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

Document Version 1.0

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Version Date: September 24, 2024

*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/Service Guide* (Guide) as applicable, as the true and complete source of UMDP-related information.

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## Document Version and Revision History

Date	Version	Description
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:

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	
<p>Freddie Mac:</p> <pre> &lt;MESSAGE&gt;   &lt;DEAL_SETS&gt;     &lt;DEAL_SET&gt;       &lt;DEALS&gt;         &lt;DEAL&gt;           &lt;COLLATERALS&gt;             &lt;COLLATERAL&gt;               &lt;PROPERTIES&gt;                 &lt;PROPERTY&gt;                   &lt;ADDRESS&gt;                     &lt;AddressLineText&gt;201 Underhill Dr&lt;/AddressLineText&gt;                     &lt;AddressUnitIdentifier&gt;202&lt;/AddressUnitIdentifier&gt;                     &lt;CityName&gt;Nowhere&lt;/CityName&gt;                     &lt;PostalCode&gt;90021&lt;/PostalCode&gt;                     &lt;StateCode&gt;CA&lt;/StateCode&gt;                   &lt;/ADDRESS&gt;                 &lt;/PROPERTY&gt;               &lt;/PROPERTIES&gt;             &lt;/COLLATERAL&gt;           &lt;/DEAL&gt;         &lt;/DEALS&gt;       &lt;/DEAL_SET&gt;     &lt;/DEAL_SETS&gt;   &lt;/MESSAGE&gt;           </pre>		
<p>Fannie Mae:</p> <pre> &lt;MESSAGE&gt;   &lt;DEAL_SETS&gt;     &lt;DEAL_SET&gt;       &lt;DEALS&gt;         &lt;DEAL&gt;           &lt;COLLATERALS&gt;             &lt;COLLATERAL&gt;               &lt;PROPERTIES&gt;                 &lt;PROPERTY&gt;                   &lt;ADDRESS&gt;                     &lt;AddressLineText&gt;201 Underhill Dr Unit 202&lt;/AddressLineText&gt;                     &lt;AddressUnitIdentifier&gt;202&lt;/AddressUnitIdentifier&gt;                     &lt;CityName&gt;Nowhere&lt;/CityName&gt;                     &lt;PostalCode&gt;90021&lt;/PostalCode&gt;                     &lt;StateCode&gt;CA&lt;/StateCode&gt;                   &lt;/ADDRESS&gt;                 &lt;/PROPERTY&gt;               &lt;/PROPERTIES&gt;             &lt;/COLLATERAL&gt;           &lt;/DEAL&gt;         &lt;/DEALS&gt;       &lt;/DEAL_SET&gt;     &lt;/DEAL_SETS&gt;   &lt;/MESSAGE&gt;           </pre>		

Corresponding UAD data points:

