

Uniform Closing Dataset Specification Version 2.0 Implementation Guide

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In support of the
Integrated Mortgage Closing Disclosure under the
Real Estate Settlement Procedures Act (Regulation X)
and the Truth in Lending Act (Regulation Z)
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I. INTRODUCTION

A. UNIFORM CLOSING DATASET BACKGROUND

On December 31, 2013, the Consumer Financial Protection Bureau (CFPB) published in the Federal Register the Integrated Mortgage Disclosures Rule Under the Real Estate Settlement Procedures Act (RESPA or Regulation X) and the Truth in Lending Act [TILA or Regulation Z (Reg Z)]. This Rule (known as “TRID”) established new requirements and forms for consumer disclosures related to most closed-end mortgages. The key forms created by TRID were the Loan Estimate (LE) and Closing Disclosure (CD), which, with certain exceptions, replaced the TILA disclosure and HUD-1 Settlement Statement. CFPB and the Federal Housing Finance Agency (FHFA) asked Freddie Mac and Fannie Mae (the GSEs) to develop a standard electronic dataset to support the new CD.

Working closely with CFPB, the GSEs created the Uniform Closing Dataset (UCD) using Extensible Markup Language (XML). UCD is based on version 3.3.0 of the Mortgage Industry Standards Maintenance Organization’s (MISMO’s) Residential Mortgage Industry Standard Data Reference Model (published on mismo.org). Lenders selling loans to either GSE are also required to submit the UCD with an embedded copy of the CD prior to loan delivery.

B. UCD V2.0 SCOPE

1. WHAT’S BEEN ADDED

UCD EXTENSION: *UCD v2.0* includes two extended data points under the FEE_DETAIL structure to add and validate fees that were not in regular use when UCD v1.5 was published in December 2018 (ucd:FeeItem and ucd:FeeItemOtherDescription).

- a. Data Points:
 - i. MESSAGE/ABOUT_VERSIONS/ABOUT_VERSION/DataVersionIdentifier to identify XML files based on UCD v2.0.
 - ii. ConstructionMethodType and ConstructionMethodTypeOtherDescription to provide data for Reg Z/Qualified Mortgage (QM) calculations.
 - iii. gse:QualifiedMortgageShortResetARM_APRPercent to comply with Reg Z/QM requirements.
- b. Attributes of MESSAGE: xmlns:mismo and xmlns:ucd
- c. Enumerations: 73 new valid values for ucd:FeeItem (please see UCD v2.0 Spec Tab 9- FeeItemEnumerations for details).

2. WHAT’S BEEN RETIRED

- a. Data points collecting non-real assets used as collateral.
- b. Data points that can be rendered on the CD, but which support loan products not purchased by the GSEs. This includes the entire structure supporting payment option products, where the payment amount can change independently of an index.
- c. Data points that can be rendered on the CD that are optional in UCD v1.5. This includes all data points that would populate the SELLER’S TRANSACTION side of the Summaries of Transactions and detailed licensing information for parties to the transaction.
- d. GSE-specific data supporting the submission of UCD data as a MISMO SMARTDoc®.
- e. GSE-specific attributes supporting the xlink function to tie organizations to individual contacts and the borrower and property seller to their signatures.
- f. Certain data points collecting unstructured text.

3. WHAT'S THE SAME

- a. Data points supporting fields on the CD and needed by the GSEs
- b. GSE-specific data points not appearing on the CD that are needed to support GSE data requirements related to the closing transaction and High-Cost and Qualified Mortgages.
- c. XML-required data points to identify and exchange the UCD file.

C. UCD V2.0 IMPLEMENTATION GUIDE PURPOSE

The purpose of the *UCD v2.0 Implementation Guide (I-Guide)* is to be a reference manual to help users understand and implement the XML file successfully. The focus of the content is not the CD *form*, but rather the GSEs' closing transaction data requirements as set forth in UCD v2.0.

The goal of the *I-Guide* is to enable the construction of a UCD XML file that fully complies with UCD v2.0. Therefore, the document provides a better understanding of the MISMO v3.3.0 dataset on which the XML file is based.

The *I-Guide* does not prescribe how to comply with TRID. The intent is solely to explain how to comply with UCD v2.0.

II. I-GUIDE FORMAT

This section sets forth how the *I-Guide* is organized. Tables and figures used in each section are explained. Any text formatting that occurs is identified and described.

A. DOCUMENT ORGANIZATION

XML elements referred to as “containers” are categories of data. In MISMO, the containers are organized hierarchically, with the container coming first in the XML file being at the highest summary level. The first (root) container in the XML file, MESSAGE, is the common ancestor to all containers in the XML file and sits at the top level of the hierarchy. We will not have any more information about what’s inside MESSAGE until we start reading further down in the XML file (the XPath).

Since containers are integral to the XML file and represent logical groupings of information, the *I-Guide* is organized in UCD XML file container order. Readers can use the *I-Guide* as a reference as they are walking through UCD v2.0. In “III. XML File Handling”, “V.J. Projected Payments Table Data” and “V.O. High Cost and QM Data”, the order of topics diverges from the XML file XPath to keep like data together.

Current UCD file submitters may be familiar with previous versions of the *I-Guide* which were organized in the order of the CD, with section and chapter numbers representing the CD field ID.

B. XML FILE DATA PAYLOAD A TO Z CHAPTER ORGANIZATION

Section V is an in-depth walk through of the data payload carried by the XML file in the order presented in the UCD Spec. There are 26 chapters corresponding to the letters of the alphabet. The purpose of each chapter is to provide a summary, structure, context, data point guidance and XML snippet of the data that is the topic of the chapter.

1. XML FILE CONTAINER STRUCTURE

Each chapter starts with a tables of XML file containers holding either child containers or data points discussed in the chapter. The container names correspond roughly to data categories to provide a framework for understanding the contents of the file. The containers in each table progress systematically through the XML file following the order of the MISMO v3.3.0 schema, with the first container in each *I-Guide* section’s table starting immediately after the last container in the table from the previous section.¹ Child containers that are not applicable to UCD v2.0 are excluded, so the table is not an accurate representation of the full MISMO v3.3.0 schema. If the container structure omits child containers that were included in UCD v1.5, a note beneath the table identifies the containers that were removed.

a. Repeatable Containers

The XML File Container tables reflect MISMO conventions for organizing and repeating sets of data. The most obvious illustration is for repeatable containers. A plural parent container enables and holds multiple sequential occurrences of its singular child container. Because they can occur multiple times according to trading partner specifications, these singular containers are said to be “repeatable”.

Repeating containers are used heavily in UCD v2.0 because they often hold a group of data points reflecting one CD line item, for example, a fee line item. Because ucd:FeeItem can only be present once in FEE_DETAIL, and FEE_DETAIL can only be present once in FEE, each unique ucd:FeeItem enumeration in a given transaction requires its own instance of FEE. Diving deeper, a repeating container can be the parent of other repeating containers. For example, each instance of FEE

¹ Except for in chapters noted in the second paragraph of [II.A. Document Organization](#).

has the child FEE_PAYMENTS. FEE_PAYMENT holds data points identifying the payor entity, when paid relative to closing, and associated amount(s). Multiple instances of FEE_PAYMENT are provided when the payment was shared by more than one entity or a portion was paid before *and* at closing. At least one and up to five sequential instances are provided.

Table 1. XML File Containers Supporting <Chapter Name> Data.

UCD UIDs	Container Names	UCD v2.0 Usage Notes
<ul style="list-style-type: none"> ▪ The UCD Spec Unique ID assigned to the container. ▪ UIDs for container start with "999". 	<ul style="list-style-type: none"> ▪ Containers are listed in order of the XML file, without any indications of hierarchy except: <ul style="list-style-type: none"> • A slash "/" indicates the container following is the child of the container before the slash. • If a plural parent and singular child container can be present only once in the XML file, they are presented on the same row as: PLURAL/SINGULAR. 	<ul style="list-style-type: none"> ▪ Customizes the generic MISMO definition to describe the container's purpose in the XML file. ▪ For containers that can occur more than once in sequence, identifies what causes/requires the container to repeat.

NOTE: Identifies any v1.5 containers that have been removed from this segment of the XML file.

2. RENDERED CD

If the data supports the CD, a narrative introduction of and an extract from the CD illustrates how the data points are rendered on the printed/displayed form. The content is carried through in *UCD v2.0 Spec* excerpts and XML file snippets and is identified in green bold text. When a data point can be included only once in the XML file, but its value is used to populate more than one location on the CD, the rendered CD form example will illustrate all locations.

If the data is GSE-specific, a narrative describes why the data is included in the XML file.

Figure 1. XML File <Chapter Name> Data Rendered on the CD.

