

# Uniform Property Data Report (UPDR)

Issued by Fannie Mae and Freddie Mac

**UPDR without 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 the “Site” section, added an Images section for Non-Residential Use.

# Uniform Property Data Report

[PROPERTY TYPE]  
[ADDRESS]  
[\[urlifavailable\]](#)

## SUMMARY

Property Data Collector Information

Submitting Company

Property Data Collector

Property Data Collection Date

Property Description

Project Name

Construction Type

Construction Status

Year Built

[~]

Building Design

Attachment Type

Total Site Size

Number of Units

Unit Construction Status

Is the property occupied?

Are any adverse site conditions observed?

Yes

No

☐


☐

☐

☐

Description

Building	Total Square Footage	Total Bedrooms	Total Bathrooms - Full	Total Bathrooms - Half
Primary Structure				
Accessory Dwelling Unit (ADU)				
Other Living Structure				



This is where the Dwelling Front photo would display.

Summary of Apparent Defects, Damages, Deficiencies			
Feature	Deficiency	Detail and Description	Severe Deficiency?
Exterior			
Interior			
Mechanical Systems			
Vehicle Storage			

Subject Property

Physical Address	Latitude, Longitude
County	Attachment Type
	Accessory Dwelling Unit(s)


Condominium Building Information

Project Name	Number of Stories
Building Design	Number of Elevators
Description	
Building Number	Off Street Parking Available
	Yes No
	<input type="checkbox"/> <input type="checkbox"/>

Site


Total Site Size
Non-Residential Use
Description

[Report Location] – [Image Description]



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

[Report Location] – [Image Description]




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

Site Influence


Influence	Detail	Comment

[Report Location] – [Image Description]



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

[Report Location] – [Image Description]



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



Site View

View	Range	Comment



Unit View

View	Range	Comment



Site (continued)

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Site Improvements	
Property Improvement(s)	Comment
Pool Concern(s)	Comment
Waterfront Improvement(s)	
Unit Features	
Improvements	Comment

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Adverse Condition	Comment

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Site *(continued)*

Utilities			
Utility	Public	Private	Detail
Electricity			
Gas			
Sewer			
Water			

Heating Fuel Description


Property Access			
Road Ownership		Road Description	
	Yes	No	
Road Maintained	<input type="checkbox"/>	<input type="checkbox"/>	
Accessible Year-Round	<input type="checkbox"/>	<input type="checkbox"/>	
Alley Ownership		Alley Description	
Public	<input type="checkbox"/>		
Private	<input type="checkbox"/>		

[Report Location] – [Image Description]



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

[Report Location] – [Image Description]



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

Floor Plan









Exterior - [Building] (continued)

Apparent Defects, Damages, Deficiencies (Exterior)

Feature	Deficiency	Detail and Description	Severe Deficiency?
<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>		<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	



Unit Interior - [Building]

Total Area	Levels in Unit
Area Breakdown	Floor Number
Finished Above Grade	Unit Construction Status
Finished Above Grade (Nonstandard)	Main Entrance Floor
Unfinished Above Grade	Top Floor
Total Area Above Grade	Total Bedrooms
Finished Below Grade	Total Bathrooms - Full
Finished Below Grade (Nonstandard)	Total Bathrooms - Half
Unfinished Below Grade	
Total Area Below Grade	Accessory Dwelling Unit (ADU) <div>Yes <input type="checkbox"/> No <input type="checkbox"/></div>

Mechanical System Details	
	System
Heating	
Cooling	

Updates (Mechanical Systems)



Update	Time Frame	Description

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Unit Interior - [Building] (continued)

Apparent Defects, Damages, Deficiencies (Mechanical)

Feature	Deficiency	Detail and Description	Severe Deficiency?

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Level and Room Detail

Level in Unit	Grade Level Detail	Area and Finish	Attic Access	Low Ceiling	Room Summary



	Yes	No
Attic Floor	<input type="checkbox"/>	<input type="checkbox"/>
Attic Heated	<input type="checkbox"/>	<input type="checkbox"/>

Interior Features

Room	Feature	Fixture	Update	Update Description	Time Frame



	Yes	No		Yes	No
Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Other Appliances	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>			

Feature	Description
Interior Floors	
Interior Walls	
Interior Trim	
Bathroom Floor	
Bathroom Wainscot	

<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div></div>
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Unit Interior - [Building] (continued)

Apparent Defects, Damages, Deficiencies (Unit Interior)



Feature	Deficiency	Detail and Description	Severe Deficiency?
[Report Location] – [Image Description]		[Report Location] – [Image Description]	
<div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div>		<div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div>	

Vehicle Storage



Storage	Number of Parking Spaces	Area

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

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

Feature	Deficiency	Detail and Description	Severe Deficiency?
[Report Location] – [Image Description]		[Report Location] – [Image Description]	
<div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div>		<div><p>This is where the [Report Location] – [Image Description] photo would display.</p></div>	

Other

<div><div>[Report Location] – [Image Description]</div><div><p><i>This is where the [Report Location] – [Image Description] photo would display.</i></p></div></div>	<div><div>[Report Location] – [Image Description]</div><div><p><i>This is where the [Report Location] – [Image Description] photo would display.</i></p></div></div>
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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	Submitting Company
Property Data Collection Company	Property Data Collector
Property Data Collection Date	Email
	Phone
Property Data Collector acknowledges compliance and adherence to the Certifications and Limiting Conditions	Property Data Collector Type