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

UAD

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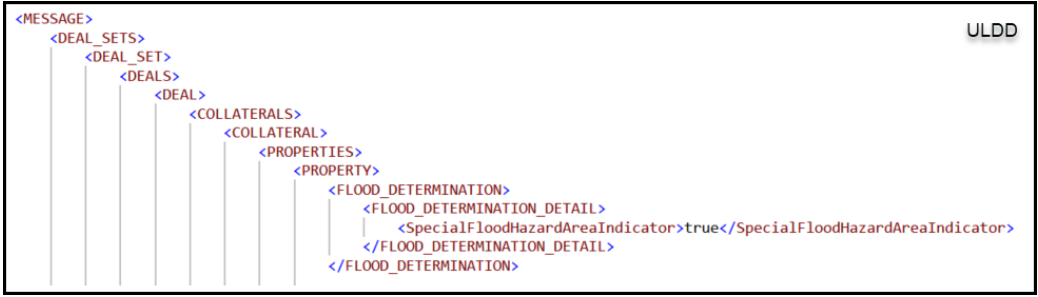
```

Subject Property			
<b>Physical Address</b>	201 Underhill Dr, Unit 202 Nowhere, CA 90021	<b>Attachment Type</b>	Attached
<b>Alternate Physical Address</b>	201 Underhill Dr, Unit 2C Nowhere, CA 90021	<b>Units Excluding ADUs</b>	1
<b>County</b>	Star Hills	<b>Accessory Dwelling Units</b>	0
<b>Neighborhood Name</b>	Eastwood	<b>Special Tax Assessments</b>	No
<b>Planned Unit Development (PUD)</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Condominium</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Cooperative</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Condom</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Property on Native American Lands</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Subject Site Owned in Common</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Homeowner Responsible for all Exterior Maintenance of Dwelling(s)</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>New Construction</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## Special Flood Hazard Area Indicator

ULDD data point for Special Flood Hazard Area Indicator:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD
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Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD

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Site			
<b>View and Impact to Value/Marketability</b>			
<b>View</b>	<b>Range of View</b>	<b>Impact</b>	
Residential	Full	Neutral	
<b>View Commentary</b> Additional commentary can be added here, if needed by Appraiser.			
<b>Site Features and Impact to Value/Marketability</b>			
<b>Feature</b>	<b>Detail</b>	<b>Impact</b>	<b>Comment</b>
Hazard Zone	FEMA Special Flood Hazard Area	Adverse	The area is a designated flood hazard area.



## Manufactured Home Width Type

ULDD data point for Manufactured Home Width Type:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD

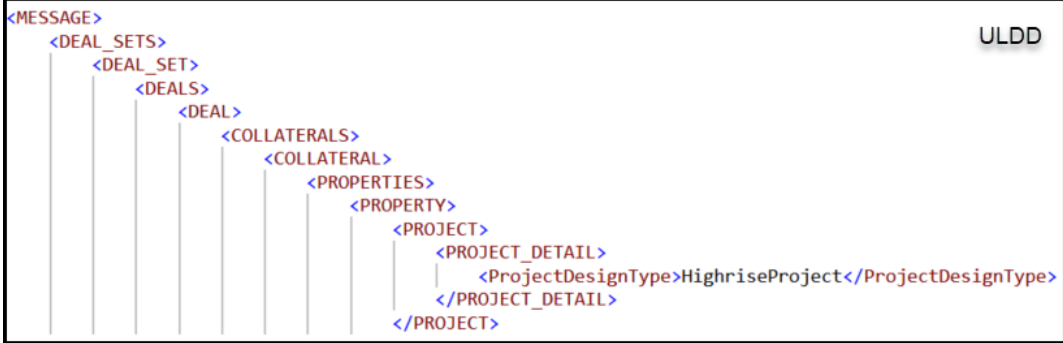
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Manufactured Home	
Manufacturer Name	Really Nice Homes
Year Installed	2019
Moved Since Original Installation	No
Attached to Permanent Foundation	Yes
Towing Hitch, Wheels, Axles	
Removed	Yes
<b>Manufactured Home Width</b>	<b>Single</b>
Skirting	Vinyl
Yes No	
Have there been any modifications, attachments, or additions to the structure or have they altered the original structure for any reason? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## Project Design Type and Project Design Type Other Description

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

ULDD				
ULDD	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		
				

Corresponding UAD data point:

UAD				
UAD	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

UAD

```

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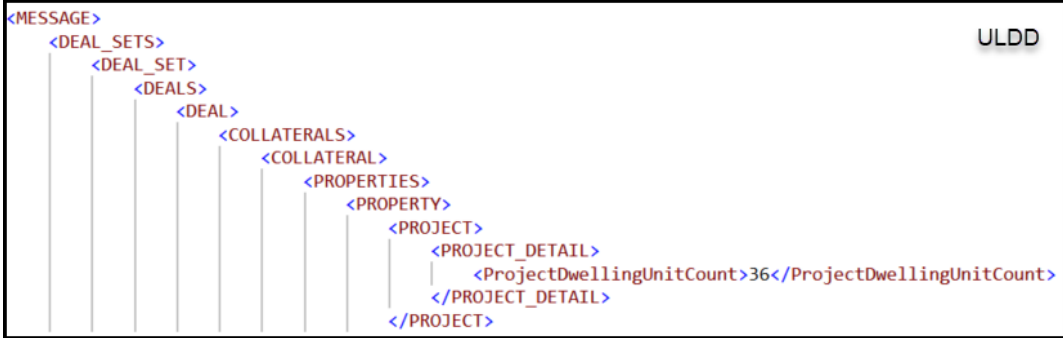
Property Description	
Attachment Type	Attached
Structure Design	High-rise
Overall Quality	Q3
Overall Condition	C3

### 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	
45	<i>Project Dwelling Unit Count</i>	<i>Total number of individual dwelling units in the project.</i>	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROJECT / PROJECT_DETAIL	
ULDD				
	<pre> &lt;MESSAGE&gt;   &lt;DEAL_SETS&gt;     &lt;DEAL_SET&gt;       &lt;DEALS&gt;         &lt;DEAL&gt;           &lt;COLLATERALS&gt;             &lt;COLLATERAL&gt;               &lt;PROPERTIES&gt;                 &lt;PROPERTY&gt;                   &lt;PROJECT&gt;                     &lt;PROJECT_DETAIL&gt;                       &lt;ProjectDwellingUnitCount&gt;36&lt;/ProjectDwellingUnitCount&gt;                     &lt;/PROJECT_DETAIL&gt;                   &lt;/PROJECT&gt;                 &lt;/PROPERTY&gt;               &lt;/PROPERTIES&gt;             &lt;/COLLATERAL&gt;           &lt;/COLLATERALS&gt;         &lt;/DEAL&gt;       &lt;/DEALS&gt;     &lt;/DEAL_SET&gt;   &lt;/DEAL_SETS&gt; &lt;/MESSAGE&gt;           </pre>			

