

ULDD Phase 5 (5.2.0) Implementation Considerations

Overview

Freddie Mac and Fannie Mae (the GSEs) will update the Uniform Loan Delivery Dataset (ULDD) to align with current GSE requirements and support the continued improvement of our loan delivery standards. Refer to the [announcement](#) from May 26, 2026, for an overview of these Phase 5 update (5.2.0) data requirements.

Our Approach

This Fannie Mae ULDD Phase 5 update (5.2.0) incorporates implementation note updates and conditionality updates based on feedback as well as several new data enhancements. The updated specification is to provide clarity with additional details for certain data points and support the business need for the new MI Company.

We published [ULDD Phase 5 update \(5.2.0\) Release Notes](#) updated May 26, 2026 with the rollout approach and specific details for each data point, including availability in the Loan Delivery application.

Lender and TSP Adoption

- Lenders and Technology Solution Providers (TSPs) should refer to the “**Updates Phase 5.2.0-7 (5 26)**” tab in [Appendix D](#), which shows the phased changes for ULDD Phase 5 update (5.2.0).
 - New lenders and TSPs who are not currently supporting the ULDD MISMO 3.0 XML import file, but will begin building an XML file to deliver ULDD Phase 5 data should refer to the “**Complete ULDD 5.2.0-6**” tab in Appendix D. This lists all ULDD data points currently supported in Loan Delivery, in addition to all upcoming changes introduced in ULDD Phase 5.
- Lenders are not required to implement the ULDD Phase 5 update (5.2.0) data points in their XML files immediately in the Loan Delivery application. However, a flexible rollout is available allowing lenders to deliver earlier than the mandate.
- Business rules are available in Loan Delivery/EarlyCheck to validate the ULDD Phase 5 update (5.2.0) requirements.

Fannie Mae ULDD Phase 5 update (5.2.0) Timeline

LDTE Available Date	Loan Delivery User Interface (UI) Production Available Date	Loan Delivery Application Received Date	ULDD PHASE 5 Mandate Date
5/26/2026	5/26/2026	n/a	n/a

Note: New data point (SID 686.2) LenderPoolTargetFundingDate will be available in Loan Delivery UI (Prod & Test) on July 20, 2026.

Loan Delivery Test Environment

[Loan Delivery Test Environment](#) (LDTE) will accept the ULDD Phase 5 update (5.2.0).

LDTE Benefits:

- Validate your ULDD Phase 5 XML file to ensure the new data points and enumerations are properly formed and mapped accurately to the MISMO schema and ULDD Phase 5 requirements.
- ULDD Phase 5 edits are fatal in LDTE to provide a preview of the ULDD Phase 5 Mandate

For more information, please refer to the [Loan Delivery Test Environment Job Aid](#)



New ULDD Phase 5 Data Point

To locate the new ULDD Phase 5 data point, take the following steps:

- Go to the **Updates Phase 5.2.0-7 (5 26)** Tab in [Appendix D](#)
 - Go to column E – **Data Point New / Net New / Revision**
 - Apply a filter for **New**

Sort ID	Loan Delivery User Interface (UI) Production Available Date	MISMO Data Point Name	Enhancement
686.2	7/20/2026	LenderPoolTargetFundingDate	New Data Point

ULDD Phase 5 Revisions

To locate the revised ULDD Phase 5 data points, take the following steps:

- Go to the **Updates Phase 5.2.0-7 (5 26)** Tab in [Appendix D](#)
 - Go to column E – **Data Point New / Net New / Revision**
 - Apply a filter for **Revision**

Sort ID	MISMO Data Point Name	Enhancement
39	FNMCCondominiumProjectManagerProjectIdentifier	Implementations Note Update
42	ProjectClassificationIdentifier	Remove Valid Value
49.1	FNMCCondominiumProjectManagerCertificationIdentifier	Implementations Note Update
49.2	FNMCCondominiumProjectManagerPhaseIdentifier	Implementations Note Update
63	PropertyEstateType	Implementation Note Update New Valid Value
64	PropertyEstateTypeOtherDescription	Added data point New Valid Value
90	PropertyValuationMethodTypeOtherDescription	Implementation Note Update New Valid Value
225	Assumability Indicator	Implementations Note Update
254	BaseLTVRatioPercent	Implementations Note Update
376	InvestorCollateralProgramIdentifier	Implementations Note Update
412	MICertificateIdentifier	Implementations Note Update
426	MIPremiumSourceType	Remove Valid Value
427	MIPremiumSourceTypeOtherDescription	Conditionality Update Remove Valid Value
430.1	MIInterestRateAdjustmentPercent	Conditionality Update
545	LegalEntityType	Remove Valid Value
546	LegalEntityTypeOtherDescription	Conditionality Update
580	CreditReportIdentifier	Implementations Note Update



Note: Enumerations that are no longer supported (see Remove Valid Value rows above) can be removed from the ULDD XML import file at any time.

Note: All data points that only have implementation note changes should have no action required. The Loan Delivery system updates are already in place for these.

Loan Delivery Alignment with Uniform Appraisal Dataset (UAD) 3.6

As a reminder, the data fields required in Loan Delivery when a loan originated with the new appraisal MISMO 3.6 format are available in production, all lenders can begin submitting appraisals in the UAD 3.6 format to the Uniform Collateral Data Portal (UCDP) Reference the [UAD and Forms Redesign Timeline](#) for additional details.

The ULDD Phase 5.0 mandate, effective July 28, 2025, supports loans with appraisals in the new UAD 3.6 format, while maintaining compatibility with the existing UAD 2.6 format.

The following data points were updated as part of the Phase 5 mandate. The Phase 5 update (5.2.0) does not introduce any additional changes to these data points.

SID	Data Point Name	Enhancement
51	Construction Method Type	Added new valid value of Other
52	Construction Method Type Other Description	New data point to support the values of Container and ThreeDimensionalPrintingTechnology
82	Appraisal Identifier	UAD 3.6 appraisals begin with a first digit of 2 or higher.
85	Property Valuation Form Type	When using a UAD V3.6 appraisal, this data point is not permitted.

Lenders not yet using UAD 3.6 should begin the transition as early as possible to take advantage of expanded eligibility guidelines available only with UAD 3.6 and to ensure compliance with the **November 2, 2026, mandate**.

For more information, please refer to the [Loan Delivery Alignment with Uniform Appraisal Dataset \(UAD\) 3.6 Job Aid](#) and the [EarlyCheck Alignment with Uniform Appraisal Dataset \(UAD\) 3.6 Job Aid](#)

Working with your Technology Solution Provider

Contact your technology solution provider to discuss ULDD Phase 5 update (5.2.0) updates:

- Determine when they will release the new and updated XML file for testing and production (will they release all changes at once or in phases?).
- If the new and updated XML is ready prior to the availability date in Loan Delivery, the new fields and valid values imported will be ignored.

For More Information

Please visit the [Uniform Loan Delivery Dataset](#) page.

Please refer to the following key resources:

- ULDD Phase 5 update (5.2.0) Announcement dated May 26, 2026
- ULDD Phase 5 Specification (5.2.0) Release Notes dated May 26, 2026
- ULDD Specification (Excel) (Appendix D) dated May 26, 2026

Please contact the [ULDD](#) mailbox for any additional questions regarding the implementation of ULDD Phase 5.