1.0 Closing Information	17.6 Security Interest
1.6 Property 456 Somewhere Avenue, Unit #284 Anytown, ST 12345	You are granting a security interest in 456 Somewhere Ave, Unit #284 Anytown, ST 12345

The legend for the color-coding on the form rendering examples is:

- a. The Field ID from *Sample Closing Disclosures with Reference Numbers* (available from each GSE's UCD webpages) is a **red number** superimposed on the CD to identify field locations. The annotated CD provides a cross reference from the *UCD v2.0 Spec* to the CD field.
- g. **Bold black text** is used for CD headings and field labels: **Date Issued.**
- h. **Bold green text** is used for data provided on the CD.

CD fields that are not applicable to the data discussed in the *I-Guide* section are not included, so the CD example is not an accurate representation of the physical form. For example, in the figure above, the first field illustrated under the heading is **1.6**. Fields **1.1 – 1.5** of the CD are omitted.

3. UCD V2.0 SPEC EXCERPTS

A narrative introduction of and *UCD v2.0 Spec* excerpt including child containers, data points and acronyms as presented in the Spec follows the CD rendering example.

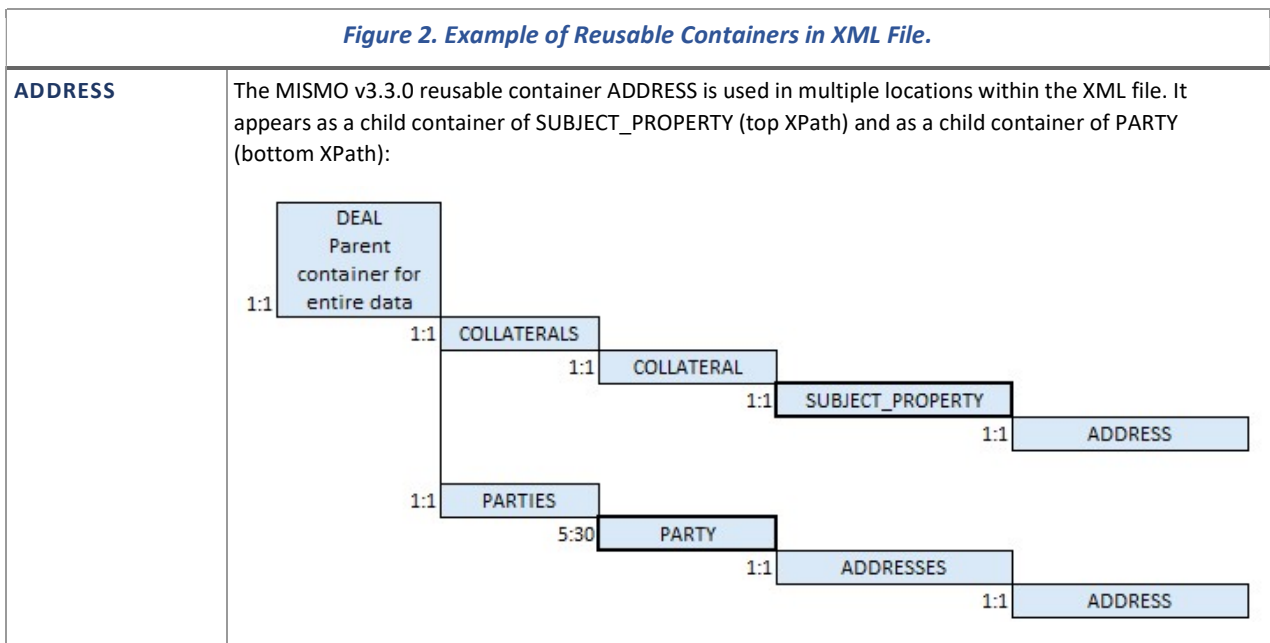
a. All in the Family

MISMO containers are organized hierarchically. The indented format of the XML file reflects this organization. As you read an XPath and move from a parent container from the top left down and all the way to the right, each child, grandchild and so forth contain a greater level of detail about the parent. For example, we have the parent FEES. The child, FEE, also has children—FEE_DETAIL, FEE_PAID_TO and FEE_PAYMENTS. The children, all at the same level hierarchically, are “siblings”. The only way they are associated with one given fee is through their direct child relationships to FEE. They are said to be “contained” in FEE or “associated by containment”.

<i>Table 2. UCD v2.0 Excerpt - <Section Name> Data Requirements.</i>			
UCD UID	Data Point or Attribute	Delivered Value	Implementation Notes
The XPath to the data point. For child containers or repeated containers following the first green bar with the complete XPath, the notation “.../” stands for missing preceding containers in the XPath.			
The Unique ID assigned to the data point or attribute in the <i>UCD v2.0 Spec.</i>	The data point or attribute that are the topic of the <i>I-Guide</i> section.	For illustration purposes, the values provided in the associated fields of the CD rendering example.	Guidance for using the data point/attribute or what values to provide. May supplement I-Notes in the <i>UCD v2.0 Spec.</i>

b. Reusable Containers and Data Points

A few containers can be used in multiple XPaths, which provide the context and definition for the “reusable” container. The only way to fully define the data in reusable containers is to rely on the XPath to each container for context. The following figure illustrates the concept of reusable containers using the ADDRESS container.



c. MISMO Principles for Using the Enumerated Value “Other” and the Attribute *DisplayLabelText*

Based on MISMO® standards of use and best practices, the use of “Other” should be reserved for cases where the specified enumeration is too rare or too specific for a reasonable match. Then, the value “Other” plus a value in the “OtherDescription” data point may be used. It is not acceptable to use “Other” to replace wording of a supported enumeration.

The purpose of *DisplayLabelText* values is to enable rendering of a lender’s proprietary name for the enumeration on the CD itself. It can only be used as a partner to the provided enumerated data point. It cannot be used by itself in the XML file in place of the data point and supported enumeration. The proprietary value of “Borrower Application Fee” should only be delivered in *DisplayLabelText*, not in *OtherDescription*.

The following table provides XML snippets of compliant and noncompliant uses of *ucd:FeeltemType* = “Other”, *ucd:FeeltemTypeOtherDescription* and *DisplayLabelText* in the XML file.

Figure 3. XML Snippet – Using the Enumerated Value “Other” and the Attribute *DisplayLabelText*.

Compliant – Use *DisplayLabelText*

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <FEE_INFORMATION>
        <FEES>
          <FEE>
            <FEE_DETAIL>
              <FeePaidToType>Lender</FeePaidToType>
              <IntegratedDisclosureSectionType>OriginationCharges</IntegratedDisclosureSectionType>
              <RegulationZPointsAndFeesIndicator>true</RegulationZPointsAndFeesIndicator>
              <EXTENSION>
                <OTHER>
                  <ucd:FEE_DETAIL_EXTENSION>
                    <ucd:FeeltemType DisplayLabelText="Borrower Application Fee">ApplicationFee</ucd:FeeltemType>
                  </ucd:FEE_DETAIL_EXTENSION>
                </OTHER>
              </EXTENSION>
            </FEE_DETAIL>
          </FEE>
        </FEES>
      </FEE_INFORMATION>
    </LOAN>
  </LOANS>
</DEAL>
...
</MESSAGE>
```

Noncompliant – Use “Other”/TypeOtherDescription

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <FEE_INFORMATION>
        <FEES>
          <FEE>
            <FEE_DETAIL>
              <FeePaidToType>Lender</FeePaidToType>
              <IntegratedDisclosureSectionType>OriginationCharges</IntegratedDisclosureSectionType>
              <RegulationZPointsAndFeesIndicator>true</RegulationZPointsAndFeesIndicator>
              <EXTENSION>
                <OTHER>
                  <ucd:FEE_DETAIL_EXTENSION>
                    <ucd:FeeltemType>Other</ucd:FeeltemType>
                    <ucd:FeeltemTypeOtherDescription>Borrower Application Fee</ucd:FeeltemType>
                  </ucd:FEE_DETAIL_EXTENSION>
                </OTHER>
              </EXTENSION>
            </FEE_DETAIL>
          </FEE>
        </FEES>
      </FEE_INFORMATION>
    </LOAN>
  </LOANS>
</DEAL>
...
</MESSAGE>
```

Figure 3. XML Snippet – Using the Enumerated Value “Other” and the Attribute DisplayLabelText.

```

        </ucd:FEE_DETAIL_EXTENSION>
        </OTHER>
    </EXTENSION>
</FEE_DETAIL>

...
</MESSAGE>

```

d. UCD v2.0 Components Excluded from Spec Excerpt Tables

UCD v2.0 provides operational flexibility for users of the dataset through comprehensive sets of enumerations, the attribute `DisplayLabelText`, and enumerated data points ending in “OtherDescription”. The scope of the Spec excerpts is to illustrate the most common business scenarios, so the following detailed *UCD v2.0 Spec* components are excluded from the *Spec* excerpts.

