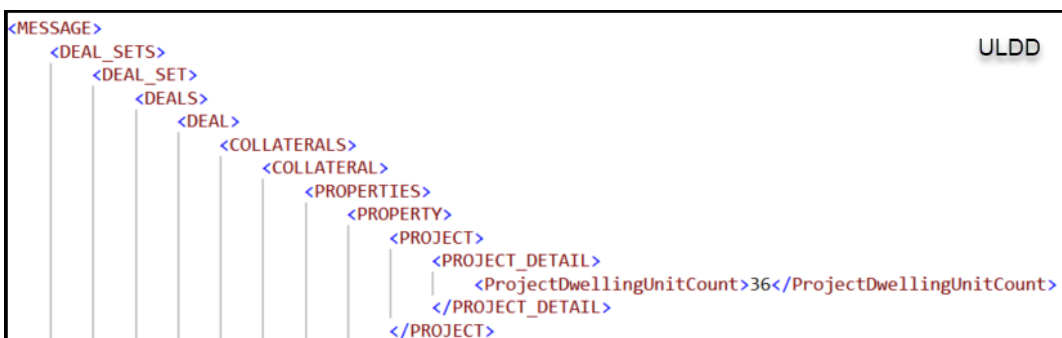
Property Description

Attachment Type	Attached	Overall Quality	Q3
Structure Design	**High-rise**	Overall Condition	C3

Enumeration Matching:

ULDD – Project Design Type	UAD – Structural Design Type
GardenProject	Lowrise
HighriseProject	Highrise
MidriseProject	Midrise
OtherSelectedOnValuationDocumentation	Other
TownhouseRowhouse	RowhouseTownhouse

Project Dwelling Unit Count

ULDD data point for Project Dwelling Unit Count:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	45	*Project Dwelling Unit Count*	*Total number of individual dwelling units in the project.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	2500.0060	*Project Dwelling Unit Count*	*Total number of individual dwelling units in the project.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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Project Information   Planned Unit Development (PUD) ☐   Condominium ☑   Cooperative ☐   Condop ☐

Project Name	The MI5	**Project Completeness**	Yes	No
Project Information Data Source	Condominium Questionnaire	Are units, common areas, and amenities in project complete?	☑	☐
Total Units	36			
Units Sold	34	Converted in Past 3 Years	☐	☑
Units for Sale	2			
Units Rented	~3		Yes	No
Rea~ ~ted is Estima~ TY		**Ground Rent**	☐	☑

Project Dwelling Units Sold Count

ULDD data point for Project Dwelling Units Sold Count:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	46	*Project Dwelling Units Sold Count*	*The number of units in a building, project, or development that have been sold to date.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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```

Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	2500.0064	*Project Dwelling Units Sold Count*	*The total number of units in a project that have been sold.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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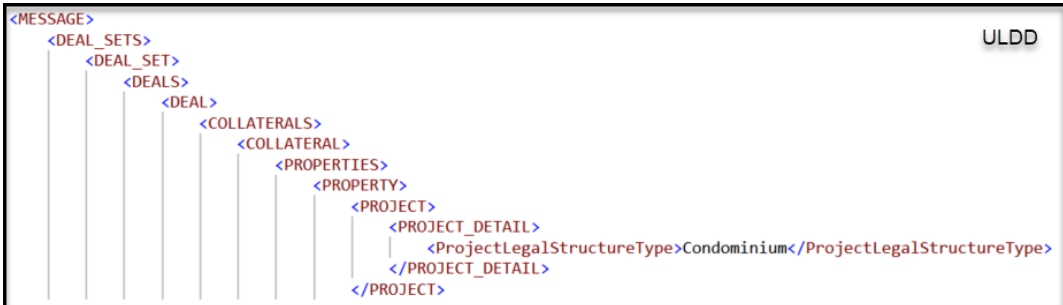
Project Information	Planned Unit Development (PUD) ☐	Condominium ☑	Cooperative ☐	Condop ☐

		Project Completeness	Yes	No
Project Name	The MI5			
Project Information Data Source	Condominium Questionnaire	Are units, common areas, and amenities in project complete?	☑	☐
Total Units	36			
Units Sold	34	Converted in Past 3 Years	☐	☑
Units for Sale	2			
Units Rented	~3		Yes	No

Rea~ ~ted is Estima~ ~ Ty~ ~   Ground Rent

This document relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency.

Project Legal Structure Type

ULDD data point for Project Legal Structure Type.

