Uniform Property Data Report (UPDR)

Issued by Fannie Mae and Freddie Mac

UPDR with Report Field IDs

Document Version 1.2

October 2026

Revision History

Date	Version Number	Revision Description
July 30, 2025	1.0	Initial Publication
December 2025	1.1	• Replaced fixed page numbers with generic placeholders (“Page [Page] of [Pages]”). • In “Site” section, added Images section for Non-Residential Use and updated subsequent image numbering.
October 2026	1.2	Updated labels for the Exterior, Interior, Unit Interior, and Vehicle Storage defect images.

Uniform Property Data Report HF.001

[PROPERTY TYPE] 1.000
[ADDRESS] 1.001
[urlifavailable] 1.002

SUMMARY SH.1000

Property Data Collector Information SH.1001

Submitting Company 1.003
Property Data Collection Date 1.005
Property Data Collector 1.004

Property Description SH.1.002

Project Name 1.006
Construction Type 1.007
Construction Status 1.008
Year Built 1.009 [~] 1.010
Building Design 1.011
Attachment Type 1.012
Total Site Size 1.013
Number of Units 1.014
Unit Construction Status 1.015

P1.000



This is where the Dwelling Front photo would display.

	Yes	No
Is the property occupied? 1.016	☐	☐
Are any adverse site conditions observed? 1.017	☐	☐

Description 1.018

	Building SH.1.003	Total Square Footage	Total Bedrooms	Total Bathrooms - Full	Total Bathrooms - Half
1.019	Primary Structure	1.020	1.021	1.022	1.023
1.024	Accessory Dwelling Unit (ADU)	1.025	1.026	1.027	1.028
1.029	Other Living Structure	1.030	1.031	1.032	1.033

Summary of Apparent Defects, Damages, Deficiencies SH.1.004

Feature	Deficiency	Detail and Description		Severe Deficiency?
Exterior				
1.034	1.035	1.036	1.037	1.038
Interior				
1.039	1.040	1.041	1.042	1.043
Mechanical Systems				
1.044	1.045		1.046	1.047
Vehicle Storage				
1.048	1.049	1.050	1.051	1.052

Subject Property SH.2.000

Physical Address 2.000
County 2.001
Latitude, Longitude 2.002
Attachment Type 2.003
Accessory Dwelling Unit(s) 2.004

Condominium Building Information SH.2.001

Project Name 2.005
Building Design 2.006
Description 2.007
Building Number 2.008
Number of Stories 2.009
Number of Elevators 2.010
Off Street Parking Available 2.011 Yes ☐ No ☐

Site SH.3.000

Total Site Size 3.000
Non-Residential Use 3.001
Description 3.002

[Report Location] – [Image Description] P3.000

P3.001

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.000

P3.001

This is where the [Report Location] – [Image Description] photo would display.

Site Influence SH.3.001

Influence	Detail	Comment
3.003	3.004	3.005

[Report Location] – [Image Description] P3.002

P3.003

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.002

P3.003

This is where the [Report Location] – [Image Description] photo would display.

Site View SH.3.002

View	Range	Comment
3.006	3.007	3.008

Unit View SH.3.003

View	Range	Comment
3.009	3.010	3.011

Site *(continued)* SH.3.000

[Report Location] – [Image Description] P3.004

P3.005



This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.004

P3.005



This is where the [Report Location] – [Image Description] photo would display.

Site Improvements SH.3.004

Property Improvement(s)	Comment
3.012	3.013

Pool Concern(s)	Comment
3.014	3.015

Waterfront Improvement(s)
3.016

Unit Features SH.3.005

Improvements	Comment
3.017	

[Report Location] – [Image Description] P3.006

P3.007



This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.006

P3.007



This is where the [Report Location] – [Image Description] photo would display.

Adverse Condition	Comment
3.018	3.019

[Report Location] – [Image Description] P3.008

P3.009



This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.008

P3.009



This is where the [Report Location] – [Image Description] photo would display.

Site *(continued)* SH.3.000

Utilities SH.3.006

Utility	Public	Private	Detail
Electricity	3.020	3.021	3.022
Gas	3.023	3.024	3.025
Sewer	3.026	3.027	3.028
Water	3.029	3.030	3.031

Heating Fuel Description 3.032

Property Access SH.3.007

Road Ownership 3.033

Road Description 3.036

	Yes	No
Road Maintained 3.034	☐	☐
Accessible Year-Round 3.035	☐	☐

Alley Ownership 3.037

Alley Description 3.040

Public 3.038	☐
Private 3.039	☐

[Report Location] – [Image Description] P3.010

P3.011

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P3.012

P3.013

This is where the [Report Location] – [Image Description] photo would display.

Floor Plan SH.4.000

FP.001

Exterior - [Building] SH.5.000

Units in Structure 5.000
Year Built 5.001 [~] 5.002
Construction Type 5.003
Construction Status 5.004

	Yes	No
Garage Converted to Finished Area 5.005	☐	☐

Structure Type 5.006
Structure Area 5.007
Attachment Type 5.008
Foundation Type 5.009

P5.000

This is where the Exterior photo would display.

Exterior Features SH.5.001

Feature	Description
Driveway	5.010
Exterior Walls	5.011
Foundation Walls	5.012
Gutters and Downspouts	5.013
Roof	5.014
Windows	5.015
Window Insulated Storm Sash	5.016
Window Screens	5.017

[Report Location] – [Image Description] P5.001

P5.002

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P5.001

P5.002

This is where the [Report Location] – [Image Description] photo would display.

