

Timeline for UCD v2.0 Specification Initiative

March 28, 2024

Fannie Mae and Freddie Mac (the GSEs) are announcing the timeline and scope for the Uniform Closing Dataset (UCD) v2.0 Specification (Spec) Initiative including UCD Critical Edits Phases 3B postponed and 4 requirements. The UCD critical edits improve data quality and consistency for single-family loans that the GSEs purchase, and the GSEs continue to validate and analyze these requirements.

Timeline

The timeline includes three areas of focus:

- **UCD v2.0 Spec updates:** Modify the current UCD v1.5 Spec to reflect industry, regulatory, and GSE requirement changes implemented as part of the critical edits initiative and align with evolving Uniform Mortgage Dataset Program (UMDP) specification standards and format.
- **UCD Critical Edits Phase 3B postponed:** Document in the UCD v2.0 Spec the data requirements necessary to support Phase 3B critical edits that were postponed last year and capture additional enumerations needed by industry for processing.
- **UCD Critical Edits Phase 4:** Document the data requirements necessary to support UCD Critical Edits Phase 4 in the UCD v2.0 Spec before the Phase 4 Critical Edits Matrix (CEM) is released.

The GSEs will provide adequate development time for industry adoption to process the UCD v2.0 Spec updates and transition critical edits from warning to critical/fatal. Please be sure to review the timeline below and allow ample time for testing. Lenders should transition to the UCD v2.0 requirements only when they and their systems are fully ready.

UCD v2.0 Specification Initiative Timeline

	2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UCD v2.0	1.1		1.2	1.3		1.4	1.5					1.6
Phase 3B Postponed					2.1	2.2	2.3					2.4
Phase 4					3.1	3.2	3.3			3.4		3.5

Transition Period

Timeline Details

- UCD v2.0**
- 1.1 Publish (Q1 2024)**
 - UCD Implementation Timeline
 - 1.2 Publish (Q3 2024)**
 - UCD v2.0 Spec
 - UCD schema
 - UCD v2.0 Spec Critical Edits
 - 1.3 Publish (Q4 2024)**
 - UCD v2.0 Implementation Guide
 - UCD schema Test File
 - 1.4 In Test (Q2 2025)**
 - UCD v2.0 Spec
 - UCD schema
 - UCD v2.0 Spec Critical Edits
 - 1.5 In Prod (Q3 2025)**
 - Transition Period Begins
 - UCD v2.0 Spec
 - UCD schema
 - UCD v2.0 Spec Critical Edits
 - 1.6 Mandate (H2 2026)**
 - UCD v2.0 Spec
 - UCD schema

- Phase 3B Postponed**
- 2.1 Publish (Q1 2025)**
 - UCD Critical Edits Phase 3B postponed Requirements
 - 2.2 In Test (Q2 2025)**
 - UCD Critical Edits Phase 3B postponed using UCD v2.0 and UCD schema
 - 2.3 In Prod (Q3 2025)**
 - Transition Period Begins
 - UCD Critical Edits Phase 3B warning edits using UCD v2.0 and UCD schema
 - 2.4 Mandate (H2 2026)**
 - UCD Critical Edits Phase 3B critical/fatal edits using UCD v2.0 and UCD schema

- Phase 4**
- 3.1 Publish (Q1 2025)**
 - UCD Critical Edits Phase 4 Requirements
 - 3.2 In Test (Q2/Q3 2025)**
 - UCD Phase 4 critical/fatal edits
 - 3.3 In Prod (Q3 2025)**
 - Transition Period Begins
 - UCD Phase 4 warning edits
 - 3.4 Mandate (H1 2026)**
 - UCD Phase 4A critical/fatal edits
 - 3.5 Mandate (H2 2026)**
 - UCD Phase 4B critical/fatal edits

UCD v2.0 Specification Update

The GSEs will update the UCD Spec v1.5 based on MISMO v3.3.0299 to UCD v2.0 to fully reflect new and existing requirements and align with the UMDP standard format. The updates in the UCD v2.0 will include XML structure changes and apply specification requirements documented in previously published UCD Impact Memos, the CEM, and other resources.