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	
2500.0060	<i>Project Dwelling Unit Count</i>	<i>Total number of individual dwelling units in the project.</i>	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	
UAD				

UAD

```

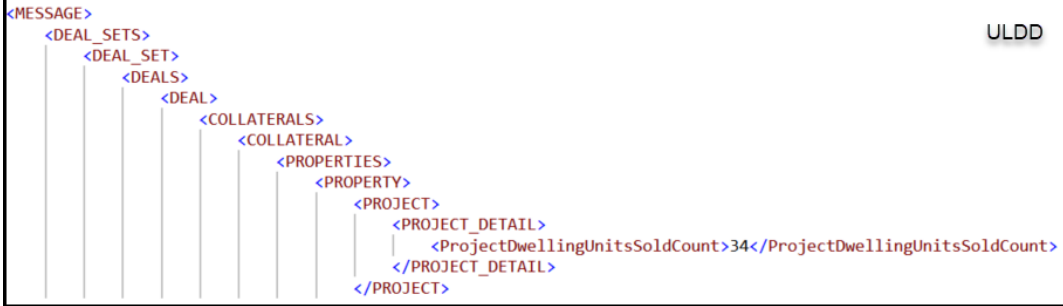
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Project Information		Planned Unit Development (PUD) <input type="checkbox"/>		Condominium <input checked="" type="checkbox"/>	Cooperative <input type="checkbox"/>	Condo <input type="checkbox"/>
Project Name	The MI5	Project Completeness				
Project Information Data Source	Condominium Questionnaire	Are units, common areas, and amenities in project complete?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Total Units</b>	<b>36</b>	Converted in Past 3 Years		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Units Sold	34	Ground Rent		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Units for Sale	2					
Units Rented	~3					

## Project Dwelling Units Sold Count

ULDD data point for Project Dwelling Units Sold Count:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD
				

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD

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Project Information		Planned Unit Development (PUD) <input type="checkbox"/>	Condominium <input checked="" type="checkbox"/>	Cooperative <input type="checkbox"/>	Condop <input type="checkbox"/>
<b>Project Name</b>	The MI5	<b>Project Completeness</b>			
<b>Project Information Data Source</b>	Condominium Questionnaire	Are units, common areas, and amenities in project complete?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Units</b>	36	Converted in Past 3 Years		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Units Sold</b>	34	<b>Ground Rent</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Units for Sale	2				
Units Rented	~3				



## Project Legal Structure Type

ULDD data point for Project Legal Structure Type.

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

Corresponding UAD data point:

UAD				
UAD	Unique ID	Data Point	Definition	XPath
	2500.0168	Project Legal Structure Type	<i>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.</i>	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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UAD

Project Information		Planned Unit Development (PUD) <input type="checkbox"/>		Condominium <input checked="" type="checkbox"/>		Cooperative <input type="checkbox"/>		Condop <input type="checkbox"/>	
<b>Project Name</b>	The M15	<b>Project Completeness</b>							
<b>Project Information Data Source</b>	Condominium Questionnaire	Are units, common areas, and amenities in project complete?		<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<b>Total Units</b>	36	Converted in Past 3 Years		<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Units Sold	34								
Units for Sale	2								
Units Rented	~3								
<b>Real Estate Estimate Type</b>		<b>Ground Rent</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>				

