UMDP
UNIFORM MORTGAGE DATA PROGRAM

Fannie Mae FreddieMac

Uniform Property Data Report (UPDR)

Issued by Fannie Mae and Freddie Mac

Example: Condominium Scenario (Condo1)

Document Version 1.2

October 2026

Revision History

Date	Version Number	Revision Description
July 30, 2025	1.0	Initial Publication
December 2025	1.1	• Relocated “Site Influence” photos to the “Other” section and renamed the photo • In “Exterior – Mid-Rise” section, changed “Building Design” to “Mid-Rise” • In “Exterior – Mid-Rise” section, removed “Garage Converted to Finish Area” • In “Exterior – Mid-Rise” section, changed “None” to “None Observed” in “Apparent Defects, Damages, Deficiencies” (Exterior) • In “Unit Interior – Mid-Rise” section, removed “Accessory Dwelling Unit (ADU)” • In “Unit Interior – Mid-Rise” section, in the “Interior Features” grid within the “Update” column, updated “Plumbing partially updated” to “Plumbing fixtures partially updated” • In “Unit Interior – Mid-Rise” section, changed “None” to “None Observed” in “Apparent Defects, Damages, Deficiencies” (Unit Interior)
October 2026	1.2	• In “Summary” section, updated “Structure” to “Building” • In “Site Influence” section, updated the “Influence” and “Detail” values • In “Unit Interior – Mid-Rise” section, added a photo for the foyer • Added “Apparent Defects, Damages, Deficiencies (Mechanical)” section • In “Level and Room Detail” section, updated the kitchen features, added the “Range/Oven” check box, and added “Attic Access” value

Introduction

This sample Uniform Property Data Report (UPDR) is for a mid-rise Condominium Unit.

Disclaimer: This content is for illustrative purposes only. This example contains a composite of images across multiple properties. While efforts have been made to align the images and floor plan with the sample data, some inconsistencies may be present. When preparing a UPDR, you must use the actual property’s data, images, and floor plan and comply with the standards defined by the Uniform Property Dataset (UPD).

Uniform Property Data Report

CONDOMINIUM
456 MAIN ST, UNIT 36, ANYWHERE AB 99999

SUMMARY

Property Data Collector Information

Submitting Company	Data Submitter Company 1	**Property Data Collection Date**	06/30/2025
Property Data Collector	Jane Q Public		

Property Description

Project Name	Electric City
Construction Status	Complete
Year Built	1977
Building Design	Mid-Rise
Attachment Type	Attached
Number of Units	1
Unit Construction Status	Complete

	Yes	No
Is the property occupied?	☑	☐
Are any adverse site conditions observed?	☐	☑



Building	Total Square Footage	Total Bedrooms	Total Bathrooms - Full	Total Bathrooms - Half
Mid-Rise	628 Sq. Ft.	1	1	0

Summary of Apparent Defects, Damages, Deficiencies

None Observed

Subject Property

Physical Address	456 Main St, Unit 36 Anywhere AB 99999	**Latitude, Longitude**	38.889248, -77.050636
County	Anyway	**Attachment Type**	Attached

Condominium Building Information

Project Name	Electric City	**Number of Stories**	6
Building Design	Mid-Rise	**Number of Elevators**	2
Building Number	1	**Off Street Parking Available**	Yes ☑ No ☐

Site

Site Influence

Influence	Detail	Comment
Location	Residential	Residential street

Unit View

View	Range	Comment
None Notable		

Unit Features

Improvements	Comment
None	

Adverse Condition	Comment
None Observed	

Utilities

Utility	Public	Private	Detail
Electricity	✓		
Gas	✓		
Sewer	✓		
Water	✓		

Property Access

Road Ownership	Public
Accessible Year-Round	Yes ☑ No ☐

Property Access - Street Left



Property Access - Street Right



Floor Plan



FLOOR 1

Area Calculations Summary

Living Area		Calculation Details				
First Floor	628 Sq. Ft.	15.25	x	8.42	=	128.35
		17.58	x	28.08	=	493.80
		1.67	x	3.67	=	6.11
Total Living Area (Rounded)	**628 Sq. Ft.**					

Exterior - Mid-Rise

Units in Structure	1
Year Built	1977
Construction Status	Complete
Building Design	Mid-Rise
Attachment Type	Attached



Exterior - Building Entrance



Exterior - Building Left



Exterior - Building Right



Exterior - View Rear



Exterior - View from Front

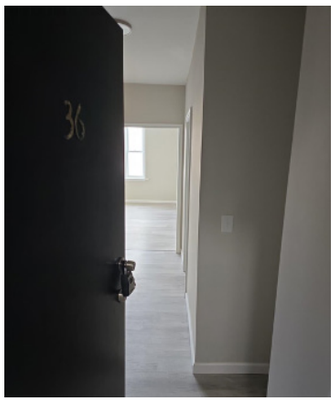


Exterior - View from Rear



Exterior - Mid-Rise *(continued)*

Exterior - Unit Number



Updates (Exterior)

None Observed

Apparent Defects, Damages, Deficiencies (Exterior)

None Observed

Unit Interior - Mid-Rise

Total Area	628 Sq. Ft.
Area Breakdown	
Finished Above Grade	628 Sq. Ft.
Finished Above Grade (Nonstandard)	0 Sq. Ft.
Unfinished Above Grade	0 Sq. Ft.
Total Above Grade	628 Sq.Ft.