The UCD v2.0 changes include:

- **Updated format:** Apply extensive format changes to align with other UMDP specifications.
- **Updated requirements:** Modify data point requirements to support critical edits implemented in UCD Critical Edits Phases 1–3.
- **Incorporate UCD Critical Edits Phase 4 requirements:** Align UCD v2.0 data point requirements with UCD Critical Edits Matrix for Phase 4. Remove the requirement to associate the company with the individual contact using sequence numbers and XML linking function.
- **Incorporate postponed UCD Critical Edits Phase 3B requirements:** Supplement FeeType enumerations and revise certain Phase 3B critical edits. Update UCD XML structure to include an EXTENSION to FEE_DETAIL to validate both existing and additional fee type enumerations.

The UCD v2.0 Spec will be published in Q3 2024, followed by the UCD v2.0 Implementation Guide and test files in Q4 2024. Each GSE's closing solutions customer testing and production applications will be updated with the UCD v2.0 Spec schema and critical edits in 2025. Please note the lengthy transition period for the use of UCD v2.0 and UCD schema in your systems. During the production transition period, UCD submissions may either continue using the UCD v1.5 format or may use the new UCD v2.0 format. Files that combine the two Spec formats will result in an "Unsuccessful" or "Not Satisfied" submission status.

UCD Critical Edits Phase 3B Postponed Requirements

Background: Certain UCD Phase 3B edits that limited the fee enumerations allowed in three sections of the Closing Disclosure (CD) did not turn critical/fatal on Nov. 6, 2023, (refer to September 6, 2023 joint-GSE [Announcement](#)). UCD v1.5 and some Phase 3 critical edits enforce a set of fees for each CD section that are not explicitly prescribed by the TILA-RESPA Integrated Disclosures Regulation (TRID). Some fee type enumerations commonly used by industry currently must be entered as string fields, which cannot be systematically validated using the MISMO v3.3.0 schema.

Approach: The GSEs have identified additional fee type enumerations to be included in UCD v2.0 from UCD submissions and MISMO artifacts.

Plan: Update the UCD v2.0 and revise certain Phase 3B critical edits related to Fees:

- Allow additional common fee type enumerations in UCD v2.0.
- Add an EXTENSION to FEE_DETAIL including a new FeeItem data point to hold existing and new fee types and enable automated validation by the UCD schema.
- Identify fees appearing in TRID that indicate a section placement. Revise Phase 3 FeeType to section validations by limiting the edits to only what is cited in TRID.
- Review requirements for "RecordingFeeForDeed," "RecordingFeeForMortgage," and "RecordingFeeTotal".

The CEM will be updated and published with Phase 3B postponed requirements and Phase 4 requirements in Q1 2025.

UCD Critical Edits Phase 4

UCD Critical Edits Phase 4 requirements will be included in the UCD v2.0 Spec updates. The GSEs are reviewing the data points initially selected for UCD Critical Edits Phase 4 to determine the updated content. Refinance requirements for deferred edits on payoffs and payments will be corrected to include specifications for

disclosing refinances on the Model Form as well as the Alternate Form. The CEM will be updated with Phase 4 requirements and published in Q1 2025. Based on lessons learned from previous phases, the GSEs will split Phase 4 into two phases--Phase 4A and 4B. The edits for Phase 4A do not require lenders to implement UCD v2.0.

Additional information

For more information on UCD, visit the [Fannie Mae UCD page](#) or the [Freddie Mac UCD page](#).

If you have questions or need further assistance, please contact your GSE account representative or submit your questions to our UCD mailboxes: UCD@FannieMae.com or UCD@FreddieMac.com. For production support call 1-800-2FANNIE or 1-800-FREDDIE, as needed.