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	47	*Project Legal Structure Type*	*Specifies the form of ownership that defines the quality and quantity of ownership and rights to the individual unit owner.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	2500.0168	*Project Legal Structure Type*	*A value from a MISMO prescribed list that specifies the form of ownership of a project. The Project Legal Structure Type defines the quality and quantity of project ownership and rights accruing to the individual unit owner.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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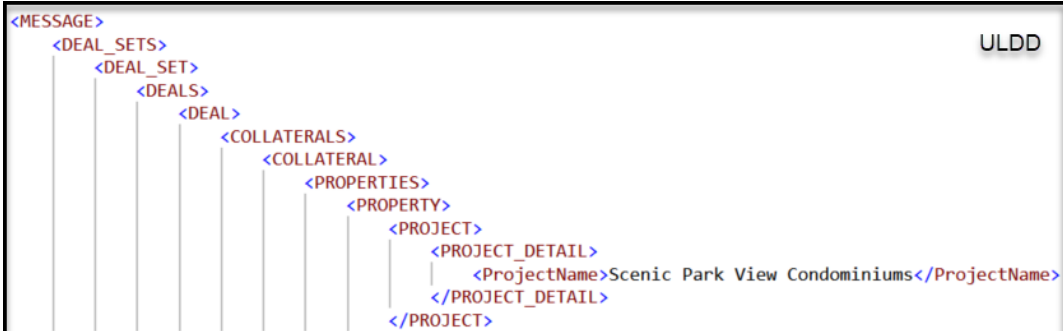
Project Information	Planned Unit Development (PUD) ☐	**Condominium ☑**	Cooperative ☐	Condop ☐

Project Name	The MI5	Project Completeness		Yes	No
Project Information Data Source	Condominium Questionnaire				
Total Units	36	Are units, common areas, and amenities in project complete?		☑	☐
Units Sold	34	Converted in Past 3 Years		☐	☑
Units for Sale	2				
Units Rented	~3	Ground Rent		Yes	No

Project Name

ULDD data point for Project Name:

ULDD				
U L D D	**Sort ID**	**Data Point**	**Definition**	**XPath**
	48	*Project Name*	*The name of the project in which subject property is located (e.g., the name of the condominium or cooperative).*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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Corresponding UAD data point:

UAD				
U A D	**Unique ID**	**Data Point**	**Definition**	**XPath**
	2500.0065	*Project Name*	*An unstructured name that identifies the project in which property is located (e.g., the name of the condominium or cooperative).*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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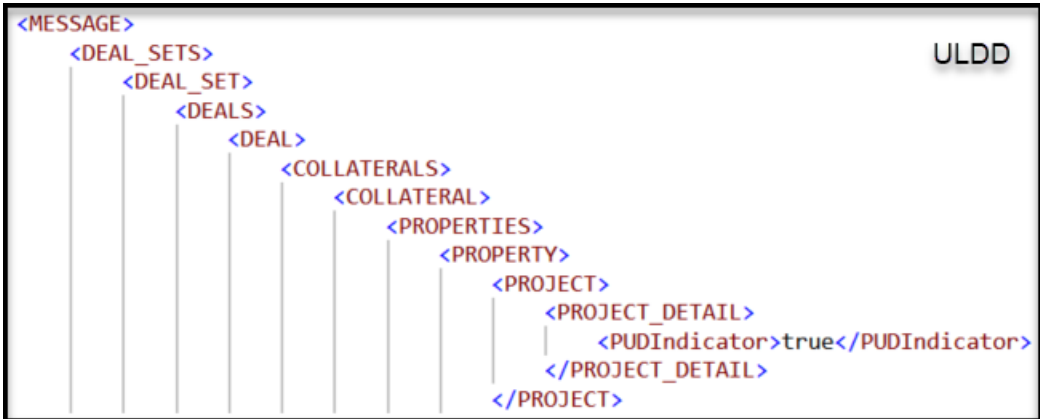
Project Information	Planned Unit Development (PUD) ☐	Condominium ☑	Cooperative ☐	Condop ☐

Project Name	Scenic Park View Condominiums	Project Completeness		Yes	No
Project Information Data Source	Condominium Questionnaire				
Total Units	36	Are units, common areas, and amenities in project complete?		☑	☐
Units Sold	34				
Units for Sale	2	Converted in Past 3 Years		☐	☑
Units Rented	~3			Yes	No