## Project Name

ULDD data point for Project Name:

ULDD				
ULDD	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).

Corresponding UAD data point:

UAD				
UAD	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).

UAD

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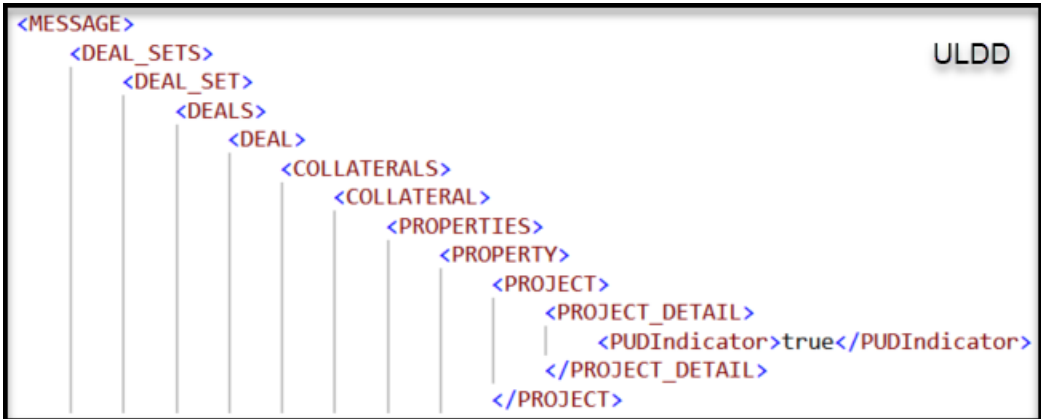
Project Information

Planned Unit Development (PUD) 
 Condominium 
 Cooperative 
 Condop

<b>Project Name</b>	Scenic Park View Condominiums	<b>Project Completeness</b>	
<b>Project Information Data Source</b>	Condominium Questionnaire		<b>Yes No</b>
<b>Total Units</b>	36	Are units, common areas, and amenities in project complete?	<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>Units Sold</b>	34	Converted in Past 3 Years	<input type="checkbox"/> <input checked="" type="checkbox"/>
<b>Units for Sale</b>	2		
<b>Units Rented</b>	~3		
<b>Real Estate Estimate</b>	TV	<b>Ground Rent</b>	<input type="checkbox"/> <input checked="" type="checkbox"/>

## PUD Indicator

ULDD data point for PUD Indicator:

ULDD				
ULDD	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.
				

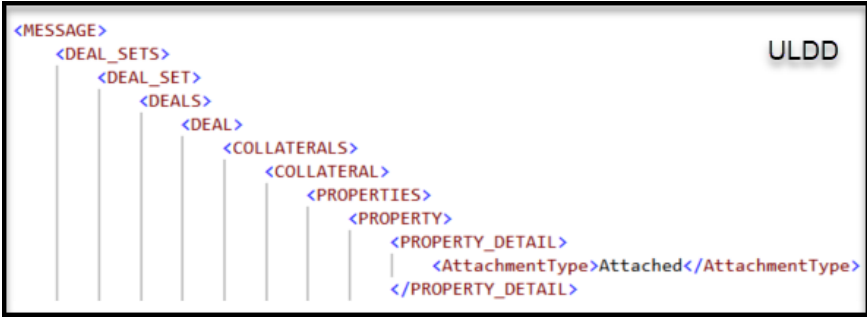
Corresponding UAD data points:

UAD				
UAD	Unique ID	Data Points	Definition	XPath
		0100.0026	PUD Indicator	When true, indicates that the property is located within a Planned Unit

		<i>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.</i>	SERVICES / SERVICE / VALUATION / VALUATION_RESPONSE / VALUATION_ANALYSES / VALUATION_ANALYSIS / PROPERTIES / PROPERTY / PROPERTY_DETAIL																																																
Data Point used to indicate that the property is in a <i>project</i> :																																																			
0100.0065	<i>Property In Project Indicator = "true"</i>	<i>When true, indicates that the property is located in a project per trading partner guidelines.</i>	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) <input checked="" type="checkbox"/>	Condominium <input checked="" type="checkbox"/>	Cooperative <input type="checkbox"/>	Condo <input type="checkbox"/>																																														
<b>Project Name</b>	The M15	<b>Project Completeness</b>																																																	
<b>Project Information Data Source</b>	Condominium Questionnaire	Are units, common areas, and amenities in project complete?		<input checked="" type="checkbox"/>	<input type="checkbox"/>																																														
<b>Total Units</b>	36	Converted in Past 3 Years		<input type="checkbox"/>	<input checked="" type="checkbox"/>																																														
Units Sold	34																																																		
Units for Sale	2																																																		
Units Rented	~3																																																		
<b>Real Estate Estimate</b>	TV	<b>Ground Rent</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>																																														

## Attachment Type – Attached and Detached

ULDD data point for Attachment Type - Attached and Detached:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD
				