- i. **DisplayLabelText.** This attribute enabling the rendering of a proprietary name for an enumerated value in place of the UCD v2.0 Spec supported enumeration. `DisplayLabelText` is optional in UCD v2.0 and it is up to the lender to manage its use within their XML files.
- ii. **The enumerated data point value “Other” with data points ending in “OtherDescription”.** UCD v2.0 provides complete sets of values for included enumerated data points. The use of “Other/OtherDescription” must be limited to values not commonly used in industry or those that are emerging as newly accepted. However, GSE-specified values for “OtherDescription” are required when enumerations are specified for the “OtherDescription” data point in the “UCD v2.0 Support Enumerations” column.
- iii. **Examples of all supported values for an enumerated data point.** A small representative sample of values for enumerated data points is provided to illustrate how a container repeats.
- iv. **Examples of every possible use case.** The most common business scenarios for the data are discussed in the chapter; edge cases are not described.

4. UCD XML FILE SNIPPETS

An illustration of the data presented in both the CD data rendering (if applicable) and UCD v2.0 excerpt as it should appear in a well-formed XML file closes each chapter. The sample values are in **green bold text**. The XML file snippets do not represent the full XPath to the subject data points. Each snippet starts and ends with MESSAGE. The “...” are used to indicate missing segments of the XPath:

```

<MESSAGE>
...
    Applicable snippet
...
</MESSAGE>

```

If the full expression of a container or data point value exceeds one line, the line will break immediately after the delivered value closing bracket, for example, “>value<”. The next character “/” begins the second line.

Five complete UCD v2.0 test suites comprising a narrative scenario, completed CD and supporting XML instance are available from each GSE's UCD webpage.

C. DOCUMENTATION CONVENTIONS

The following typefaces and colors are used throughout this document:

1. Document titles are represented in italics, for example: *I-Guide*, *UCD v2.0*.
2. *I-Guide* section and chapter names and table and figure headings are represented between double quotation marks: "UCD Data Point Categories".
3. *UCD v2.0* Excerpts.
 - a. MISMO v3.3.0 Containers: Represented as ALL_CAPS_SEPARATED_BY_UNDERSCORE. Containers must use this syntax in the XML file.
 - b. MISMO v3.3.0 | EXTENSION Data Points, Attributes and Enumerations: Represented in UpperCamelCase, where each word of the term is capitalized with no space separating the words. This syntax must be followed in the XML file.
 - c. For UCD documentation purposes, attributes are also italicized. This is not an XML file requirement.
 - d. For UCD documentation purposes, enumerations are also surrounded by double quotes " ". This is not an XML file requirement.
 - e. EXTENSIONS: If a container or data point is in an EXTENSION to MISMO v3.3.0, the element is preceded by "gse:" or "ucd:" to identify the namespace to which it belongs.
4. The words "borrower" and "property seller" are used in the singular for ease of reading. It is understood that there can be more than one borrower and property seller (for purchases) in a transaction.

III. XML FILE HANDLING

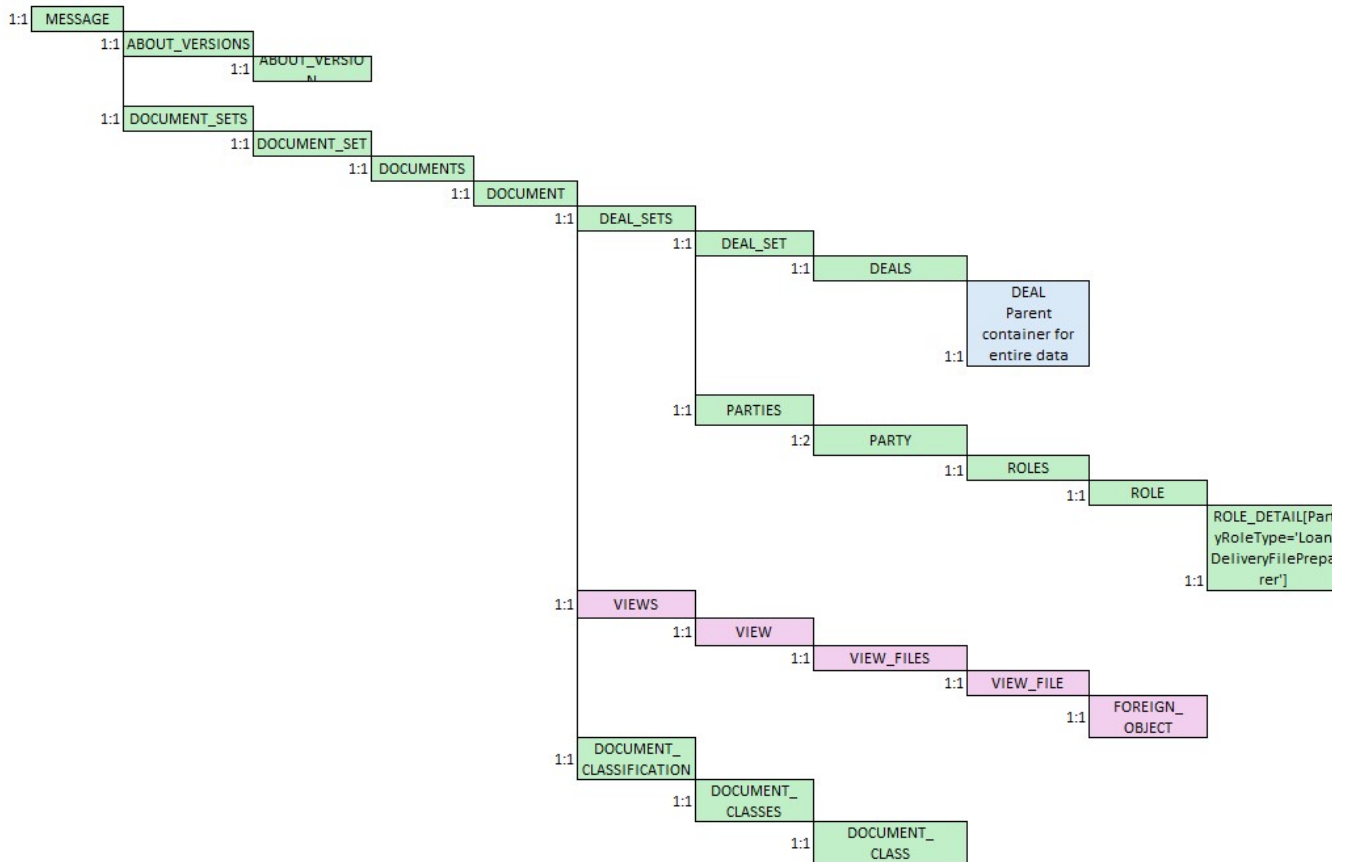
Containers at the start and the end of the XML file identify the XML and UCD versions and the CD form version used. These are highlighted in green in Table 4. The containers holding the embedded CD portable document format (.pdf) file are highlighted in pink. The blue highlighted containers carry the closing data payload and are discussed in V. XML File Data Payload A to Z.

<i>Table 3. XML File Handling Container High-Level Structure.</i>		
UCD UIDs	Containers	UCD v2.0 UCD Usage Notes
999.001	MESSAGE	Holds a series of attributes identifying the XML schema files governing the data used in UCD v2.0. These attributes can also be called “Declarations”.
999.002 999.003	ABOUT_VERSIONS/ABOUT_VERSION	<ul style="list-style-type: none"> ▪ MISMO construct. Plural containers enable and hold multiple sequential occurrences of the singular child container. ▪ The UCD XML file accepts only one instance of ABOUT_VERSION to identifies the version of UCD on which the XML file is based (“UCD2.0”) and the date the XML file was created.
999.004 999.005	DOCUMENT_SETS/DOCUMENT_SET	MISMO structure indicating the UCD XML file contains both data and a document (the PDF version of the CD). The UCD XML file accepts one instance of each of these containers.
999.008 999.009	DOCUMENTS/DOCUMENT	When an XML file includes both data and document(s), DOCUMENT holds information about the document, the embedded document, and the entire data structure.
999.014	DEAL_SETS	The parent container for the XML data payload. It is under DOCUMENT so that the data describing a CD and the VIEW of the CD are “contained” together.
999.015 999.016 999.017	DEAL_SET/DEALS/DEAL	<ul style="list-style-type: none"> ▪ DEAL_SET holds containers that span the life of the loan once it has been securitized. ▪ DEALS holds containers that group together one or more loans. ▪ DEAL holds all the information about one loan transaction.
999.638 999.639	PARTIES/PARTY [PartyRoleType=“LoanDeliveryFilePreparer”]	Groups sets of containers categorizing information about the party delivering the XML file.
999.461 999.462 999.463 999.464	VIEWS/VIEW/ VIEW_FILES/VIEW_FILE	<ul style="list-style-type: none"> ▪ The VIEW container holds a complete, standalone, visual representation of the CD. ▪ VIEW_FILE contains the data points used to compose the view of the CD.
999.465	FOREIGN_OBJECT	In the UCD file, holds non-XML content using EmbeddedContentXML. The content is a base 64-encoded pdf file of the CD.
999.468 999.469 999.470	DOCUMENT_CLASSIFICATION/ DOCUMENT_CLASSES/DOCUMENT_CLASS	<ul style="list-style-type: none"> ▪ Holds containers describing the document supported by the XML data. ▪ DOCUMENT_CLASSES groups one or more sets of data points identifying the document. ▪ For UCD v2.0, only one instance of DOCUMENT_CLASS is needed to identify the form.