Ground Rent

PUD Indicator

ULDD data point for PUD Indicator:

ULDD				
U L D D	**Sort ID**	**Data Point**	**Definition**	**XPath**
	49	*PUD Indicator*	*Indicates that the project in which the subject property is located is a Planned Unit Development (PUD). A PUD is a project or subdivision that consists of common property and / or improvements that are owned and maintained by an owners' association for the benefit and use of the individual unit owners.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL

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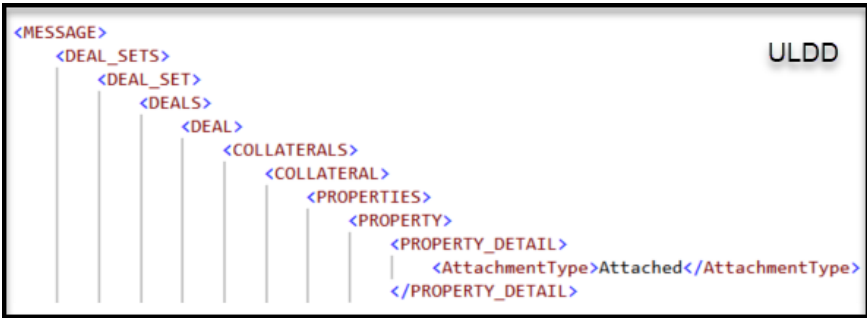
Corresponding UAD data points:

UAD				
U A D	**Unique ID**	**Data Points**	**Definition**	**XPath**
	0100.0026	*PUD Indicator*	*When true, indicates that the property is located within a Planned Unit*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL /

		Development (PUD). A PUD is a project or subdivision that consists of common property and / or improvements that are owned and maintained by an owners' association for the benefit and use of the individual unit owners.	SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL
Data Point used to indicate that the property is in a *project:*			
0100.0065	*Property In Project Indicator = "true"*	*When true, indicates that the property is located in a project per trading partner guidelines.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL


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Project Information   Planned Unit Development (PUD) ☑   Condominium ☑   Cooperative ☐   Condop ☐

			Yes	No
Project Name	The MI5	**Project Completeness**		
Project Information Data Source	Condominium Questionnaire			
Total Units	36	Are units, common areas, and amenities in project complete?	☑	☐
Units Sold	34			
Units for Sale	2	Converted in Past 3 Years	☐	☑
Units Rented	~3		Yes	No
Reas...	...ed is Estima... TV	**Ground Rent**	☐	☑

Attachment Type – *Attached* and *Detached*

ULDD data point for Attachment Type - *Attached* and *Detached*:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	50	*Attachment Type*	*Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Corresponding UAD data point:

UAD				
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U A D	0100.0020	*Attachment Type*	*A value from a MISMO prescribed list that specifies the type of physical attachment, if any, between the dwelling and adjacent dwellings.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Property Description

Attachment Type	Attached	Overall Quality	Q3
Structure Design	Semi-Detached	Overall Condition	C3

Attachment Type – *Semi-Detached*

ULDD data point for Attachment Type – *Semi-Detached*:

ULDD				
U L D D	**Sort ID**	**Data Point**	**Definition**	**XPath**
	50	*Attachment Type*	*Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Corresponding UAD data point:

UAD				
U A D	**Unique ID**	**Data Points**	**Definition**	**XPath**
	0300.0032	*Structural Design Type*	*A value from a MISMO prescribed list that represents the type of structural design when dwellings are connected (e.g. rowhouse, townhouse).*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / STRUCTURE / ARCHITECTURAL_DESIGN

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Property Description

Attachment Type	Attached	Overall Quality	Q3
Structure Design	Semi-Detached	Overall Condition	C3

Construction Method Type and Construction Method Type Other Description

ULDD data points for Construction Method Type and Construction Method Type Other Description:

ULDD				
U L D D	**Sort ID**	**Data Points**	**Definition**	**XPath**
	51	*Construction Method Type*	*Describes the construction process for the main dwelling unit of the subject property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL
	52	*Construction Method Type Other Description*		


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Corresponding UAD data point:

UAD				
U A D	**Unique ID**	**Data Point**	**Definition**	**XPath**
	0300.0034	*Construction Method Type*	*A value from a MISMO prescribed list that represents the manner in which the structure was constructed.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / STRUCTURE / CONSTRUCTION_METHODS / CONSTRUCTION_METHOD

Single Construction Method Type in UAD:

When you have a single construction method type associated with the dwelling in UAD, follow the guidance shown below:

Value Reported in UAD	Report This Value in ULDD
Manufactured	Manufactured
OnFrameModular	SiteBuilt
Modular	SiteBuilt
SiteBuilt	SiteBuilt
Container	Container
ThreeDimensionalPrintingTechnology	ThreeDimensionalPrintingTechnology

Multiple Construction Method Types in UAD:

When you have multiple construction method types associated with the dwelling in UAD, follow the guidance shown below:

Values Reported in UAD	Report This Value in ULDD
Manufactured And SiteBuilt	Manufactured
Manufactured And OnFrameModular	Manufactured
Manufactured And Modular	Manufactured
Manufactured And Container	Manufactured

Manufactured And ThreeDimensionalPrintingTechnology	Manufactured
SiteBuilt And OnFrameModular	SiteBuilt
SiteBuilt And Modular	SiteBuilt
SiteBuilt And Container	SiteBuilt
SiteBuilt And ThreeDimensionalPrintingTechnology	SiteBuilt
OnFrameModular And Modular	SiteBuilt
OnFrameModular And Container	SiteBuilt
OnFrameModular And ThreeDimensionalPrintingTechnology	SiteBuilt
Modular And Container	SiteBuilt
Modular And ThreeDimensionalPrintingTechnology	SiteBuilt
Container And ThreeDimensionalPrintingTechnology	SiteBuilt

Financed Unit Count

ULDD data point for Financed Unit Count:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
ULDD	57	*Financed Unit Count*	*The number of individual family dwelling units being financed in the subject property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
UAD	0100.0022	*Living Unit Excluding ADU Count*	*The number of separate living units in the subject property, excluding any accessory dwelling units.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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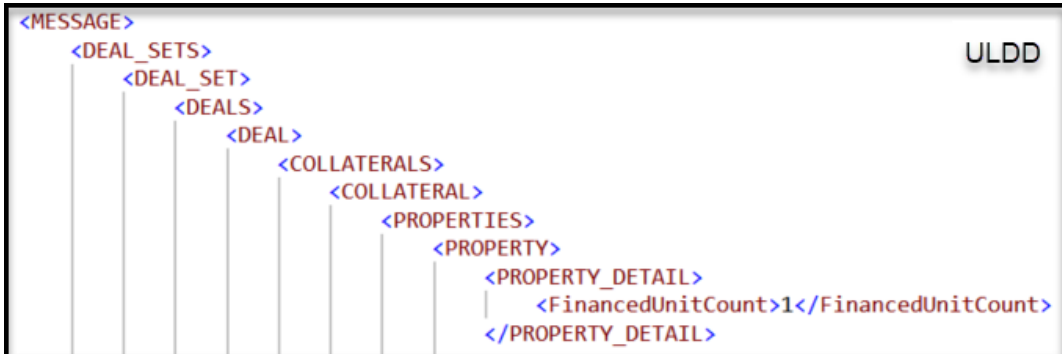
Property Description

Attachment Type	Attached	Overall Quality Q4
Structure Design	Mid-rise	Overall Condition C3

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☑	☐
Cooperative	☐	☑
Condop	☐	☑
Observed Project Deficiencies	☑	☐
Subject Site Owned in Common	☑	☐

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compli...

Property Estate Type

The following guidance is only for condominiums.

ULDD data point for Property Estate Type:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	63	*Property Estate Type*	*Specifies the ownership interest in the property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	0100.0024	*Property Estate Type*	*A value from a MISMO prescribed list that specifies the ownership interest in the property.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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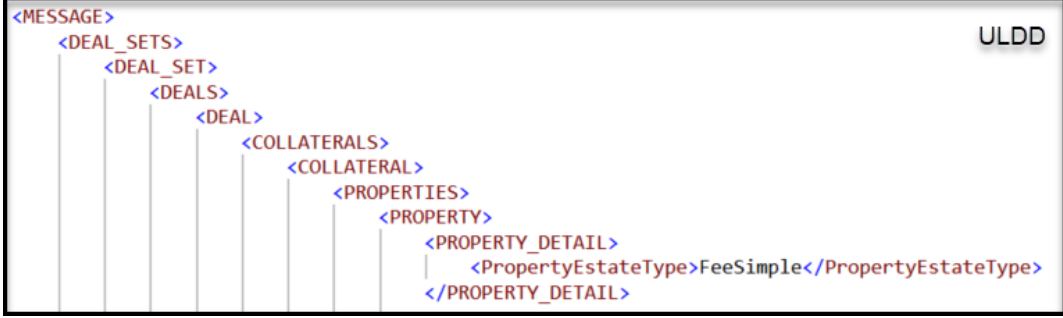
Property Description

Attachment Type	Attached	Overall Quality	Q4
Structure Design	Mid-rise	Overall Condition	C3

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☑	☐
Cooperative	☐	☑
Condop	☐	☑
Observed Project Deficiencies	☑	☐
Subject Site Owned in Common	☑	☐

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	**Fee Simple**

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compli...