Corresponding UAD data point:

UAD				
Unique ID	Data Points	Definition	XPath	UAD

UAD

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Property Description			
<b>Attachment Type</b>	Attached	<b>Overall Quality</b>	Q3
<b>Structure Design</b>	Semi-Detached	<b>Overall Condition</b>	C3



## Attachment Type – Semi-Detached

ULDD data point for Attachment Type – Semi-Detached:

ULDD				
ULDD	Sort ID	Data Point	Definition	XPath
	50	Attachment Type	<i>Specifies the type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.</i>	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / COLLATERALS / COLLATERAL / PROPERTIES / PROPERTY / PROPERTY_DETAIL
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Corresponding UAD data point:

UAD				
UAD	Unique ID	Data Points	Definition	XPath
	0300.0032	Structural Design Type	<i>A value from a MISMO prescribed list that represents the type of structural design when dwellings are connected (e.g. rowhouse, townhouse).</i>	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			
<b>Attachment Type</b>	Attached	<b>Overall Quality</b>	Q3
<b>Structure Design</b>	Semi-Detached	<b>Overall Condition</b>	C3

## Construction Method Type and Construction Method Type Other Description

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

ULDD				
ULDD	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		
				

Corresponding UAD data point:

UAD				
UAD	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

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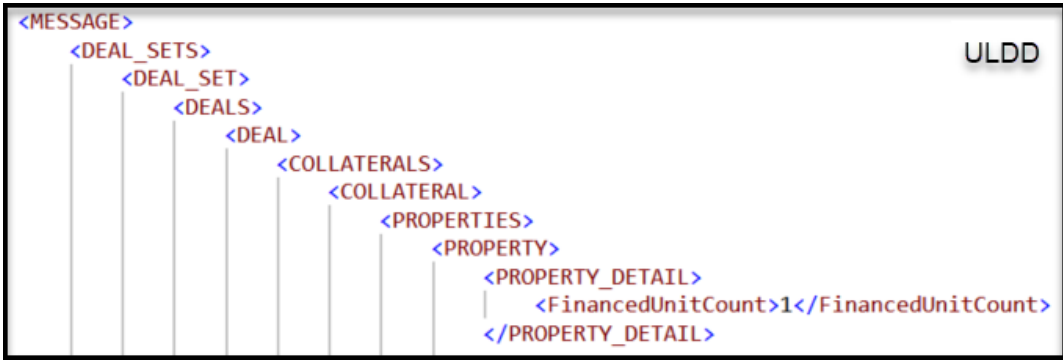
Property Description			
<b>Construction Method</b>	3D Technology	<b>Overall Quality</b>	Q5
<b>Attachment Type</b>	Detached	<b>Overall Condition</b>	C4

### Enumeration Matching:

ULDD	UAD
Manufactured	Manufactured
SiteBuilt	Modular OnFrameModular SiteBuilt
Container	Container
ThreeDimensionalPrintingTechnology	ThreeDimensionalPrintingTechnology

## Financed Unit Count

ULDD data point for Financed Unit Count:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD
				

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD

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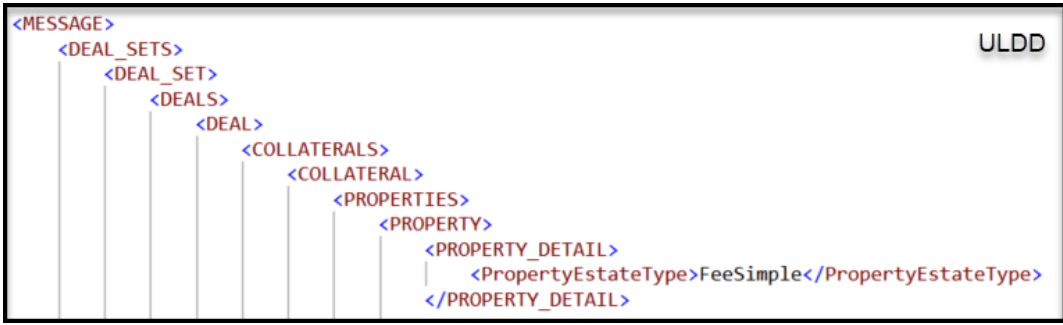
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Property Description		Overall Quality	
Attachment Type	Attached	Overall Quality	Q4
Structure Design	Mid-rise	Overall Condition	C3
Planned Unit Development (PUD)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condominium	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Cooperative	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Condominium	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Observed Project Deficiencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Subject Site Owned in Common	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Units Excluding ADUs	1		
Accessory Dwelling Units	0		
Property Rights Appraised	Fee Simple		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Zoning Code: [redacted]			

## Property Estate Type

The following guidance is only for condominiums.