NOTE: Because UCD v2.0 does not support submission of a SMARTDoc®, the AUDIT_TRAIL structure under DOCUMENT has been omitted.

The following graphic illustrates the hierarchy of the containers identified in Table 4, using the same color scheme. The concept here is that all of the information—discrete data points, file submitter, embedded pdf file and type of CD form—are about the same “document,” a specific CD.

Figure 4. Highest Level View of XML File Structure.



A. XML FILE METADATA AND EMBEDDED CD PDF FILE

1. XML FILE STRUCTURE OVERVIEW

The UCD v2.0 XML file begins with containers holding child containers, data points and attributes to:

- Indicate MESSAGE as the “root” of the XML file—its starting point.
- Define proprietary sets of data (namespaces “xmlns:”) to be used with MISMO v3.3.0 without error (xmlns:gse) and with schema validation (xmlns:ucd).
- Identify UCD v2.0 version (UCD2.0) and time of file creation.
- Describe the XML file payload as data with documents (“DOCUMENT” containers holding documents and their metadata and “DEAL” containers with data corresponding to the document).
- Establish limits for the number of sets of documents that can be included in one XML file submission.

2. IDENTIFYING THE XML FILE FOR PROCESSING

The following UCD v2.0 excerpt adds data points and attributes to the containers. They provide the information for the receiving system to know how to translate the file, when it was created, and what type of payload it has. In the case of the

XML file, the payload includes closing transaction data and a PDF file of the associated CD. Since these data points cannot be cross-referenced to a heading or label on the CD, they are listed in the column “GSE Specification Data Point Category” as “XML File”.

a. XML File Setup

i. gse: Namespace

The “gse:” namespace prefix to UCD v2.0 container and data point names signals that they are EXTENSIONS to the MISMO v3.3.0 schema (mismo.xsd). The term “*xmlns:gse = http://www.datamodel extension.org/Schema/gse*” included in the declarations at the top of the XML file allows receiving systems to recognize and accept the extended data points, even though they are not included in the mismo.xsd file. The containers and data points in the gse: namespace are not validated against a schema.

ii. ucd: Namespace

The “ucd:” namespace prefix to container and data point names indicates that they are EXTENSIONS to the mismo.xsd file. The term “*xmlns:ucd = http://www.datamodel extension.org/Schema/ucd*” included in the declarations at the top of the XML file allows receiving systems to recognize and accept the extended data points, even though they are not included in the mismo.xsd file. These containers and data points in the ucd: namespace ARE validated against a UCD EXTENSION schema, ucd.xsd.

b. File Submitter Data

At least one and up to two instances of the GSE-provided vendor or proprietary system identifier must be provided with every loan file, associated with the PartyRoleType of “LoanDeliveryFilePreparer”.

c. Indicating CD Form Type

The CD is a dynamic form with included sections and fields varying based on the transaction purpose (purchase or refinance), loan product (fixed or adjustable rate) and disclosure type (complete form to both borrower and seller or split form with borrower and seller versions). The GSEs accept three CD variations. The XML file must include the data points identifying the type of CD used. These are identified in the *UCD v2.0 Spec* with the proper enumeration for DocumentTypeOtherDescription. A summary of each of the CD form types accepted in the XML file is listed below. See Appendix D. CD Versions and Associated Sections for a detailed breakdown of the content differences among each of the form types.

- i. The term “Model Form” is used to refer to TRID “Exhibit H–25(A) Mortgage Loan Transaction Closing Disclosure—Model Form”.
- ii. The term “Split Disclosure” is used to refer to modifications to the Model Form that can be made to disclose separately to the borrower and the seller if either party requests it (see TRID “Exhibit H–25(I) Mortgage Loan Transaction Closing Disclosure—Modification to Closing Disclosure for Disclosure Provided to Seller—Model Form” for a sample of a Seller-Only Split Disclosure. With a Split Disclosure, two CDs are created, separating borrower-only and seller-only information so that each party is provided with only the transaction data that pertains to them. The CD - Borrower Only, identical to the Model form except for the exclusion of the “SELLER’S TRANSACTION” side of the Summaries of Transactions table, is the only Split Disclosure accepted in the XML file.
- iii. The term “Alternate Form” is used to refer to TRID “Exhibit H–25(E) Mortgage Loan Transaction Closing Disclosure—Refinance Transaction Sample”. The Alternate Form excludes sections pertinent to purchases and may only be used for refinance transactions.

Table 4. UCD v2.0 Excerpt - XML File Identification Data Requirements.

UCD UID	MISMO v3.3 Data Point/Attribute	UCD v2.0 Supported Enumeration	Implementation Notes
MESSAGE			
0.001	<i>MISMOReferenceModelIdentifier</i>	3.3.0299	This is the only accepted value. MISMO Reference Model build number governing the data in this file
0.064	<i>xmlns</i>	http://www.mismo.org/residential/2009/schemas	Mutually exclusive with <i>xmlns:mismo</i> (UID 0.002). If you use this attribute, then the MISMO schema becomes the target namespace of the file and MISMO elements in the file should NOT have a prefix.
0.002	<i>xmlns:mismo</i>	http://www.mismo.org/residential/2009/schemas	Mutually exclusive with <i>xmlns</i> UID 0.064. If you use this attribute then all MISMO elements must be prefixed by "mismo:"
0.054	<i>xmlns:gse</i>	http://www.datamodelextension.org/Schema/gse	The <i>gse:</i> namespace is not used with a <i>gse:</i> schema. The elements in this namespace are accepted but not validated by schema.
0.070	<i>xmlns:ucd</i>	http://www.datamodelextension.org/Schema/ucd	The <i>ucd:</i> namespace MUST be used with the GSE-provided <i>ucd:</i> schema. The elements in this namespace must conform to the <i>ucd:xsd</i> they will not be accepted.
MESSAGE/ABOUT_VERSIONS/ABOUT_VERSION			
0.010	CreatedDatetime	2024-02-17T09:30:47Z	
0.071	DataVersionIdentifier	UCD2.0	This is the only accepted file version.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/PARTIES/PARTY/ROLES/ROLE/PARTY_ROLE_IDENTIFIERS/PARTY_ROLE_IDENTIFIER			
0.052	PartyRoleIdentifier	000123	The GSE-assigned vendor or proprietary system identifier. Freddie Mac's identifier is 6-digits and Fannie Mae's is 9 characters.
0.055	<i>IdentifierOwnerURI</i>	www.freddiemac.com	The values provided for this attribute do not refer to the location of the identifiers. The value is the website addresses for the identifier owner.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/PARTIES/PARTY/ROLES/ROLE/ROLE_DETAIL			
0.053	PartyRoleType	LoanDeliveryFilePreparer	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/PARTIES/PARTY/ROLES/ROLE/PARTY_ROLE_IDENTIFIERS/PARTY_ROLE_IDENTIFIER			
0.052	PartyRoleIdentifier	ABCD1234E	The GSE-assigned vendor or proprietary system identifier. Freddie Mac's identifier is 6-digits and Fannie Mae's is 9 characters.

Table 4. UCD v2.0 Excerpt - XML File Identification Data Requirements.

UCD UID	MISMO v3.3 Data Point/Attribute	UCD v2.0 Supported Enumeration	Implementation Notes
0.055	IdentifierOwnerURI	www.fanniemae.com	The values provided for this attribute do not refer to the location of the identifiers. The value is the website addresses for the identifier owner.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/PARTIES/PARTY/ROLES/ROLE/ROLE_DETAIL			
0.053	PartyRoleType	LoanDeliveryFilePreparer	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSES/DOCUMENT_CLASS			
0.030	DocumentType	Other	The value "Other" must always be provided.
0.046	DocumentTypeOtherDescription	ClosingDisclosure:ModelForm	DocumentTypeOtherDescription with one of the three supported enumerations must always be provided.

NOTE: The XML attributes `xmlns:xlink` for MESSAGE and `MISMOReferenceModelIdentifier` for DOCUMENT are no longer needed because the XLINK function using `arcoles` and `RELATIONSHIPS` has been removed.

B. EMBEDDED CD PDF FILE

Under DOCUMENT, the parameters for and inclusion of the .pdf file version of the CD are specified.

Table 5. UCD v2.0 Excerpt - Embedded PDF Data Requirements.

UCD UID	MISMO v3.3 Data Point	MISMO v3.3.0 Value	Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/VIEWS/VIEW/VIEW_FILES/VIEW_FILE/FOREIGN_OBJECT			
0.025	EmbeddedContentXML	code	The embedded PDF of the Closing Disclosure
0.050	MIMETypeIdentifier	application/pdf	Only acceptable value
0.034	ObjectEncodingType	Base64	Only acceptable value
0.048	ObjectName	ClosingDisclosure.pdf	Identifies the embedded file name

Figure 5. XML File Snippet – XML File Handling.