Property Structure Built Year

ULDD data point for Property Structure Built Year:

ULDD				
U L D D	**Sort ID**	**Data Point**	**Definition**	**XPath**
	67	*Property Structure Built Year*	*The year in which the structure on the property was completed.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL

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Corresponding UAD data point:

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	0300.0011	*Property Structure Built Year*	*The calendar year in which the construction of the structure was completed.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / IMPROVEMENT_DETAIL

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Dwelling Exterior

Subject Property Units in Structure	1
Dwelling Style	Colonial
Front Door Elevation	3-4 Ft.
Year Built	1998
Construction Method	Site Built
Converted Area	None

Bedroom Count

ULDD data point for Bedroom Count:

	Sort ID	Data Point	Definition	XPath
ULDD				
U L D D	77	*Bedroom Count*	*The total number of bedrooms in the property dwelling unit.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_UNITS / PROPERTY_UNIT / PROPERTY_UNIT_DETAIL

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Corresponding UAD data points:

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U A D	0700.0118	*Bedroom Count*	*The number of bedrooms per unit.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / PROPERTY_UNITS / PROPERTY_UNIT / PROPERTY_UNIT_DETAIL

Data Point used to identify *Dwellings:*			
0300.0009	*Improvement Type = "Dwelling"*	*A value from a MISMO prescribed list that classifies the structure on the property.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / IMPROVEMENT_DETAIL

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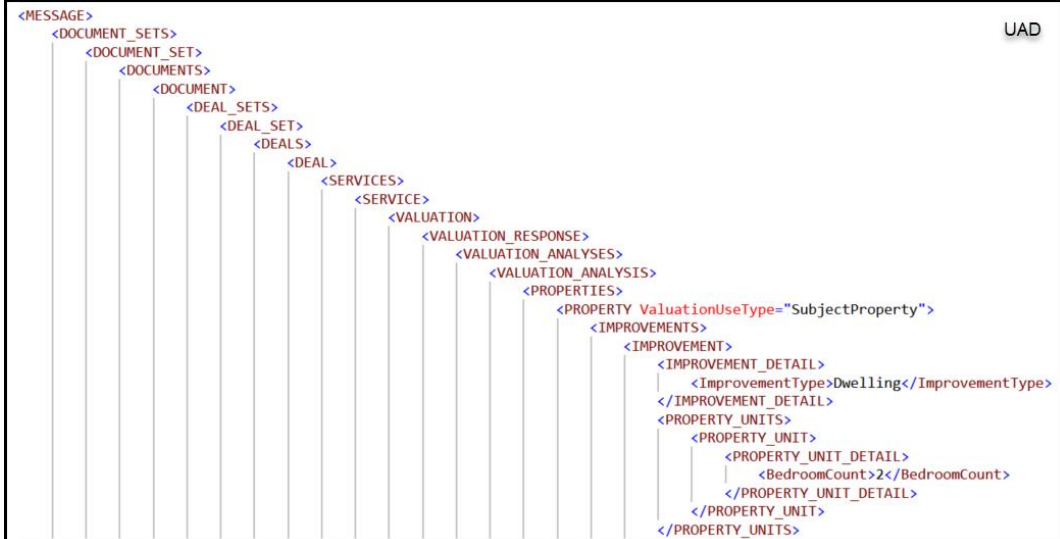
Unit Interior - Building 1 - Unit 1

Area Breakdown		Levels in Unit	1
Finished Above Grade	864 Sq. Ft.	Occupancy	Tenant
Unfinished Above Grade	0 Sq. Ft.	Utilities Separately Metered	Yes
Finished Below Grade	0 Sq. Ft.	Total Bedrooms	2
Unfinished Below Grade	0 Sq. Ft.	Total Bathrooms - Full	1
Area Data Source	Assessor Record	Total Bathrooms - Half	0