ULDD data point for Property Estate Type:

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Sort ID	Data Point	Definition	XPath	ULDD
				

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD

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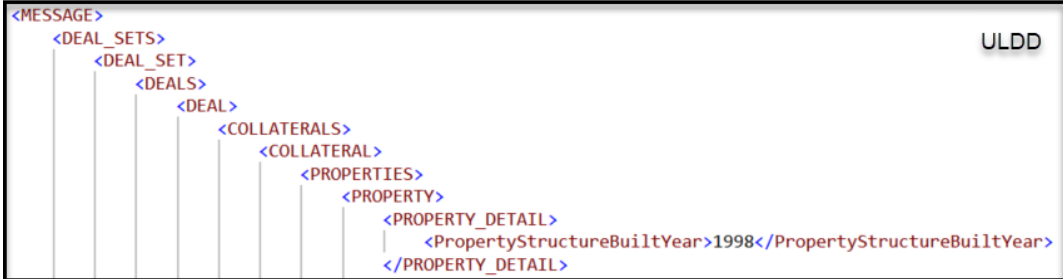
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Attachment Type	Attached	Overall Condition	C3
Structure Design	Mid-rise		
		Yes	No
Planned Unit Development (PUD)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Condominium		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cooperative		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Condominium		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Observed Project Deficiencies		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subject Site Owned in Common		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning Compliance			





## Property Structure Built Year

ULDD data point for Property Structure Built Year:

ULDD				
ULDD	Sort ID	Data Point	Definition	XPath
		67	Property Structure Built Year	The year in which the structure on the property was completed.
				

Corresponding UAD data point:

UAD				
UAD	Unique ID	Data Point	Definition	XPath
		0300.0011	Property Structure Built Year	The calendar year in which the construction of the structure was completed.

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



## Bedroom Count

ULDD data point for Bedroom Count:

ULDD				
Sort ID	Data Point	Definition	XPath	
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	
ULDD				
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Corresponding UAD data points:

UAD				
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UAD				

Data Point used to identify *Dwellings*:

0300.0009	<i>Improvement Type = "Dwelling"</i>	<i>A value from a MISMO prescribed list that classifies the structure on the property.</i>	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	
<b>Area Breakdown</b>	<b>Levels in Unit</b> 1
Finished Above Grade 864 Sq. Ft.	<b>Occupancy</b> Tenant
Unfinished Above Grade 0 Sq. Ft.	<b>Utilities Separately Metered</b> Yes
Finished Below Grade 0 Sq. Ft.	<b>Total Bedrooms</b> 2
Unfinished Below Grade 0 Sq. Ft.	<b>Total Bathrooms - Full</b> 1
<b>Area Data Source</b> Assessor Record	<b>Total Bathrooms - Half</b> 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	ULDD

Corresponding UAD data points:

UAD				
Unique ID	Data Points	Definition	XPath	UAD
Data Point used to identify the monthly actual rent amount:				

<b>Data Point used to identify the monthly market rent amount:</b>			
2000.0092	<i>Unit Monthly Market Rent Amount</i>	<i>The monthly dollar amount that is expected to be received as rental income at full market price for a single living unit.</i>	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
<b>Data Point used to identify Unit Occupancy Type:</b>			
0700.0070	<i>Unit Occupancy Type</i>	<i>Specifies the current occupancy status of the specified unit within a property or an individual unit or a group of units within project.</i>	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