<pre> <MESSAGE xmlns="http://www.mismo.org/residential/2009/schemas" xmlns:gse="http://www.datamodelextension.org/Schema/gse" xmlns:ucd="http://www.datamodelextension.org/Schema/ucd" MISMOReferenceModelIdentifier="3.3.0299"> <ABOUT_VERSIONS> <ABOUT_VERSION> <CreatedDatetime>2024-02-17T9:30:47Z</CreatedDatetime> <DataVersionIdentifier>UCD2.0</DataVersionIdentifier > </ABOUT_VERSION> </ABOUT_VERSIONS> <DOCUMENT_SETS> <DOCUMENT_SET> <DOCUMENTS> <DOCUMENT> </pre>

Figure 5. XML File Snippet – XML File Handling.

```

<DEAL_SETS>
  <DEAL_SET>
    ...
  </DEAL_SET>
<PARTIES>
<!--Freddie Mac's ID for file submitter -->
  <PARTY>
    <ROLES>
      <ROLE>
        <PARTY_ROLE_IDENTIFIERS>
          <PARTY_ROLE_IDENTIFIER>
            <PartyRoleIdentifier IdentifierOwnerURI="www.freddiemac.com">000123</PartyRoleIdentifier>
          </PARTY_ROLE_IDENTIFIER>
        </PARTY_ROLE_IDENTIFIERS>
        <ROLE_DETAIL>
          <PartyRoleType>LoanDeliveryFilePreparer</PartyRoleType>
        </ROLE_DETAIL>
      </ROLE>
    </ROLES>
  </PARTY>
<!--Fannie Mae's ID for file submitter -->
  <PARTY>
    <ROLES>
      <ROLE>
        <PARTY_ROLE_IDENTIFIERS>
          <PARTY_ROLE_IDENTIFIER>
            <PartyRoleIdentifier IdentifierOwnerURI="www.fanniemae.com">ABCD1234E</PartyRoleIdentifier>
          </PARTY_ROLE_IDENTIFIER>
        </PARTY_ROLE_IDENTIFIERS>
        <ROLE_DETAIL>
          <PartyRoleType>LoanDeliveryFilePreparer</PartyRoleType>
        </ROLE_DETAIL>
      </ROLE>
    </ROLES>
  </PARTY>
</PARTIES>
</DEAL_SETS>
<VIEWS>
  <VIEW>
    <VIEW_FILES>
      <VIEW_FILE>
        <FOREIGN_OBJECT>
          <!-- Base 64 encoded PDF of UCD -->
          <EmbeddedContentXML>code</EmbeddedContentXML>
          <MIMETypeldentifier>application/pdf</MIMETypeldentifier>
          <ObjectEncodingType>Base64</ObjectEncodingType>
          <ObjectName>ClosingDisclosure.pdf</ObjectName>
        </FOREIGN_OBJECT>
      </VIEW_FILE>
    </VIEW_FILES>
  </VIEW>

```

Figure 5. XML File Snippet – XML File Handling.

```
</VIEWS>
<DOCUMENT_CLASSIFICATION>
  <DOCUMENT_CLASSES>
    <DOCUMENT_CLASS>
      <DocumentType>Other</DocumentType>
      <DocumentTypeOtherDescription>ClosingDisclosure:ModelForm</DocumentTypeOtherDescription>
    </DOCUMENT_CLASS>
  </DOCUMENT_CLASSES>
</DOCUMENT_CLASSIFICATION>
</DOCUMENT>
</DOCUMENTS>
</DOCUMENT_SET>
</DOCUMENT_SETS>
</MESSAGE>
```

IV. XML FILE DATA PAYLOAD OVERVIEW

All the containers and data points carrying discrete XML data supporting the closing transaction are children of DEAL. Figure 6 and 6 graph the XML file data payload containers starting with COLLATERAL in Figure 5 and ending with PARTY in Figure 6. Darker blue containers represent line items. Notice from the cardinality notation to their left that they can occur consecutively multiple times; that is, they are “repeatable”.

For example, MESSAGE has a cardinality of “1:1”. That means that MESSAGE must always exist in the XML file, and it can exist only once. LIABILITY has a cardinality of “0:24”. This recognizes that not every loan could have liabilities; however, if liabilities are part of the transaction, up to but no more than 24 instances may be delivered.

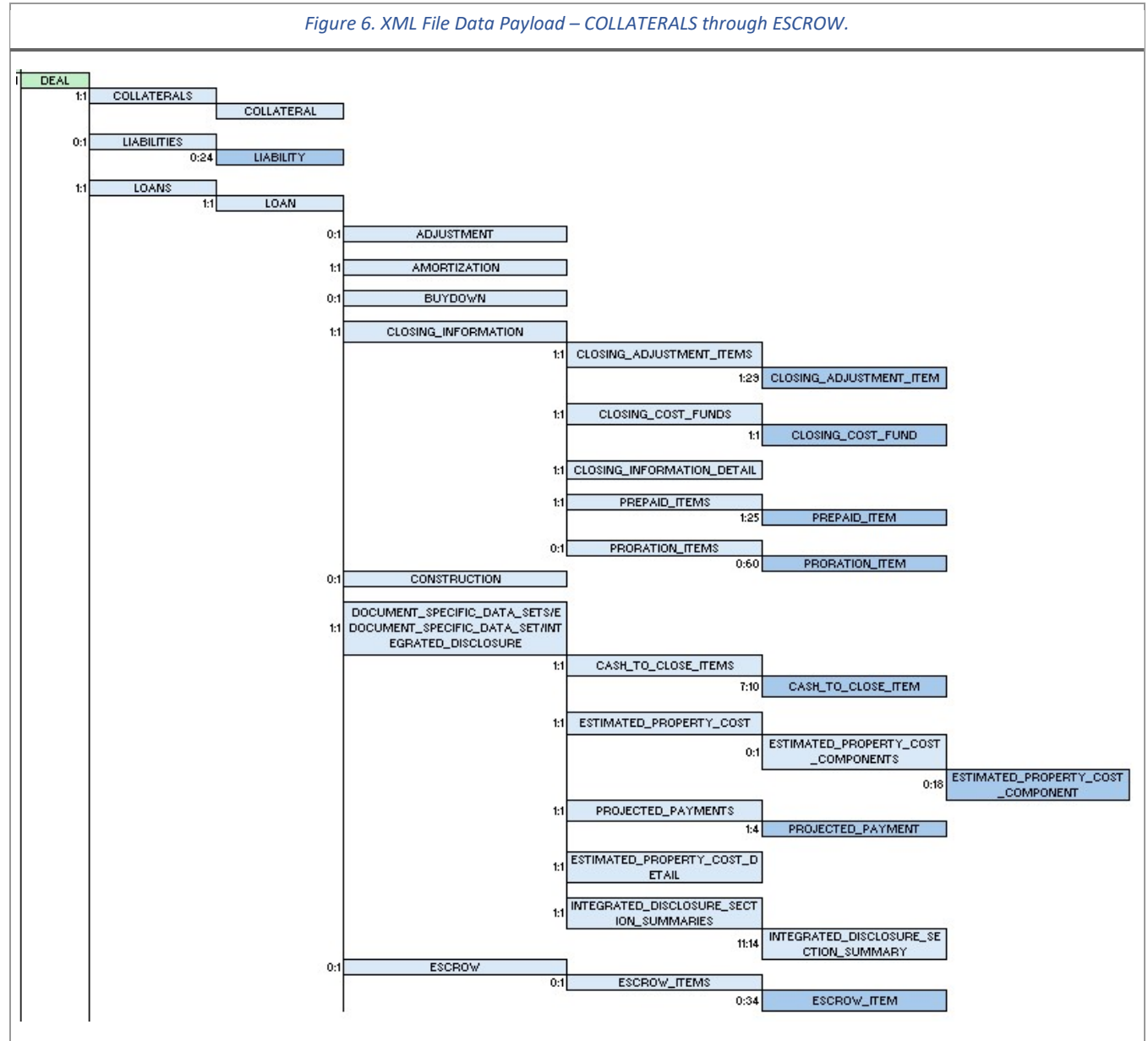
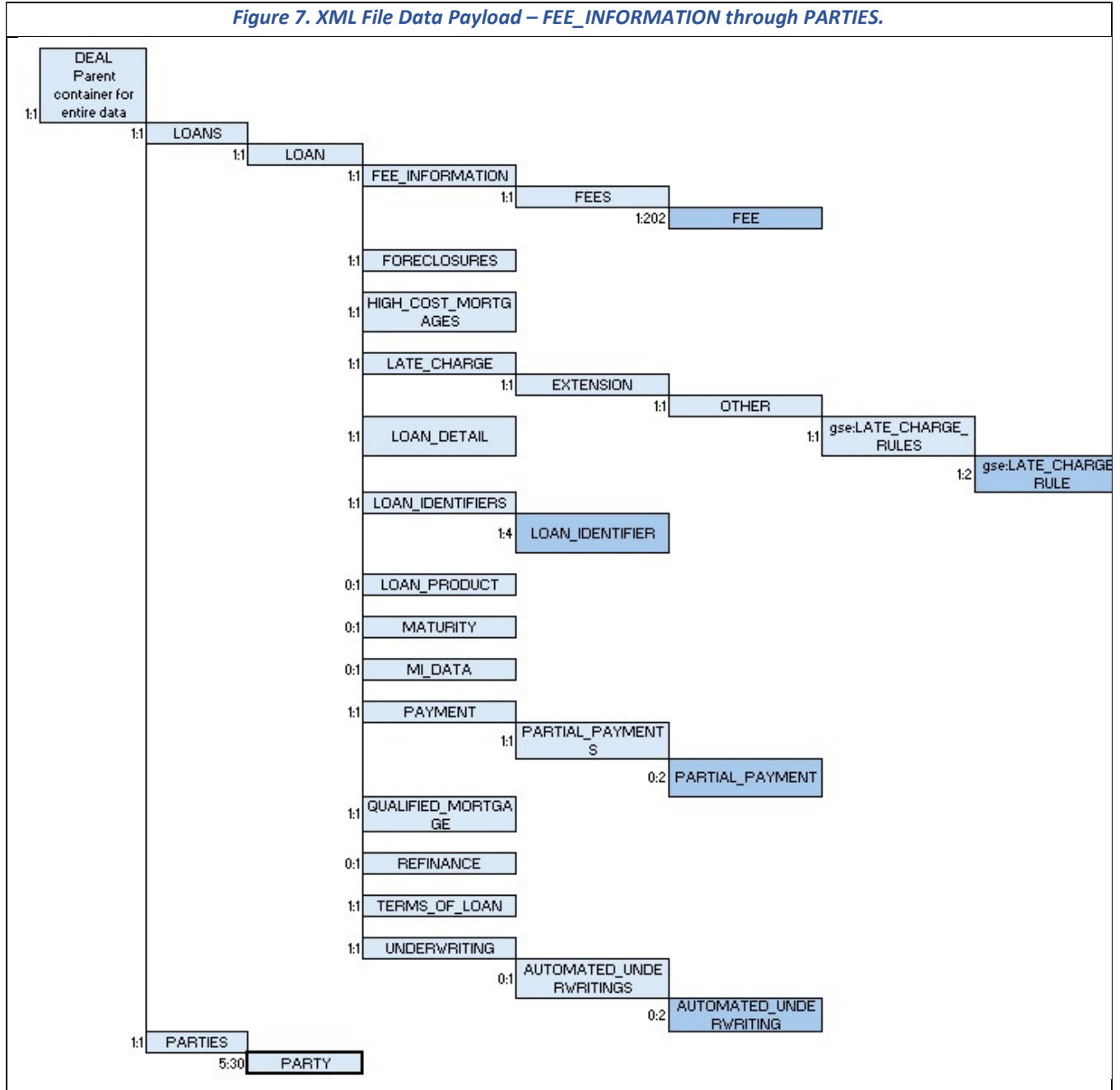


