



Uniform Closing Dataset (UCD) Fact Sheet

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The Uniform Closing Dataset (UCD) is a component of the Uniform Mortgage Data Program® (UMDP®), an ongoing effort by Fannie Mae and Freddie Mac (the GSEs) to provide a common industry dataset to convey information on the Consumer Financial Protection Bureau's (CFPB) Closing Disclosure. Reference the [UCD page](#) for related information.

UCD Implementation Highlights

- The UCD file format is the same for both GSEs; however, the data collection method will be specific to each GSE.
- Fannie Mae allows testing and delivery of the UCD file via our web-based UCD collection solution or the business-to-business (B2B) direct integration platform. User guides and helpful resources to support UCD delivery are available on the [UCD collection solution page](#).
- The UCD XML file must be submitted for all loans delivered to the GSEs with a Note Date on or after **September 25, 2017**. The GSEs will use the Note Date reported in the loan delivery XML file to determine whether a corresponding UCD file is required. The UCD file must be submitted to the GSEs *at or before* delivery of the loan.
- Delivery of the UCD must be in the MISMO Version 3.3.0 Reference Model format.
- A PDF of the most accurate Closing Disclosure must be embedded in the UCD file. The PDF must match the data in the UCD XML file. For details on this process, refer to the [UCD FAQs](#).
- A Casefile ID must be included in the UCD XML file if one is available. For loans underwritten in Desktop Underwriter® (DU®), this will be the Casefile ID issued by DU. If the loan was not underwritten by DU, then Fannie Mae will issue a new Casefile ID upon submission of the UCD file. This newly issued Casefile ID must be included in the UCD file for any subsequent submissions of the file.
- The UCD XML file and embedded Closing Disclosure must represent the agreed-upon terms of the loan and contain the most accurate information available at the time of loan delivery.
- Non-sellers who wish to submit the UCD file to Fannie Mae on behalf of their aggregator, may do so by working with a technology solution provider who has B2B direct integration capability with Fannie Mae. A Quick Guide is available on the UCD page: [Access to UCD for Non-Sellers](#).

Benefits of Fannie Mae's Collection Solution

- *Ease of submission* – Lenders may submit either a single file or batch file (containing multiple UCD XML files) with the option of submitting through a web-based user interface – available via the UCD page or within the Loan Delivery application – or via the B2B direct integration platform.
- *Feedback* – Lenders will receive data quality and eligibility feedback messages to help ensure eligibility compliance.
- *Casefile ID* – A single Casefile ID will be assigned to each UCD file submission. This will be the same Casefile ID issued by Desktop Underwriter, if available, thereby simplifying implementation and loan tracking. This same casefile ID will tie DU, UCD, and Loan Delivery data together to help provide an integrated view of the loan information. Read more about the Casefile ID in the [Quick Guide](#).



Benefits of Implementing the UCD

Implementation of the UCD will help:

- Promote better data integration and consistency with business partners.
- Allow all parties to use a consistent approach and language to convey information on the Closing Disclosure.
- Improve understanding and provide clarity regarding the loan transaction.

What You Can Begin to Do Now

We encourage lenders to initiate your UCD transition now! Begin scoping the effort by taking the following actions:

- 1) **REVIEW** essential Fannie Mae UCD documentation to understand the requirements:
 - *Appendix E: UCD Implementation Guide* provides guidance on how the UCD data points and structures map to the Closing Disclosure.
 - *Appendix F: UCD Sample Use Cases* provides sample Closing Disclosures containing transaction data.
 - *Appendix G: UCD Sample XML Files* provides sample XML files for each use case in *Appendix F*.
 - *Appendices H/I: UCD Delivery Specification* presents the UCD in proper XML order for file transmission to the GSEs. Refer to [Appendix I](#) (Excel version) for filtering and sorting to more easily analyze the closing data.
| NOTE: Appendices H/I provide separate delivery requirements for purchase, non-seller, and split-disclosure transactions to facilitate understanding of the XML delivery file that must be created for each transaction type.
- 2) **IDENTIFY** what data already exists in your internal systems using the list of data points provided in *Appendices H/I*, and whether any changes will need to be made to your systems and processes to support the UCD file.
- 3) **CONTACT** the technology solution provider you plan to use for Loan Estimate and Closing Disclosure forms (or in-house developers if you have a proprietary system) to discuss their timeline and approach for making the UCD dataset available in your software.
- 4) **CONSIDER** your business process and begin identifying *where* in your process you should be sending the UCD file.

UCD Resources on FannieMae.com

- **UCD Collection Solution Page:** www.fanniemae.com/singlefamily/uniform-closing-dataset-collection-solution
- **UCD Page:** www.fanniemae.com/singlefamily/uniform-closing-dataset
- **MISMO's Loan Estimate dataset:** www.mismo.org/Guidelines/ImplementationGuidelines.htm
- **Consumer Financial Protection Bureau:** www.consumerfinance.gov/regulatory-implementation/tila-respa/