

August 27, 2013

Uniform Collateral Data Portal Release Notification and Uniform Appraisal Dataset Update

As communicated in the *April UAD Update and UCDP Notification*, Fannie Mae and Freddie Mac (the GSEs) will continue to convert several of the current Uniform Appraisal Dataset (UAD) compliance warning edits to fatal UAD edits in the Uniform Collateral Data Portal® (UCDP®). Phase one was implemented on June 22, 2013. The second phase will be implemented in early 2014, with warning edits for the following data fields converting to fatal UAD edits:

- Quality of Construction Rating (subject and comparables)
- Location Rating (subject and comparables)
- View Rating (subject and comparables)
- Condition Rating (subject and comparables)

Each of the data fields above has associated UAD edits that will be returned in the UCDP if the data provided is incomplete or the format is invalid as defined in the Fannie Mae and Freddie Mac UAD Technical Specifications. When these warning edits are converted to fatal UAD edits, if one or more of these edits is issued it will result in Hard Stop 401 (UAD Compliance Check Failure) and a “Not Successful” status will be issued in the UCDP. If the lender or appraisal vendor receives a “Not Successful” status in the UCDP, the lender or vendor must resubmit a corrected appraisal with the required data in the correct format to ensure a “Successful” status. If the UCDP issues a “Not Successful” status for an appraisal, the loan will not be eligible for delivery to either GSE.

The UAD messages for the data fields that will convert from warning edits to fatal UAD edits in early 2014 are provided in the tables below:

Subject Property Messages

Data Field Name	Subject Property Form Field Name	UAD Compliance Message ID	Message
Subject Quality of Construction Rating	Quality	5118, 5119	Only one of “Q1” to “Q6” must be provided.
Subject Location Rating	Location	5102, 5103	Only one of “N,” “B,” or “A” must be provided.
Subject View Rating	View	5050, 5051 5110, 5111, 5112	Only one of “N,” “B,” or “A,” must be provided and must match the overall view rating in the Site section.
Subject Condition Rating	Condition	5086, 5087 5122, 5123, 5124	Only one of “C1” to “C6” must be provided.

Comparable Property Messages

Data Field Name	Comparable Property Form Field Name	UAD Compliance Message ID	Message
Comparable Quality of Construction Rating	Quality	5209, 5210	Only one of “Q1” to “Q6” must be provided.
Comparable Location Rating	Location	5191, 5192	Only one of “N,” “B,” or “A,” must be provided.
Comparable View Rating	View	5202, 5203	Only one of “N,” “B,” or “A,” must be provided.
Comparable Condition Rating	Condition	5215, 5216	Only one of “C1” to “C6” must be provided.

Lenders and vendors are encouraged to perform analysis on all of these data fields now to ensure business processes are in place to evaluate UAD compliance for a smooth transition.

Note: UAD warning messages for the remaining data fields listed below will be converted to fatal UAD edits later in 2014:

- Subject and Comparable Address (including unit number for condominiums)
- Subject Contract Date
- Comparable Date of Sale/Time

Change to Accepted XML File Formats in UCDP

As communicated in the January UAD update, the GSEs intend to discontinue accepting appraisals in PDF and other alternative appraisal formats, and to accept only the MISMO file format in the UCDP. Our goal is to retire UCDP acceptance of the ACI XML and AIReady formats, and the PDF extraction services in 2014. We will provide at least six months' notice of the retirement date once it has been determined. We continue to work closely with lenders and vendors using these formats to ensure a smooth migration path.

UCDP September 21 Release: Enhancement to Hard Stop 303

On September 21, 2013, the GSEs will be releasing a minor enhancement to UCDP. No additional testing is required of lenders or their agents for this change. Hard Stop 303, invalid address – unit number not validated, is issued in UCDP when it appears that the unit number in the condominium mailing address is either missing or invalid. The validation process for this Hard Stop will be enhanced to include additional data checks to improve the feedback lenders receive on the validation of condominium addresses. Hard Stop 303 will remain an automatically overridden message in UCDP with this release.

About the UAD Update

The UAD Update provides lenders and appraisers with clarifications and reminders regarding the UAD. The GSEs will provide future updates as needed to support continued successful compliance with the appraisal dataset.