Figure 7. XML File Data Payload – FEE_INFORMATION through PARTIES.



V. XML FILE DATA PAYLOAD A TO Z

The twenty-six sections under Chapter 3 organize and describe each *UCD v2.0* data point under DEAL in MISMO v3.3.0 schema order. The *I-Guide* follows this structure starting with “A. Subject Property Data” and ending with “[Z. Conditional Parties Data](#)”.

A. SUBJECT PROPERTY DATA

The UCD XML file collects limited information about the subject property. The container names identify the types of information to be provided.

Table 6. XML File Container Structure for Subject Property Data.

UCD Unique ID	Container Name	Notes
999.017	DEAL	Parent container of all UCD XML file containers and data supporting the CD.
999.020/999.597	COLLATERALS/COLLATERAL	Holds one instance of COLLATERAL describing the subject (real) property.
999.024	SUBJECT_PROPERTY	Holds containers that categorize subject property information.
999.025	ADDRESS	<ul style="list-style-type: none"> ▪ Holds address data points. ▪ In MISMO v3.3.0, ADDRESS is “reusable” which means it has more than one parent container. The only way to know the context of an ADDRESS container is to rely on the XPath to identify the parent container for meaning. In this case, the parent container, SUBJECT_PROPERTY lets us know.
999.026/999.027/999.028/999.029	LEGAL_DESCRIPTIONS/LEGAL_DESCRIPTION/UNPARSED_LEGAL_DESCRIPTIONS/UNPARSED_LEGAL_DESCRIPTION	Holds one data point: UnparsedLegalDescription.
999.030	PROPERTY_DETAIL	Holds property characteristics data points.
999.031/999.032/999.033	PROPERTY_VALUATIONS/PROPERTY_VALUATION/PROPERTY_VALUATION_DETAIL	Holds property valuation information.
999.034/999.035/999.036	SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL	Holds data points related to the purchase price of the subject property.

NOTE: *UCD v2.0 no longer includes a second instance of COLLATERAL with the PLEDGED_ASSET structure for accepting non-real property collateral information.*

1. ADDRESS

Depending on whether a street address is available, the subject property location will be provided as:

- a. Complete Street Address (with unit information if applicable) OR
- b. Legal Description + Postal Code

The address populates two locations on the CD. **17.6 Security Interest** requires the lender to re-state the information regarding the subject property being held for **1.6 Property**.

Figure 8. Rendering Subject Property Address Data on the CD.

<p>1.0 Closing Information</p> <p>1.6 Property 456 Somewhere Avenue, Unit #284 Anytown, ST 12345</p> <p>OR</p> <p>Lot 32, Block 123, Section 4 12345-6789</p>	<p>17.6 Security Interest</p> <p>You are granting a security interest in 456 Somewhere Ave, Unit #284 Anytown, ST 12345</p> <p>OR</p> <p>Lot 32, Block 123, Section 4 12345-6789</p>
--	--

a. Complete Street Address

If a street address is available for a property, it must be included in the XML file. A full street address is made up of the street name and number (with unit number if applicable), city name, 2-letter state abbreviation, and the 5-digit ZIP Code or 9-digit ZIP +4 Code.

The ADDRESS data points are delivered once in the XML file and populate two different CD locations as illustrated in Figure 7. The values provided in the “Delivered Value” column in Table 8 are used for the XML file snippet below.

Table 7. UCD v2.0 Spec Excerpt-Complete Street Address Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/ADDRESS			
1.007	AddressLineText	456 Somewhere Avenue	1. AddressLineText is mutually exclusive with UnparsedLegalDescription. 2. Always provide AddressLineText if it is known.
1.008	AddressUnitIdentifier	284	If the address does not have a unit number, do not include this data point in the XML file.
1.009	CityName	Anytown	
1.011	PostalCode	12345	Valid US format options are either: NNNNN or NNNNNNNNN (no dash), where “N” is a number.
1.010	StateCode	ST	Enter upper case 2-letter state abbreviation maintained by the United States Postal Service (USPS). Refer to USPS Publication 28.

NOTE: UCD v2.0 no longer includes AddressUnitDesignatorType in any of the ADDRESS containers.

Figure 9. XML Snippet of Subject Property Address.

```

<MESSAGE>
...
<DEAL>
  <COLLATERALS>
    <COLLATERAL>
      <SUBJECT_PROPERTY>
        <ADDRESS>
          <AddressLineText>456 Somewhere Avenue</AddressLineText>
          <AddressUnitIdentifier>284</AddressLineText>
          <CityName>Anytown</CityName>
          <PostalCode>12345</PostalCode>
          <StateCode>ST</StateCode>
        </ADDRESS>
      ...
    </COLLATERAL>
  ...
</MESSAGE>
    
```

b. Legal Description AND Postal Code

If the address for the subject property has not yet been established, the 5-digit ZIP Code or 9-digit ZIP +4 Code and the legal description of the property must be included in the UCD XML file. The data point UnparsedLegalDescription captures the legal description of the property in a free-form text field to accommodate various representations of the description.

Table 8. UCD v2.0 Spec Excerpt for Subject Property Legal Description Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/ADDRESS			
1.011	PostalCode	123456789	Valid US format options are either: NNNNN or NNNNNNNNN (no dash).
.../SUBJECT_PROPERTY/LEGAL_DESCRIPTIONS/LEGAL_DESCRIPTION/UNPARSED_LEGAL_DESCRIPTIONS/UNPARSED_LEGAL_DESCRIPTION			
1.012	UnparsedLegalDescription	Lot 32, Block 123, Section 4	UnparsedLegalDescription is mutually exclusive with AddressLineText. Always provide AddressLineText if it is known.