Updates (Exterior) SH.5.002

Update		Time Frame	Description
5.018	5.019	5.020	5.021

[Report Location] – [Image Description] P5.003

P5.004

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P5.003

P5.004

This is where the [Report Location] – [Image Description] photo would display.

Exterior - [Building] *(continued)* SH.5.000

Apparent Defects, Damages, Deficiencies (Exterior) SH.5.003

Feature	Deficiency	Detail and Description		Severe Deficiency?
5.022	5.023	5.024	5.025	5.026

Exterior – Defect – [Image Description] P5.005

P5.006

This is where the [Report Location] – [Image Description] photo would display.

Exterior – Defect – [Image Description] P5.005

P5.006

This is where the [Report Location] – [Image Description] photo would display.

Unit Interior - [Building] SH.6.000

Total Area 6.000
Area Breakdown
Finished Above Grade 6.001
Finished Above Grade (Nonstandard) 6.002
Unfinished Above Grade 6.003
Total Area Above Grade 6.004
Finished Below Grade 6.005
Finished Below Grade (Nonstandard) 6.006
Unfinished Below Grade 6.007
Total Area Below Grade 6.008

Levels in Unit 6.009
Floor Number 6.010
Unit Construction Status 6.011
Main Entrance Floor 6.012
Top Floor 6.013
Total Bedrooms 6.014
Total Bathrooms - Full 6.015
Total Bathrooms - Half 6.016

Accessory Dwelling Unit (ADU) 6.017 Yes ☐ No ☐

Mechanical System Details SH.6.001

	System
Heating	6.018
Cooling	6.019

Updates (Mechanical Systems) SH.6.002

Update		Time Frame	Description
6.020	6.021	6.022	6.023

[Report Location] – [Image Description] P6.000

P6.001

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P6.000

P6.001

This is where the [Report Location] – [Image Description] photo would display.

Unit Interior - [Building] *(continued)* SH.6.000

Apparent Defects, Damages, Deficiencies (Mechanical) SH.6.003

Feature	Deficiency	Detail and Description	Severe Deficiency?
6.024	6.025	6.026	6.027

Mechanical – Defect – [Image Description] P6.002

P6.003

This is where the [Report Location] – [Image Description] photo would display.

Mechanical – Defect – [Image Description] P6.002

P6.003

This is where the [Report Location] – [Image Description] photo would display.

Level and Room Detail SH.6.004

Level in Unit	Grade Level Detail		Area and Finish			Attic Access			Low Ceiling	Room Summary
6.028	6.029	6.030	6.031	6.032	6.033	6.034	6.035	6.036	6.037	6.038

	Yes	No
Attic Floor 6.039	☐	☐
Attic Heated 6.040	☐	☐

Interior Features 6.041

Room		Feature	Fixture	Update		Update Description	Time Frame
6.042	6.043	6.044	6.045	6.046	6.047	6.048	6.049

	Yes	No		Yes	No
Range/Oven 6.050	☐	☐	**Microwave** 6.054	☐	☐
Refrigerator 6.051	☐	☐	**Washer/Dryer** 6.055	☐	☐
Dishwasher 6.052	☐	☐	**Other Appliances** 6.056	☐	☐
Garbage Disposal 6.053	☐	☐	6.057		

Feature	Description
Interior Floors	6.058
Interior Walls	6.059
Interior Trim	6.060
Bathroom Floor	6.061
Bathroom Wainscot	6.062

[Report Location] – [Image Description] P6.004

P6.005

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P6.004

P6.005

This is where the [Report Location] – [Image Description] photo would display.

Unit Interior - [Building] *(continued)* SH.6.000

Apparent Defects, Damages, Deficiencies (Unit Interior) SH.6.005

Feature	Deficiency	Detail and Description		Severe Deficiency?
6.063	6.064	6.065	6.066	6.067

Unit Interior – Defect – [Image Description] P6.006

P6.007

This is where the [Report Location] – [Image Description] photo would display.

Unit Interior – Defect – [Image Description] P6.006

P6.007

This is where the [Report Location] – [Image Description] photo would display.

Vehicle Storage SH.7.000

Storage	Number of Parking Spaces	Area
7.000	7.001	7.002

[Report Location] – [Image Description] P7.000

P7.001

This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P7.000

P7.001

This is where the [Report Location] – [Image Description] photo would display.

Apparent Defects, Damages, Deficiencies (Vehicle Storage) SH.7.001

Feature	Deficiency	Detail and Description		Severe Deficiency?
7.003	7.004	7.005	7.006	7.007

Vehicle Storage – Defect – [Image Description] P7.002

P7.003

This is where the [Report Location] – [Image Description] photo would display.

Vehicle Storage – Defect – [Image Description] P7.002

P7.003

This is where the [Report Location] – [Image Description] photo would display.

Other SH.8.000

[Report Location] – [Image Description] P8.000

P8.001



This is where the [Report Location] – [Image Description] photo would display.

[Report Location] – [Image Description] P8.000

P8.001



This is where the [Report Location] – [Image Description] photo would display.

Limiting Conditions SH.9.000

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 SH.9.001

Property Data Collection Type 9.000

Property Data Collection Company 9.001

Property Data Collection Date 9.002

Property Data Collector acknowledges compliance and adherence to the Certifications and Limiting Conditions 9.003 — Yes ☐ No ☐

Submitting Company 9.004

Property Data Collector 9.005

Email 9.006

Phone 9.007

Property Data Collector Type 9.008 9.009