Physical Measurement

Property Dwelling Unit Eligible Rent Amount

ULDD data point for Property Dwelling Unit Eligible Rent Amount:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	78	*Property Dwelling Unit Eligible Rent Amount*	*The actual contract rent amount if the property dwelling unit is rented. If there is no active lease, this is the monthly market value amount.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_UNITS / PROPERTY_UNIT / PROPERTY_UNIT_DETAIL


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Corresponding UAD data points:

UAD				
	Unique ID	**Data Points**	**Definition**	**XPath**
	Data Point used to identify *the monthly actual rent amount*:			
U A D	2000.0089	*Unit Monthly Actual Rent Amount*	*The monthly dollar amount of rent agreed upon for a single living unit.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / PROPERTY_UNITS / PROPERTY_UNIT / UNIT_RENT_SCHEDULE

Data Point used to identify the monthly market rent amount:			
2000.0092	*Unit Monthly Market Rent Amount*	*The monthly dollar amount that is expected to be received as rental income at full market price for a single living unit.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / PROPERTY_UNITS / PROPERTY_UNIT / UNIT_RENT_SCHEDULE
Data Point used to identify *Unit Occupancy Type*:			
0700.0070	*Unit Occupancy Type*	*Specifies the current occupancy status of the specified unit within a property or an individual unit or a group of units within project.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / IMPROVEMENTS / IMPROVEMENT / PROPERTY_UNITS / PROPERTY_UNIT / PROPERTY_UNIT_DETAIL
Data Point used to identify *Dwellings:*			
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Rental Information

Rent Schedule

Subject Property Rental Information

	Currently Rented	Occupancy	Monthly Rent	Month-to-Month	Lease Start	Rent Control	Rental Concessions	Utilities/ Services Included	Furnished
Unit 1	Yes	Tenant	$875	Yes		No	No	No	No
Unit 2	No	Owner	$0			No			

Actual Income *(Monthly)*

Rent

Unit 1		$875
Unit 2		$0
	Subtotal	$875

Other Real Property Rental Income

None		$0
	Subtotal	$0
	Total	**$875**

Opinion of Market Income *(Monthly)*

Rent

Unit 1		$875
Unit 2		$925
	Subtotal	$1,800

Other Real Property Rental Income

None		$0
	Subtotal	$0
	Total	**$1,800**

Property Valuation Amount

ULDD data point for Property Valuation Amount:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	83	*Property Valuation Amount*	*Statement of property's value from a valid property valuation source.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_VALUATIONS / PROPERTY_VALUATION / PROPERTY_VALUATION_DETAIL

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Corresponding UAD data point:

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U A D	1300.0017	*Opinion Of Value Amount*	*The reconciled opinion of value in the appraisal report representing the conclusion of the approaches to value methods used by the appraiser.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / VALUATION_REPORT / VALUATION_RECONCILIATION / VALUATION_RECONCILIATION_SUMMARY / VALUATION_RECONCILIATION_SUMMARY_DETAIL

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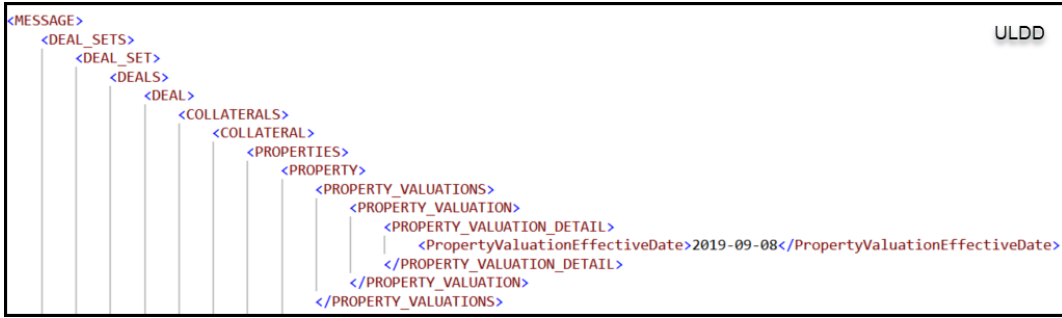
SUMMARY

Opinion of Market Value	$778,000	**Market Value Condition**	As Is
Effective Date of Appraisal	09/08/2019	**Property Valuation Method**	Hybrid Appraisal
Assignment Reason	Refinance	**Appraiser Name**	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower		