<b>Data Point used to identify Dwellings:</b>			
0300.0009	<i>Improvement Type = "Dwelling"</i>	<i>A value from a MISMO prescribed list that classifies the structure on the property.</i>	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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**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
<b>Subtotal</b>	<b>\$875</b>

**Other Real Property Rental Income**

None	\$0
<b>Subtotal</b>	<b>\$0</b>
<b>Total</b>	<b>\$875</b>

**Opinion of Market Income (Monthly)**

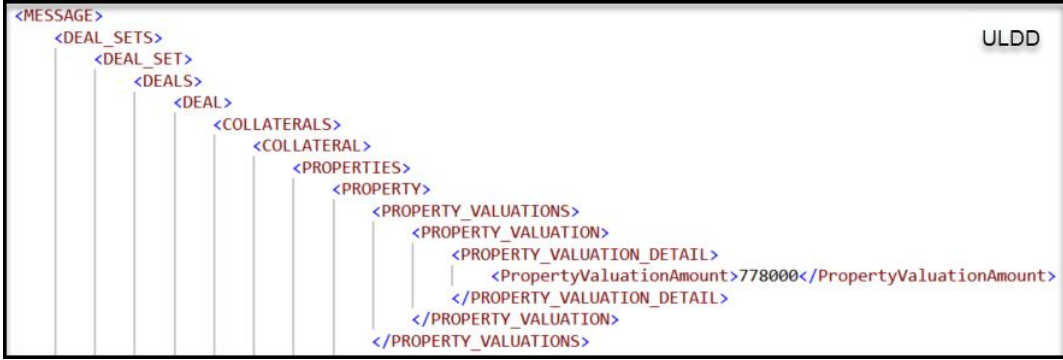
Rent	
Unit 1	\$875
Unit 2	\$925
<b>Subtotal</b>	<b>\$1,800</b>

**Other Real Property Rental Income**

None	\$0
<b>Subtotal</b>	<b>\$0</b>
<b>Total</b>	<b>\$1,800</b>

## Property Valuation Amount

ULDD data point for Property Valuation Amount:

ULDD				
Sort ID	Data Point	Definition	XPath	ULDD
				

Corresponding UAD data point:

UAD				
Unique ID	Data Point	Definition	XPath	UAD



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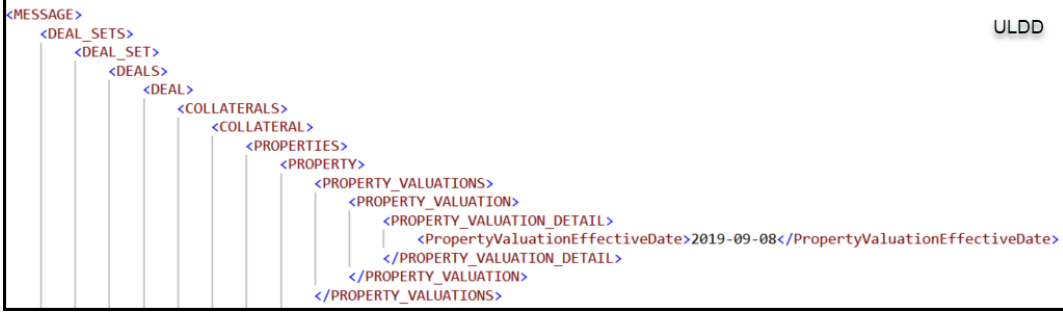
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**SUMMARY**

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

## Property Valuation Effective Date

ULDD data point for Property Valuation Effective Date:

ULDD				
Sort ID	Data Point	Definition	XPath	
84	<i>Property Valuation Effective Date</i>	<i>Effective date of the property valuation on the subject property.</i>	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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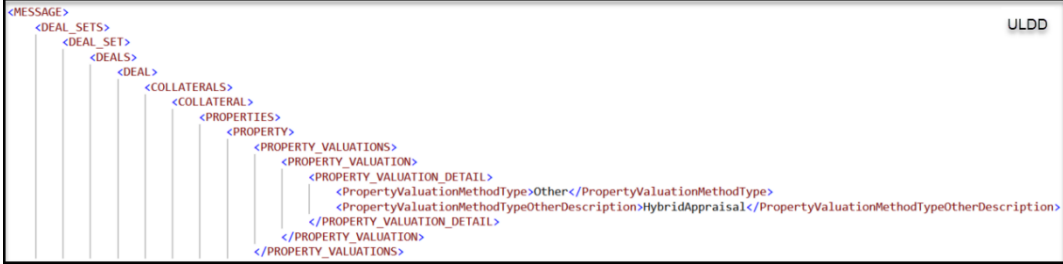
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**SUMMARY**

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

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ULDD	Sort ID	Data Points	Definition	XPath
	89	Property Valuation Method Type	<i>Specifies the method by which the property value was assessed.</i>	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				
UAD	Unique ID	Data Point	Definition	XPath
	1000.0158	Property Valuation Method Type	<i>A value from a MISMO prescribed list that specifies the method by which the property value was assessed.</i>	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	<b>Property Valuation Method</b>	Hybrid Appraisal
Assignment Reason	Refinance	Appraiser Name	Bill Smith
Borrower Name	James Borrower		
	Lauren Lightfoot		
Current Owner of Public	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):

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ULDD	Sort ID	Data Point	Definition	XPath
		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.
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Corresponding UAD data point:

UAD				
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		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.

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**Energy Efficient and Green Features**


Renewable Energy Component	Ownership	Financing Arrangement
Solar	Leased	
<b>Known Building Certifications</b> None		
