

Uniform Loan Delivery Dataset

ULDD Phase 5 (5.1.0) Specification Release

May 20, 2025

Fannie Mae is updating the Uniform Loan Delivery Dataset (ULDD) to provide further guidance on ULDD Phase 5 data implementations based on feedback.

ULDD Phase 5 Overview

The Fannie Mae Phase 5 implementation added new data points and updated existing data points to support the following with a mandate of July 28, 2025:

- Alignment with the [redesigned UAD 3.6](#)

NOTE: Refer to the updated [ULDD Job Aid for Alignment with UAD 3.6](#), which now provides guidance for multiple construction method types in UAD 3.6, including: Construction Method Type (Sort ID 51), Construction Method Type Other Description (Sort ID 52, and Property Valuation Form Type (Sort ID 85).

- Business-critical requirements to align with the [Fannie Mae Selling Guide](#) and support the continued improvement of our loan delivery standards and business initiatives.

ULDD 5.1.0 Updates

The updated Fannie Mae ULDD Phase 5 (5.1.0) specification contains implementation note updates and minor conditionality enhancements for further clarification of the Phase 5 implementations.

Implementation Timing

Refer to the published timeline in the [ULDD Phase 5 \(5.1.0\) Specification Release Notes](#).

Next Steps

Fannie Mae will publish additional supporting documentation, including business use cases.

Resources

Refer to the release notes for additional information on the Phase 5 updates. Please direct any questions to your Fannie Mae representative or [the ULDD team](#). The following resources are also available on the [ULDD webpage](#):

- [ULDD Specification Appendix D \(.xls format\)](#)
- [ULDD Phase 5 \(5.1.0\) Specification Release Notes \(.pdf format\)](#)
- [ULDD Phase 5 Implementation Considerations \(.pdf format\)](#)