Property Valuation Effective Date

ULDD data point for Property Valuation Effective Date:

ULDD				
U L D D	**Sort ID**	**Data Point**	**Definition**	**XPath**
	84	*Property Valuation Effective Date*	*Effective date of the property valuation on the subject property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_VALUATIONS / PROPERTY_VALUATION / PROPERTY_VALUATION_DETAIL

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Corresponding UAD data point:

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	1300.0012	*Appraisal Report Effective Date*	*The effective date of the appraisal report on the subject property.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / VALUATION_REPORT / VALUATION_RECONCILIATION / VALUATION_RECONCILIATION_SUMMARY / VALUATION_RECONCILIATION_SUMMARY_DETAIL

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UAD

SUMMARY

Opinion of Market Value	$778,000	**Market Value Condition**	As Is
Effective Date of Appraisal	09/08/2019	**Property Valuation Method**	Hybrid Appraisal
Assignment Reason	Refinance	**Appraiser Name**	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower		

Property Valuation Method Type and Property Valuation Method Type Other Description

ULDD data points for Property Valuation Method Type and Property Valuation Method Type Other Description:

ULDD				
	Sort ID	**Data Points**	**Definition**	**XPath**
U L D D	89	Property Valuation Method Type	*Specifies the method by which the property value was assessed.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_VALUATIONS / PROPERTY_VALUATION / PROPERTY_VALUATION_DETAIL
	90	*Property Valuation Method Type Other Description*		

Corresponding UAD data point:

UAD				
	Unique ID	**Data Point**	**Definition**	**XPath**
U A D	1000.0158	*Property Valuation Method Type*	*A value from a MISMO prescribed list that specifies the method by which the property value was assessed.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_VALUATIONS / PROPERTY_VALUATION / PROPERTY_VALUATION_DETAIL

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SUMMARY

Opinion of Market Value	$778,000	Market Value Condition	As Is
Effective Date of Appraisal	09/08/2019	Property Valuation Method	Hybrid Appraisal
Assignment Reason	Refinance	Appraiser Name	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public Record	James Borrower		

Enumeration Matching:

ULDD	UAD
AutomatedValuationModel	N/A
DesktopAppraisal	DesktopAppraisal
DriveBy	ExteriorAppraisal
FullAppraisal	TraditionalAppraisal
None	N/A
DeskReview	N/A
FieldReview	N/A
HybridAppraisal	HybridAppraisal

Renewable Energy Component Type

ULDD data point for Renewable Energy Component Type (Freddie Mac):

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	90.2	*Renewable Energy Component Type*	*A value from a MISMO prescribed list that specifies the type of renewable energy component present on the site.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / EXTENSION / OTHER / PROPERTY_EXTENSION / ENERGY_IMPROVEMENT / ENERGY_IMPROVEMENT_ITEMS / ENERGY_IMPROVEMENT_ITEM

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Corresponding UAD data point:

UAD				
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U A D	2600.0019	*Renewable Energy Component Type*	*A value from a MISMO prescribed list that specifies the type of renewable energy component present on the site.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / ENERGY_EFFICIENCY_AND_GREEN / RENEWABLE_ENERGY_COMPONENTS / RENEWABLE_ENERGY_COMPONENT

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Energy Efficient and Green Features

Renewable Energy Component	Ownership	Financing Arrangement
Solar	Leased	

Known Building Certifications   None

Green/Energy Efficiency Rating

Organization	Rating	Score
RESNET	HERS	65
DOE	Home Energy Score	7

Enumeration Matching:

ULDD	UAD
Geothermal	Geothermal
OtherEnergyComponent	Other
Solar	Solar
WindTurbine	WindTurbine

Appraiser License Identifier

ULDD data points for Appraiser License Identifier:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	525	*Appraiser License Identifier*	*State license number of the appraiser who completed the final estimate of value for the subject property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / APPRAISER / APPRAISER_LICENSE
	Party Role Type for *Appraiser*:			
	528	*Party Role Type =* "Appraiser"	*Identifies the role that the party plays in the transaction. Parties may be either a person or legal entity. A party may play multiple roles in a transaction.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / ROLE_DETAIL

