Loan Delivery Application
The next generation in loan data delivery

Updated June 21, 2016

A new version of Fannie Mae's Loan Delivery application was made available on December 1, 2015. It provides enhanced functionality, greater transparency, and improved edit management capabilities that will enable more efficient delivery of loans. The Loan Delivery application supports the capture of Uniform Loan Delivery Dataset (ULDD) Phase 2 data, which is required for delivery as of June 27, 2016.

Features & Enhancements

FEATURE	BENEFITS
New look and feel	• Newly designed user interface and intuitive navigation • improved search and filter functionality
Enhanced transparency	• Provide closed MBS pool status updates • Provide funding information for Whole Loans • More actionable edit messaging, resulting in quicker resolution
Improved efficiency	• New reporting features and expanded formats (.*csv, .pdf, etc.*) • Asynchronous processing (import while another file processes at the same time) • Ability to quickly filter through edits and loans/pools
Data quality	• Loan Detail page updates to accommodate the ULDD Phase 2 data points • GSE alignment on new data requirements • More alignment on EarlyCheck™ and Desktop Underwriter® (DU) data
Easy to access	• Use your old Loan Delivery user ID/password to access the new Loan Delivery. • Access permissions rollover automatically for both Loan Delivery and LDTE.

Tips for Using the Loan Delivery Application

- The Loan Delivery application requires a *minimum* of the following Web browser versions: Internet Explorer 9.0, Google Chrome Version 38, or Mozilla Firefox Version 33.
    - You may need to support a lower Web browser version (such as IE 8.0) in parallel for a period of time IF you continue to need to access old Loan Delivery to retrieve archived data.

- Loan Delivery is accessible from the Loan Delivery Application page on FannieMae.com.

- The old Loan Delivery application remains available (on the old Loan Delivery application page) for a period of time for archive purposes; "Import" and "Submit" functions are unavailable.

- Loan Delivery accepts delivery of the ULDD Phase 2 XML import file as well as data manually entered in the user interface.

- For import users, the Loan Delivery application will only accept the MISMO Version 3.0 Reference Model XML file format for delivery (refer to the ULDD Implementation Guide for details on file structure).

- The edits you received are pinned at the top of the Loan Detail page and remain visible as you scroll down the page. You may un-pin this box if you choose not to view these edits. The sort ID is provided at the end of each edit feedback message to help you identify which data fields to update.
- XML Import File Size: Loan Delivery will only accept an XML import file with less than 10,000 loans or a file size of 150 MB or less. Larger files can be compressed (i.e., zipped) to improve upload time.

Getting Started

- Your user ID and password and permissions remain the same as the old Loan Delivery application; there is no need to re-register.
- Items to ensure are set up before getting started:
  - Validate that your Payee Code, Custodian/Financial Institution Number (FIN), and MBS Wiring Instructions (as applicable) are correct.
  - Seller Number: For your initial login, select your default Seller Number in your User Profile.
  - MBS Wiring Instructions: Ensure the Receiver Sub-Account appears in your wiring instructions. If it is not, be sure to ADD this for any MBS wiring instructions that are present. Note: Receive Sub-Account is *required*.
- If you do not currently have access to the Loan Delivery application and need access, have your Corporate Administrator request access for you through Fannie Mae's [Technology Manager](#).
  - If you do not know who your Administrator is, contact your regional office Account Team representative or the [Customer Contact Center](#).
- To retrieve your commitments select "Commitment Management" from the main menu then click "Retrieve Commitments." Then select any commitments from the list to import or manually enter data.

Training and Support

- [Loan Delivery Application page](#) – Features links to access the Loan Delivery application (production) as well as key resources for understanding the system (FAQs, User Guide, Job Aids, and more).
- [Loan Delivery Test Environment (LDTE)](#) – Mimics the Loan Delivery (production) and allows lenders and technology solution providers to test-deliver data to learn what edits may appear prior to production.
- [ULDD Page](#) – ULDD Phase 2 dataset information, updated vendor list, and implementation guides.
- [At-a-Glance: LDTE](#) – Details on using the Loan Delivery Test Environment.
- [Loan Delivery Edit Dictionary](#)
- For questions, contact your Fannie Mae representative.

A quick reference to the Loan Delivery icons is available on the following page.

Loan Delivery Icons

Function	Icon Definitions				
Import	● Imported	■ Import Failed	▼ Imported, Errors	↻ Validating File	○
	File successfully imported	*File has errors; nothing was imported*	*File has errors; subset of pools/loans were imported*	*File schema is being validated*	*Edits are currently processing*
Edit	● Passed	■ Fatal	▼ Warning	⊖ Not Edited	○
	No Warnings or Fatals in loan data	*One or more Fatal edits were triggered*	*One or more Warning edits (no Fatals) triggered*	*Seller must initiate edit process by selecting "Run Edits"*	*Loan data was submitted to view edits returned*
Submission	● Submitted	- Not Submitted	△ Data Modified after Submission	↩ Approved for Resubmission	
	Loan/pool was submitted to FNM for further processing	*Loan/pool was not submitted to FNM for further processing*	*Data modified on submitted loan/pool*	*FNM approved submission of a loan/ pool prev. submitted*	
Wiring Instructions	● Submitted	■ Missing	■ Error – Remaining Balance	📝 Entered	
	MBS Wiring Instruct. submitted at time pool submitted	*No MBS Wiring Instructions were assigned to Pool*	*Indicates there were errors in entered wiring instructions*	*No warnings for any MBS Wiring Instruct. assigned to Pool*	
Revised Wiring Instructions	R● Revision Submitted	R■ Revision Pending Error- Remaining Balance	R■ Revision Pending - Missing	R📝 Revision Pending - Entered	
	Wiring instructions were revised and submitted to FNM	*Revised Wiring instructions entered (for loans with errors)*	*No Wiring instructions for the submitted pool*	*Wiring instructions were revised and not submitted to FNM*	
Certification	● Certified	■ Failed	- No Certification	✸ Certification by Designated Custodian	- Awaiting 3rd Party Certification
	Pool was submitted to a custodian and certified	*Custodian has identified a doc./data error preventing cert.*	*Pool was not submitted to custodian*	*Pool was submitted to FNM's Doc. Delivery Facility for certification*	*Pool was submitted to 3rd party custodian for cert.*
Status	● Delivered	○ Processing			
	Loan Delivery commitment submitted amount was fulfilled	*Loan Delivery commitment submitted amount not fulfilled; loans can still be processed*			