

Uniform Mortgage Data Program (UMDP) Overview

Updated September 22, 2010

The Federal Housing Finance Agency (FHFA) announced that under its direction Fannie Mae and Freddie Mac are working together to develop and implement uniform appraisal and other loan delivery data standards, as well as a joint appraisal data delivery system for the single-family loans we purchase and/or securitize. Capturing consistent and accurate data is essential to our ability to effectively assess risk on the mortgages we purchase and will create efficiencies for all industry participants.

Fannie Mae and Freddie Mac are publishing the Uniform Mortgage Data Program (UMDP) Overview to provide additional details on the Program that will help lenders prepare for their adoption of the requirements.* Our common approach for the uniform data standards will minimize implementation differences for lenders and vendors and will:

- Create operational efficiency that simplifies the exchange of data and improves response to changing requirements and market conditions.
- Strengthen our respective risk management capabilities.
- Improve transparency and confidence in the loan decision by using the same root data in our processes that lenders use in their processes.
- Improve data accuracy and confidence in loan quality.
- Identify areas where common standards support greater data consistency while maintaining each GSE's ability to independently set credit and pricing policies and business terms.

The Uniform Mortgage Data Program is an ongoing effort and we will continue to enhance the data standards over time. We are putting in place a joint-GSE governance structure that will support a disciplined and sustainable process for future updates and enhancements.

To facilitate adoption of the new requirements, we are developing:

- A **Uniform Appraisal Dataset** includes all data points required for a complete appraisal report and standardizes key data points to enhance data quality and promote consistency.
- A **Uniform Collateral Data Portal** for the electronic collection of appraisal data to minimize impact on lenders.
- A **Uniform Loan Delivery Dataset** that leverages the industry-recognized MISMO® Version 3.0 standard. Working collaboratively, this loan delivery dataset has aligned the GSEs on the majority of the core data elements and their definitions. Where data differences persist, they are a matter of proprietary business or credit policy.

* Fannie Mae and Freddie Mac are each providing identical information in the UMDP Overview document.

Under the direction of FHFA, we are implementing a consistent set of required effective dates and will provide a common set of supporting documentation to ensure a streamlined transition for lenders and vendors. We will each have additional proprietary implementation requirements that reflect our individual businesses, systems, and operational processes.

Fannie Mae and Freddie Mac will each also continue to develop and apply individual and separate credit risk policy, analytics, and independent assessments of what the data means to loan performance and loan quality.

Applying New Appraisal Data Standards through the Uniform Appraisal Dataset

We are working with industry participants to develop a Uniform Appraisal Dataset (UAD) that includes all data points required for a complete appraisal report and standardizes appraisal data definitions for a key subset of fields on the uniform residential appraisal reports. To ease adoption for lenders and vendors, we are not making significant changes to the forms and are primarily focused on developing clear definitions that produce standardized responses for key data fields.

We are working with appraisal software vendors to provide information about the upcoming changes and allow them sufficient time for updating applicable software packages. Appraisers should contact their vendors for specific timelines and availability.

Delivering Appraisal Data through the Uniform Collateral Data Portal

Lenders will be required to deliver electronic appraisal data through a new Uniform Collateral Data Portal (UCDP). When implemented, lenders may access the portal through a web-based interface or direct system-to-system integration.

UAD and UCDP Implementation Dates

In the process of development and implementation planning for the UAD and UCDP, we received extensive feedback from lenders, appraisers, and other industry participants. This feedback has been invaluable in refining the scope and impact of this groundbreaking work. With this input for implementation, particularly on addressing the interdependency of the two projects, we will be revising the following originally announced implementation dates for the UAD and UCDP:

- Publication of the UAD (originally September 2010)
- Availability of UCDP (originally October 1, 2010)
- Required use of the UAD in the appraisal process (originally January 1, 2011)
- Required submission of electronic appraisal data (originally April 1, 2011)

We expect to provide the UAD business overview and implementation specifications, along with dates for UCDP availability and the required use of the UAD and UCDP later this year. Implementations will occur in 2011.

Refer to the [UAD Summary](#) for more information about the UAD and UCDP.

Transitioning to the Uniform Loan Delivery Dataset in MISMO Version 3.0

As we each announced in 2009, Fannie Mae and Freddie Mac are transitioning our single-family loan delivery file formats to the industry standard MISMO Version 3.0 Reference Model, and will increase the number of data elements we require at the time of loan delivery.

Through our work together on the Uniform Loan Delivery Dataset, we are establishing a common usage for the majority of the loan delivery data elements and are minimizing differences wherever possible. Working collaboratively, the GSEs have worked to ensure that:

- The majority of the elements in the dataset are aligned between the GSEs.
- GSE dependence on special codes is eventually reduced through the collection of root data.
- The GSE-specific conditionally required fields are minimized.
- As much as possible, initially required loan delivery data is confined to data that lender systems collect today.
- Loan delivery data that will be required in the future is highlighted in order to give lender organizations as much time to implement as possible.

The result of this collaborative effort will support a more efficient, consistent, and streamlined implementation for lenders and vendors. Loans submitted for purchase or securitization will continue to be submitted on each GSE's existing loan delivery applications.

We will individually provide further details about testing timelines and readiness releases in the near future.

Key Dates

- **June 2010:** The Uniform Loan Delivery Data Specification for the Uniform Loan Delivery Dataset was published on June 8, 2010.
- **June 2010:** Freddie Mac and Fannie Mae each published an individual Implementation Guide for Loan Delivery Data to reflect our unique business and operational requirements on June 28, 2010.
- **September 1, 2011:** All loans must be delivered to either GSE using the MISMO v.3.0 dataset and file format.

For More Information

We recognize that the changes we are announcing may significantly impact operations and business processes for lenders and vendors. As we work through the details of the Uniform Mortgage Data Program and our respective implementation plans, be assured that we will each factor in industry business needs and operational requirements.

More information is available on www.eFannieMae.com or www.FreddieMac.com.