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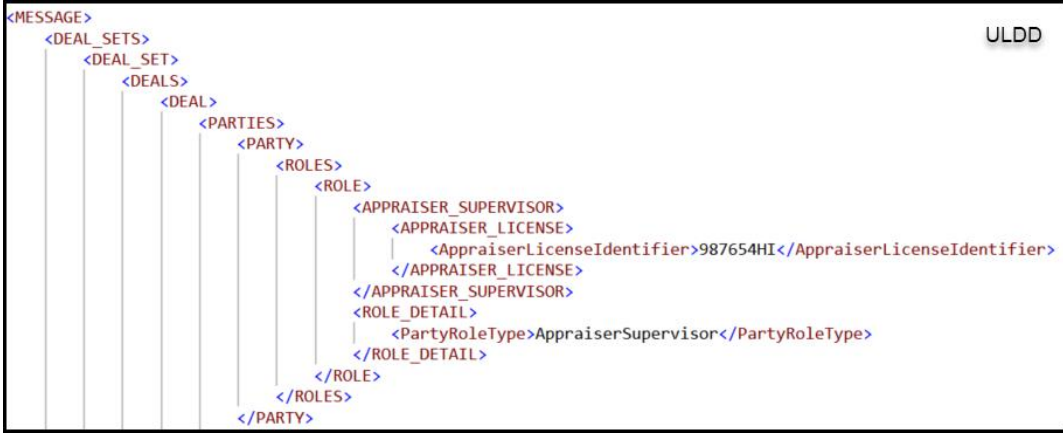ULDD

Corresponding UAD data points:

UAD				
	Unique ID	**Data Points**	**Definition**	**XPath**
U A D	2400.0054	*License Identifier*	*The identifier of the license or certificate issued to the party. The attribute IdentifierOwner*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / PARTIES / PARTY / ROLES / ROLE / LICENSES / LICENSE / LICENSE_DETAIL

		URI identifies the issuer of the license or certificate.	
Party Role Type for *Appraiser:*			
2400.0056	*Party Role Type* = "Appraiser"	*A value from a MISMO defined list that identifies the role that the party plays in the transaction. Parties may be either a person or legal entity. A party may play multiple roles in a transaction.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / PARTIES / PARTY / ROLES / ROLE / ROLE_DETAIL

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Signature

Appraiser		**Level**	Certified Residential
Agatha Appraiser	09/20/2019	**ID**	XYZ12345
Agatha Appraiser	Date of Signature and Report	**State**	VA
		Expires	10/10/2020

Appraiser Supervisor License Identifier

ULDD data points for Appraiser Supervisor License Identifier:

ULDD				
	Sort ID	**Data Point**	**Definition**	**XPath**
U L D D	534	*Appraiser License Identifier*	*State license number of the appraiser who completed the final estimate of value for the subject property.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / APPRAISER_SUPERVISOR / APPRAISER_LICENSE
	Party Role Type for *Appraiser Supervisor*:			
	537	*Party Role Type = "AppraiserSupervisor"*	*Identifies the role that the party plays in the transaction. Parties may be either a person or legal entity. A party may play multiple roles in a transaction.*	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / ROLE_DETAIL

Corresponding UAD data points:

UAD				
	Unique ID	**Data Points**	**Definition**	**XPath**
U A D	2200.0083	*License Identifier*	*The identifier of the license or certificate issued to the party. The attribute IdentifierOwner*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / PARTIES / PARTY / ROLES / ROLE / LICENSES / LICENSE / LICENSE_DETAIL

This document relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Fannie Mae and Freddie Mac at the direction of the Federal Housing Finance Agency.

		URI identifies the issuer of the license or certificate.	
Party Role Type for *Appraiser Supervisor:*			
2200.0085	*Party Role Type = "AppraiserSupervisor"*	*A value from a MISMO defined list that identifies the role that the party plays in the transaction. Parties may be either a person or legal entity. A party may play multiple roles in a transaction.*	MESSAGE / DOCUMENT_SETS / DOCUMENT_SET / DOCUMENTS / DOCUMENT / DEAL_SETS / DEAL_SET / DEALS / DEAL / SERVICES / SERVICE / PARTIES / PARTY / ROLES / ROLE / ROLE_DETAIL

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Signature

Appraiser			
Tom Appraiser	10/12/2019	**Level**	Trainee Appraiser
		ID	1111TRHI
Tom Appraiser	Date of Signature and Report	**State**	HI
		Expires	12/31/2021

Supervisory Appraiser			
Arthur Appraiser	10/12/2019	**Level**	Certified General
		ID	987654HI
Arthur Appraiser	Date of Signature and Report	**State**	HI
		Expires	12/31/2021