<b>Green/Energy Efficiency Rating</b>		
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
525	<i>Appraiser License Identifier</i>	<i>State license number of the appraiser who completed the final estimate of value for the subject property.</i>	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / APPRAISER / APPRAISER_LICENSE
<i>Party Role Type for Appraiser:</i>			
528	<i>Party Role Type = "Appraiser"</i>	<i>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.</i>	MESSAGE / DEAL_SETS / DEAL_SET / DEALS / DEAL / PARTIES / PARTY / ROLES / ROLE / ROLE_DETAIL
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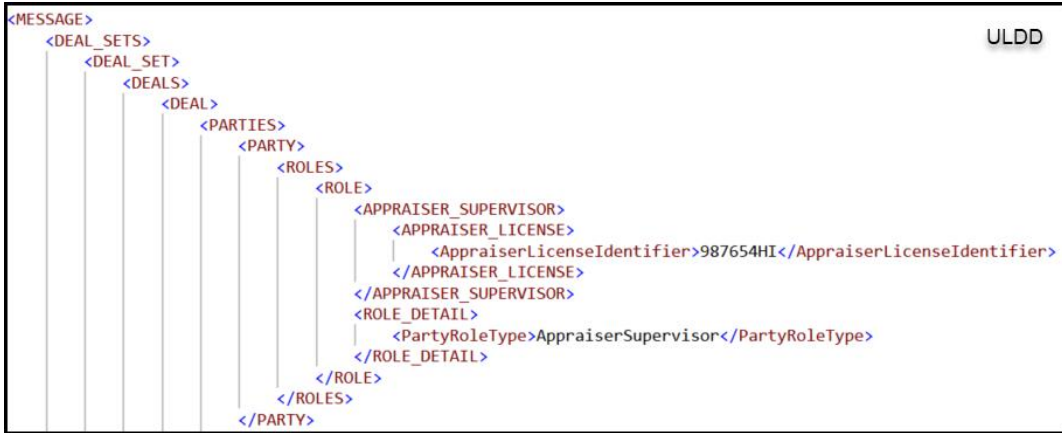
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Signature																							
Appraiser		Level	Certified Residential																				
<i>Agatha Appraiser</i>	09/20/2019	<b>ID</b>	<b>XYZ12345</b>																				
Agatha Appraiser	Date of Signature and Report	State	VA																				
		Expires	10/10/2020																				

## Appraiser Supervisor License Identifier

ULDD data points for Appraiser Supervisor License Identifier:

ULDD				
ULDD	Sort ID	Data Point	Definition	XPath
	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	
 <pre> &lt;MESSAGE&gt;   &lt;DEAL_SETS&gt;     &lt;DEAL_SET&gt;       &lt;DEALS&gt;         &lt;DEAL&gt;           &lt;PARTIES&gt;             &lt;PARTY&gt;               &lt;ROLES&gt;                 &lt;ROLE&gt;                   &lt;APPRAISER_SUPERVISOR&gt;                     &lt;APPRAISER_LICENSE&gt;                       &lt;AppraiserLicenseIdentifier&gt;987654HI&lt;/AppraiserLicenseIdentifier&gt;                     &lt;/APPRAISER_LICENSE&gt;                   &lt;/APPRAISER_SUPERVISOR&gt;                 &lt;ROLE_DETAIL&gt;                   &lt;PartyRoleType&gt;AppraiserSupervisor&lt;/PartyRoleType&gt;                 &lt;/ROLE_DETAIL&gt;               &lt;/ROLES&gt;             &lt;/PARTY&gt;           &lt;/PARTIES&gt;         &lt;/DEAL&gt;       &lt;/DEALS&gt;     &lt;/DEAL_SET&gt;   &lt;/DEAL_SETS&gt; &lt;/MESSAGE&gt; </pre>				

Corresponding UAD data points:

UAD				
UAD	Unique ID	Data Points	Definition	XPath
	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

		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																																				
<pre> &lt;MESSAGE&gt;   &lt;DOCUMENT_SETS&gt;   &lt;DOCUMENT_SET&gt;   &lt;DOCUMENTS&gt;   &lt;DOCUMENT&gt;   &lt;DEAL_SETS&gt;   &lt;DEAL_SET&gt;   &lt;DEALS&gt;   &lt;DEAL&gt;   &lt;SERVICES&gt;   &lt;SERVICE&gt;   &lt;PARTIES&gt;   &lt;PARTY&gt;   &lt;ROLES&gt;   &lt;ROLE xlink:label="ROLE_APPRAISER_SUPERVISOR"&gt;     &lt;LICENSES&gt;     &lt;LICENSE&gt;       &lt;LICENSE_DETAIL&gt;         &lt;LicenseIdentifier&gt;987654HI&lt;/LicenseIdentifier&gt;       &lt;/LICENSE_DETAIL&gt;     &lt;/LICENSE&gt;   &lt;/LICENSES&gt;   &lt;ROLE_DETAIL&gt;     &lt;PartyRoleType&gt;AppraiserSupervisor&lt;/PartyRoleType&gt;   &lt;/ROLE_DETAIL&gt;   &lt;/ROLE&gt;   </pre>																																							
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