Levels in Unit	1
Floor Number	2
Unit Construction Status	Complete
Main Entrance Floor	2
Top Floor	No
Total Bedrooms	1
Total Bathrooms - Full	1
Total Bathrooms - Half	0

Mechanical System Details

	System
Heating	Radiant Floor
Cooling	None

Updates (Mechanical Systems)

None Observed

Apparent Defects, Damages, Deficiencies (Mechanical)

None Observed

Level and Room Detail

Level in Unit	Grade Level Detail	Area and Finish	Attic Access	Low Ceiling	Room Summary
1	Above Grade	628 Sq. Ft. Finished	No	No	1 - Full Bath 1 - Bedroom 1 - Kitchen 1 - Living Room 1 - Foyer

Interior Features

Room	Feature	Fixture	Update	Update Description	Time Frame
Full Bath		Sink Toilet Tub/Shower	Plumbing fixtures partially updated	The shower was remodeled with a new multi head system in 2016	5 to 10 years
Kitchen	Range/Oven	Appliance Hookup Sink			
Bedroom					
Living Room					
Foyer					

	Yes	No
Range/Oven	☑	☐

Unit Interior - Mid-Rise *(continued)*

Unit Interior - Bathroom - Full



Unit Interior - Bedroom



Unit Interior - Bedroom



Unit Interior - Bedroom



Unit Interior - Foyer



Unit Interior - Kitchen



Unit Interior - Kitchen



Unit Interior - Living Room



Unit Interior - Mid-Rise *(continued)*

Unit Interior - Living Room



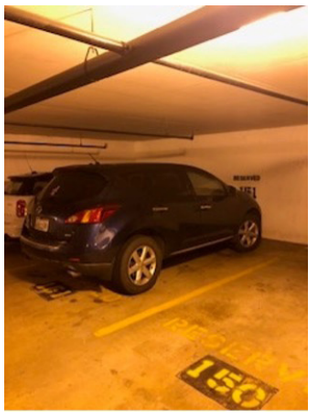
Apparent Defects, Damages, Deficiencies (Unit Interior)

None Observed

Vehicle Storage

Storage	Number of Parking Spaces	Area
Built In Garage	2	

Vehicle Storage - Garage Interior



Vehicle Storage - Garage Exterior



Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None Observed

Other

Other - Residential Influence



Other - Residential Influence



Limiting Conditions

1. I will not be responsible for reporting matters of a legal nature that affect either the subject property or its title.

2. I attest that all data I collected and communicated to the vendor (or lender) is reliable and accurate.

3. I will not be required to give testimony or appear in court because of this assignment unless specific arrangements to do so were made beforehand, or as otherwise required by law.

4. I have communicated to the vendor (or lender) any observed adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, pest infestation, structural problems, mechanical problems, or habitability issues). I make no guarantees or warranties, expressed or implied, regarding any unobserved conditions. Furthermore, because I am not an expert in the field of environmental hazards, pests, structural integrity or mechanical systems, this assignment must not be considered as an environmental assessment, pest inspection, home inspection report or engineering report.

5. I will not disclose the contents of this assignment to any individual or party other than the client, lender or vendor, except as required by law or as directed by the client.

Scope of Work

1. The scope of work for this assignment is to collect and communicate to the vendor (or lender) observations of the subject property and its relevant characteristics.

Data Collector Certifications

1. I have no present or prospective interest in the property that is the subject of this report, and no relationship with the present or prospective owners or occupants of the subject property or any other party involved in the transaction.

2. I am aware of and have complied with all applicable laws and regulations, including antidiscrimination laws, rules, and requirements that apply to me or to the assignment.

3. I have performed this assignment without bias with respect to the parties involved in the transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

4. I did not base any part of this report on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

5. The data I collected and communicated to the vendor (or lender) does not contain intentional or negligent misrepresentation(s).

6. The data I collected and communicated to the vendor (or lender) represents a complete visual data collection of the interior and exterior areas of the subject property. It represents the property characteristics in factual, specific terms and includes any known physical deficiencies that could affect the soundness or structural integrity of the property.

7. My compensation is not contingent on any action or event resulting from the opinions, conclusions, or use of this data.

8. I have adequate knowledge and training to collect and report data for this assignment.

9. My employment and/or compensation for this or any future assignments was not conditioned on any agreement or understanding, written or otherwise, that I would collect and report a predetermined specific outcome that favors the cause of any party, or the attainment of a specific result or the occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

10. I am aware that any disclosure or distribution of this property data report or any of its contents by me or the lender/client may be subject to certain laws and regulations.

11. The lender/client may disclose or distribute this property data report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; any department, agency, or instrumentality of the United States; or any state, the District of Columbia, or other jurisdictions. Any of the foregoing persons or entities who receives this property data report may choose to store, copy, reproduce, analyze, use or distribute the data in the property data report for internal or external purposes without having to obtain my consent. My consent must be obtained before this property data report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

12. If the data collected was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or as a facsimile transmission containing a copy or representation of my signature, it shall be as effective, enforceable and valid as if a paper version of the data containing my original hand-written signature were delivered.

Property Data Collector Information

Property Data Collection Type	Onsite	**Submitting Company**	Data Submitter Company 1
Property Data Collection Company	Collection Entity	**Property Data Collector**	Jane Q Public
Property Data Collection Date	06/30/2025	Email	janeqpublic@email.123
		Property Data Collector Type	Photographer

	Yes	No
Property Data Collector acknowledges compliance and adherence to the Certifications and Limiting Conditions	☑	☐