The subject property legal description data delivered in the XML file looks like this:

Figure 10. XML File Snippet - Legal Description Data.

```

<MESSAGE>
...
<DEAL>
  <COLLATERALS>
    <COLLATERAL>
      <SUBJECT_PROPERTY>
        <ADDRESS>
          <PostalCode>123456789</PostalCode>
        </ADDRESS>
        <LEGAL_DESCRIPTIONS>
          <LEGAL_DESCRIPTION>
            <UNPARSED_LEGAL_DESCRIPTIONS>
    
```

Figure 10. XML File Snippet - Legal Description Data.

```

<UNPARSED_LEGAL_DESCRIPTION>
  <UnparsedLegalDescription>Lot 32, Block 123, Section 4</UnparsedLegalDescription>
</UNPARSED_LEGAL_DESCRIPTION>
</UNPARSED_LEGAL_DESCRIPTIONS>
</LEGAL_DESCRIPTION>
</LEGAL_DESCRIPTIONS>
</SUBJECT_PROPERTY>
...
</MESSAGE>
    
```

2. PROPERTY VALUE DATA

The data points required to convey the value of the property (appraisal, estimate or sales contract) depend on the following:

1. LoanPurposeType value (“Refinance” or “Purchase”)
2. PersonalPropertyIndicator value (“false” or “true”)

The following checklist provides an overview of the relationships between the values delivered for each property value data point. *UCD v2.0* provides the superset of data points to support each valuation scenario.

Figure 11. Property Valuation Scenarios.

Property Valuation Variations	Purchase-Real Estate Only	Purchase-Real and Personal Property	Refinance-Estimate	Refinance-Appraisal in UCDP	Refinance-Appraisal Not in UCDP
PropertyEstimatedValueAmount			✓		
AppraisalIdentifier				✓	
PropertyValuationAmount				✓	✓
PersonalPropertyAmount		✓			
PersonalPropertyIncludedIndicator	false	true			
RealPropertyAmount		✓			
SalesContractAmount	✓				

a. Refinance Transactions

The data points provided for the value of the property depend on the transaction. The appraised value or borrower’s estimate is submitted for a refinance and the sales price of the property is submitted for a purchase.

Figure 12. Rendering Property Value Data on the CD.

1.0 Closing Information
1.7 Appraised Property Value

Figure 12. Rendering Property Value Data on the CD.

OR
Estimated Property Value **\$300,000**

i. Estimated Value

Whether the valuation has been determined by a professional source or is estimated by the borrower determines the data point to provide in the XML file. The estimated value is provided in PROPERTY_DETAIL.

Table 9. UCD v2.0 Spec Excerpt-Construction Method and Estimated Property Value Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/PROPERTY_DETAIL			
1.027	ConstructionMethodType	Other	
1.028	ConstructionMethodTypeOtherDescription	Container	Do not provide this data point unless ConstructionMethodType = "Other"
1.017	PropertyEstimatedValueAmount	300000.00	Mutually exclusive with PropertyValuationAmount.

As shown above in [Table 9](#), UCD v2.0 includes two new data points in PROPERTY_DETAIL describing how the subject property was built: ConstructionMethodType and ConstructionMethodTypeOtherDescription. Their enumerations align with those added to the Uniform Loan Delivery Dataset (ULDD) in support of the updated Uniform Appraisal Dataset (UAD). The type of construction will be used to support QM calculations.

Figure 13. XML File Snippet-Estimated Property Value and ConstructionMethodType.

```

<MESSAGE>
...
  <DEAL>
    <COLLATERALS>
      <COLLATERAL>
        <SUBJECT_PROPERTY>
          <PROPERTY_DETAIL>
            <ConstructionMethodType>Other</ConstructionMethodType>
            <ConstructionMethodTypeOtherDescription>Container</ConstructionMethodTypeOtherDescription>
            <PropertyEstimatedValueAmount>300000.00</PropertyEstimatedValueAmount>
          </PROPERTY_DETAIL>
        </SUBJECT_PROPERTY>
      </COLLATERAL>
    </COLLATERALS>
  ...
</MESSAGE>

```

ii. Appraised Value

When an appraisal is used to value the property for a refinance, and the appraisal was submitted to the GSEs' Uniform Collateral Dataset Portal (UCDP), the portal will assign the appraisal a 10-digit "Doc File ID". This ID is the value to provide for Appraisal Identifier. If the appraisal was not submitted to UCDP, do not deliver AppraisalIdentifier.

Table 10. UCD v2.0 Spec Excerpt Appraised Value and UCDP Doc File ID Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/PROPERTY_VALUATIONS/PROPERTY_VALUATION/PROPERTY_VALUATION_DETAIL			
0.041	AppraisalIdentifier	1234567891	
1.014	PropertyValuationAmount	300000.00	Mutually exclusive with PropertyEstimatedValueAmount.

NOTE: The attribute IdentifierOwnerURI which contained the link to the Uniform Collateral Data Portal (UCDP), along with the data points PropertyValuationMethodType and PropertyValuationMethodTypeOtherDescription, have been removed from UCD v2.0.

Figure 14. XML File Snippet with Appraised Value and Doc File ID.

```

<MESSAGE>
...
<DEAL>
  <COLLATERALS>
    <COLLATERAL>
      <SUBJECT_PROPERTY>
        <PROPERTY_DETAIL>
          <ConstructionMethodType>SiteBuilt</ConstructionMethodType>
        </PROPERTY_DETAIL>
        <PROPERTY_VALUATIONS>
          <PROPERTY_VALUATION>
            <PROPERTY_VALUATION_DETAIL>
              <AppraisalIdentifier>1234567891</AppraisalIdentifier>
              <PropertyValuationAmount>300000.00</PropertyValuationAmount>
            </PROPERTY_VALUATION_DETAIL>
          </PROPERTY_VALUATION>
        </PROPERTY_VALUATIONS>
      </SUBJECT_PROPERTY>
    </COLLATERAL>
  </COLLATERALS>
...
</MESSAGE>

```

b. Purchase Transactions

With purchases, the sale price is used instead of a property valuation amount. The data point(s) used for the sale price in the XML file depend on whether personal property is included in the transaction. The existence and value of the PersonalPropertyIncludedIndicator determine which data points to use.

Figure 15. Rendering Sales Contract Data on the CD when Personal Property is Not Included in Sale.

1.0 Closing Information	Summaries of Transactions	
	BORROWER'S TRANSACTION	
	11.0 K. Due from Borrower at Closing	11.0.1
1.7 Sale Price \$240,000	11.1 Sale Price of Property	11.1.1 \$240,000.00
	11.2 Sale Price of Any Personal Property included in Sale	11.1.1

As shown in *UCD v2.0 Spec* "Field ID" column, one SALES_CONTRACT_DETAIL container holds the data that is rendered in two separate locations on the CD.

i. Sale Does Not Include Personal Property

Provide the data point SalesContractAmount when the sale does not include personal property and PersonalPropertyIncludedIndicator is "false".

Table 11. UCD v2.0 Spec Excerpt-Sales Contract Data when Personal Property is Not Included in Sale Data Requirements

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL			
1.025	PersonalPropertyIncludedIndicator	false	
1.017	SalesContractAmount	240000.00	Provide this data point when personal property is not itemized separately from the real property.

Figure 16. XML Snippet-Example of Sales Contract Data when Personal Property is Not Included in Sale.

```

<MESSAGE>
...
<DEAL>
  <COLLATERALS>
    <COLLATERAL>
      <SUBJECT_PROPERTY>
        <SALES_CONTRACTS>
          <SALES_CONTRACT>
            <SALES_CONTRACT_DETAIL>
              <PersonalPropertyIncludedIndicator>false</PersonalPropertyIncludedIndicator>
              <SalesContractAmount>240000.00</SalesContractAmount>
            </SALES_CONTRACT_DETAIL>
          </SALES_CONTRACT>
        </SALES_CONTRACTS>
      </SUBJECT_PROPERTY>
    </COLLATERAL>
  </COLLATERALS>
...
</MESSAGE>

```

iii Sale Includes Personal Property

When personal property is included in the sale, different data points are provided and PersonalPropertyIncludedIndicator = “true”. Instead of SalesContractAmount, two data points—RealPropertyAmount and PersonalPropertyAmount are included in the XML file. Their sum is used to populate 1.7 Sale Price.

Figure 17. Rendering Sales Contract Data on the CD when Personal Property is Included in Sale.

1.0 Closing Information	Summaries of Transactions	
	BORROWER’S TRANSACTION	
1.7 Sale Price \$240,000.00	11.0 Due from Borrower at Closing	
	11.1 Sale Price of Property	11.1.1 \$210,000.00
	11.2 Sale Price of Any Personal Property included in Sale	11.1.1 \$30,000.00

Table 12. UCD v2.0 Spec Excerpt-Sales Contract Data when Personal Property is Included in Sale Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL			
10.005	PersonalPropertyAmount	30000.00	
1.025	PersonalPropertyIncludedIndicator	true	
1.023	RealPropertyAmount	210000.00	

Figure 18. XML File Snippet-Sales Contract Data when Personal Property is Included in Sale.

```

<MESSAGE/>
...
<DEAL>
  <COLLATERALS>
    <COLLATERAL>
      <SUBJECT_PROPERTY>
        <SALES_CONTRACTS>
          <SALES_CONTRACT>
            <SALES_CONTRACT_DETAIL>
              <PersonalPropertyAmount>30000.00</PersonalPropertyAmount>
              <PersonalPropertyIncludedIndicator>true</PersonalPropertyIncludedIndicator>
              <RealPropertyAmount>210000.00</RealPropertyAmount>
            </SALES_CONTRACT_DETAIL>
          </SALES_CONTRACT>
        </SALES_CONTRACTS>
      </SUBJECT_PROPERTY>
    </COLLATERAL>
  </COLLATERALS>
...
</MESSAGE>
    
```

B. LIABILITY DATA

The LIABILITIES structure captures data about mortgage loans, debts and other obligations that must be paid off in part or in full as a condition of securing the mortgage loan.

