

Uniform Property Data Report (UPDR)

Issued by Fannie Mae and Freddie Mac

UPDR with Report Field IDs

Document Version 1.1

December 2025

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.

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

Is the property occupied? 1.016 ☐ Yes ☐ No

Are any adverse site conditions observed? 1.017 ☐ ☐

Description 1.018

P1.000



This is where the Dwelling Front photo would display.

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	1.048	
Vehicle Storage					
1.049	1.050	1.051	1.052	1.053	

[Property Type] HF.002

Case File ID: HF.004

UPD Version #[1.0] HF.006

[Street Address
City, State ZIP] HF.003

LPA ID: HF.005

Fannie Mae | Freddie Mac HF.007
December 2025 HF.008

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) 3.012	Comment 3.013
Pool Concern(s) 3.014	Comment 3.015
Waterfront Improvement(s) 3.016	

Unit Features SH.3.005	
Improvements 3.017	Comment

[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 3.018	Comment 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
		YesNo		
Road Maintained	3.034	<input type="checkbox"/> <input type="checkbox"/>		
Accessible Year-Round	3.035	<input type="checkbox"/> <input type="checkbox"/>		
Alley Ownership	3.037		Alley Description	3.040
Public	3.038	<input type="checkbox"/>		
Private	3.039	<input type="checkbox"/>		

[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

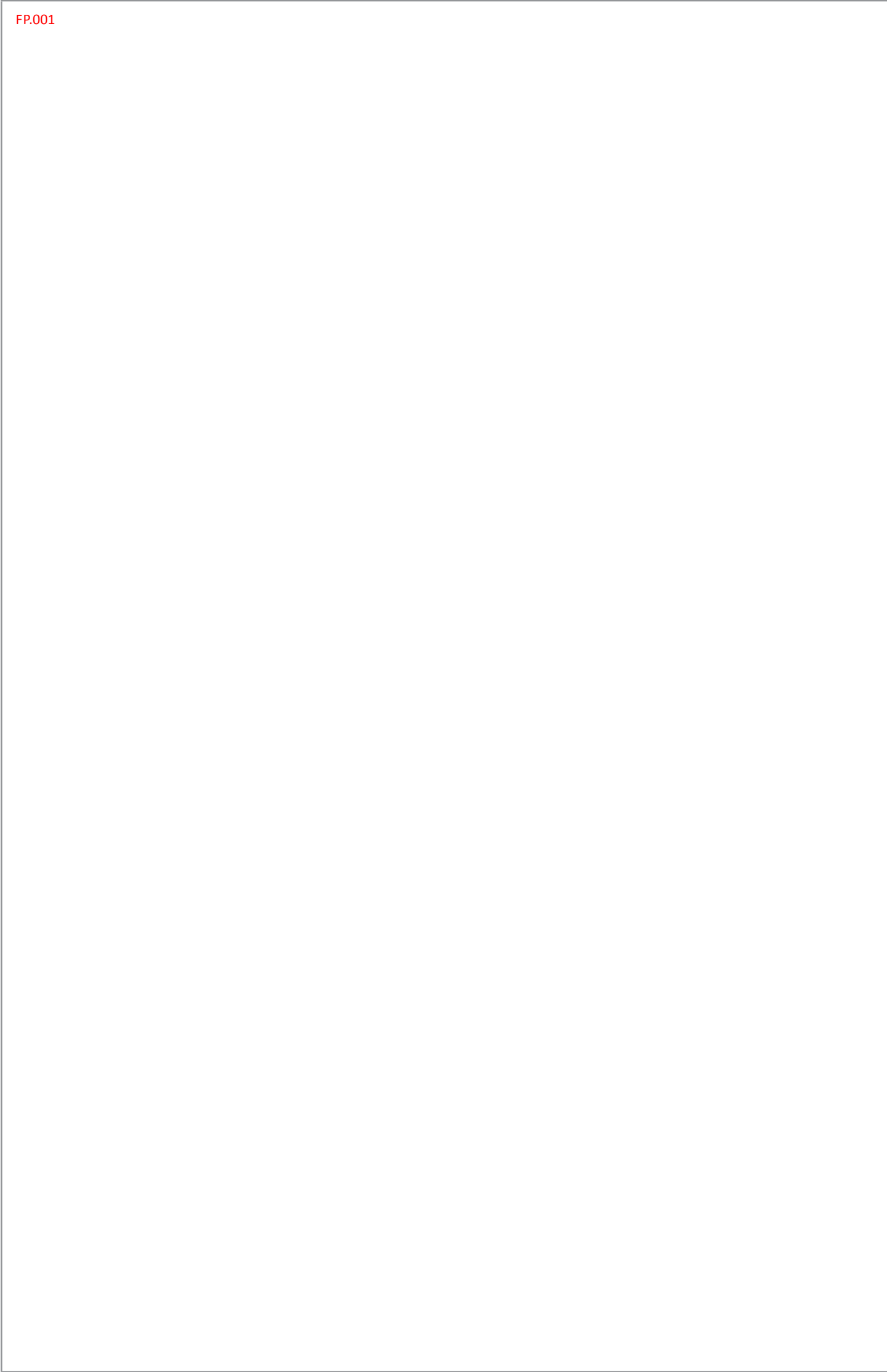
P3.013



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

Floor Plan

SH.4.000



Exterior - [Building]

SH.5.000

Units in Structure 5.000

Year Built 5.001 [~] 5.002

Construction Type 5.003

Construction Status 5.004

Garage Converted to Finished Area 5.005

Yes

No


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

[Report Location] – [Image Description]

P5.005




P5.006

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

[Report Location] – [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	Levels in Unit	6.009
Area Breakdown		Floor Number	6.010
Finished Above Grade	6.001	Unit Construction Status	6.011
Finished Above Grade (Nonstandard)	6.002	Main Entrance Floor	6.012
Unfinished Above Grade	6.003	Top Floor	6.013
Total Area Above Grade	6.004	Total Bedrooms	6.014
Finished Below Grade	6.005	Total Bathrooms - Full	6.015
Finished Below Grade (Nonstandard)	6.006	Total Bathrooms - Half	6.016
Unfinished Below Grade	6.007	Accessory Dwelling Unit (ADU)	6.017
Total Area Below Grade	6.008		<div>Yes No</div> <div><input type="checkbox"/><input type="checkbox"/></div>

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

[Report Location] – [Image Description] P6.002


P6.003



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

[Report Location] – [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			<input type="checkbox"/>	<input type="checkbox"/>
Attic Heated 6.040			<input type="checkbox"/>	<input type="checkbox"/>

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		<input type="checkbox"/>	<input type="checkbox"/>	Microwave 6.054		<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator 6.051		<input type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer 6.055		<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher 6.052		<input type="checkbox"/>	<input type="checkbox"/>	Other Appliances 6.056		<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal 6.053		<input type="checkbox"/>	<input type="checkbox"/>	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

[Report Location] – [Image Description] P6.006


P6.007



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

[Report Location] – [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

[Report Location] – [Image Description] P7.002


P7.003



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

[Report Location] – [Image Description] P7.002



P7.003



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

Other

SH.8.000

<div><div>[Report Location] – [Image Description] P8.000</div><div><div><div>P8.001</div><div></div></div><div><div>This is where the [Report Location] – [Image Description] photo would display.</div></div></div></div>	<div><div>[Report Location] – [Image Description] P8.000</div><div><div><div>P8.001</div><div></div></div><div><div>This is where the [Report Location] – [Image Description] photo would display.</div></div></div></div>
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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