Table 13. XML File Container Structure for Liability Data.

UCD UID	Container Name	UCD Usage Notes
999.037	LIABILITIES	One or more groups of liability information. The LIABILITY container holds the liability line item data to provide in the XML file.
999.038	LIABILITY	Holds child containers and data points making up a liability line item. Up to 23 instances may be delivered.
999.572	LIABILITY	Specified for the situation when the borrower pays off a seller's property lien outside of closing as a condition of the purchase.
999.039	LIABILITY_DETAIL	Holds data points describing the liability's non-payment characteristics.
999.585 /999.586	EXTENSION/OTHER	<ul style="list-style-type: none"> ▪ MISMO structure for adding proprietary data to the v3.3.0 version. ▪ This approach enables non-MISMO data to be delivered and validated against MISMO v3.3.0 as "ok to be in file" but no other validations take place (for example, valid values or location in XML file). ▪ Data points in this structure are identified as a GSE extension with the prefix "gse:". ▪ See "Section III.A. File Setup" for instructions on how to enable the receiving system to recognize gse: data points.
999.579/ 999.580	LIABILITY_HOLDER/NAME	Holds the name data for the liability creditor.
999.040	PAYOFF	Holds the amount of the liability that has been paid off.

NOTE: *Two instances of LIABILITY that documented how to provide data supporting the Summaries of Transactions SELLER'S TRANSACTION have been removed from UCD v2.0 because this data is not required.*

1. LIABILITY PAID OFF AS PART OF TRANSACTION

When the borrower pays off outstanding debt as part of the closing transaction, the satisfaction of the liability(ies) is disclosed. Liabilities to be paid off can include:

- a. Payoffs of existing liens secured by the property (mortgages, deeds of trust, judgments, mechanics' and materialman's liens, and local, State and Federal tax liens).
- b. Payments of unsecured outstanding borrower debts.
- c. Payments to other third parties for outstanding borrower debts (but not for settlement services) as required to be paid as a condition for the extension of credit.

The UCD v2.0 Spec "Field ID" column and the following figure indicate that each liability line item data in the XML file can be rendered in one of two separate locations—either on the Model form (for a purchase or refinance) or the Alternate form (refinance only).

Figure 19. Rendering Liability Data on the CD.

Model Form		Alternate Form	
Summaries of Transactions	11.0 – 13.0	Payoffs and Payments	25.0
BORROWER'S TRANSACTION		TO	AMOUNT
11.0 K. Due from Borrower at Closing			
11.4 Rho Servicing to pay off existing loan	11.4.1 \$350,000.00	25.1 Rho Servicing to pay off existing loan	25.1.1 \$350,000.00
Beta Card, Inc. to pay down credit card balance	11.4.1 \$30,000.00	Beta Card, Inc. to pay down credit card balance	\$30,000.00

The GSEs require each liability to be itemized, even when the Model form is used. Each line item must identify the disbursement, amount, payee and whether the liability is secured by the property. For document rendering, the applicable section of the form must always be provided in gse:IntegratedDisclosureSectionType.

The disbursement is identified using LiabilityType. The payee is entered in FullName and the liability amount is provided in PayoffAmount. The value to provide for gse:IntegratedDisclosureSectionType depends on whether the Model or Alternate form is used. LIABILITY repeats for each line item as needed.

LiabilityType has enumerated values to cover most scenarios in the closing process. In the rare situation when the disclosed liability is not among UCD v2.0 supported enumerations, the value "Other" is used for LiabilityType and LiabilityTypeOtherDescription must be included with a value describing the item succinctly and clearly. This scenario is not included in UCD v2.0 Excerpt.

In UCD v2.0, the use of DisplayLabelText (<mismo:LiabilityType gse:DisplayLabelText="RHO Servicing To Pay off existing loan">FirstPositionMortgageLien</mismo:LiabilityType>) is optional. When used, it no longer requires a namespace prefix of "ucd:" or "gse:". While the prefix should be omitted, the GSEs' UCD collection solutions will not signal an error if they are provided.

Table 14. UCD v2.0 Spec Excerpt-Liability Line Items Data Requirements.

UCD UID	MISMO v3.3.0 / EXTENSION Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL			
10.338	LiabilityType	FirstPositionMortgageLien	Provide "Other" only when a supported enumeration cannot reflect the item accurately.
.../LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER			
10.350	gse:IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Provide this value when DocumentTypeOtherDescription = "ClosingDisclosure:ModelForm"
16.012	gse:IntegratedDisclosureSectionType	PayoffsAndPayments	Provide this value when DocumentTypeOtherDescription = "ClosingDisclosure:AlternateForm"
16.011	gse:LiabilitySecuredBySubjectPropertyIndicat or	true	
.../LIABILITY/LIABILITY_HOLDER/NAME			

Table 14. UCD v2.0 Spec Excerpt-Liability Line Items Data Requirements.			
UCD UID	MISMO v3.3.0 / EXTENSION Data Point	Delivered Value	Implementation Notes
10.343	FullName	Rho Servicing	Provide the name of the entity to which the liability is owed.
.../LIABILITY/PAYOFF			
10.334	PayoffAmount	350000.00	Include any prepayment penalty amount in this value.
.../LIABILITY/LIABILITY_DETAIL			
10.338	LiabilityType	Revolving	
.../LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER			
10.350	gse:IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Mutually exclusive with "PayoffsAndPayments"
16.012	gse:IntegratedDisclosureSectionType	PayoffsAndPayments	Mutually exclusive with "DueFromBorrowerAtClosing"
16.011	gse:LiabilitySecuredBySubjectPropertyIndicator	false	
.../LIABILITY/LIABILITY_HOLDER/NAME			
10.343	FullName	Beta Card, Inc.	
.../LIABILITY/PAYOFF			
10.334	PayoffAmount	30000.00	

NOTE: Earlier versions of the UCD Spec omitted *gse:LiabilitySecuredBySubjectPropertyIndicator* when the Model form was used. In UCD v2.0, the same set of data points must be submitted whether you use the Model or Alternate forms. Additionally, the data point "PayoffPrepaymentPenaltyAmount" and the LiabilityType enumeration "BorrowerEstimatedTotalMonthlyLiabilityPayment" have been removed.

Figure 20. XML File Snippet - Liability Line Items on Model Form.

```

<MESSAGE>
...
  <DEAL>
    <LIABILITIES>
      <LIABILITY>
        <LIABILITY_DETAIL>
          <LiabilityType>FirstPositionMortgageLien</LiabilityType>
          <EXTENSION>
            <OTHER>
              <gse:IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</gse:IntegratedDisclosureSectionType>
              <gse:LiabilitySecuredBySubjectPropertyIndicator>true</gse:LiabilitySecuredBySubjectPropertyIndicator>
            </OTHER>
          </EXTENSION>
        </LIABILITY_DETAIL>
      <LIABILITY_HOLDER>
        <NAME>

```

Figure 20. XML File Snippet - Liability Line Items on Model Form.

```

    <FullName>Rho Servicing</FullName>
  </NAME>
</LIABILITY_HOLDER>
<PAYOFF>
  <PayoffAmount>350000.00</PayoffAmount>
</PAYOFF>
</LIABILITY>
<LIABILITY>
  <LIABILITY_DETAIL>
    <LiabilityType>Revolving</LiabilityType>
    <EXTENSION>
      <OTHER>
        <gse:LiabilitySecuredBySubjectPropertyIndicator>false</gse:LiabilitySecuredBySubjectPropertyIndicator>
      </OTHER>
    </EXTENSION>
  </LIABILITY_DETAIL>
</LIABILITY_HOLDER>
  <NAME>
    <FullName>Beta Card, Inc.</FullName>
  </NAME>
</LIABILITY_HOLDER>
<PAYOFF>
  <PayoffAmount>30000.00</PayoffAmount>
</PAYOFF>
</LIABILITY>
</LIABILITIES>
...
</MESSAGE

```

2. PURCHASE - PAYING OFF EXISTING LIEN(S) OUTSIDE OF CLOSING

For purchase transactions, if the borrower is paying off a subordinate lien(s) but the satisfaction of those liabilities does not impact the closing costs, the string field, LiabilityDescription is used to describe the event. The value of gse:IntegrateddisclosureSectionType will always be “DueFromBorrowerAtClosing” because the Alternate form may not be used.

Figure 21. Rendering Lien Paid Off Outside of Closing Data on the Model Form.

Summaries of Transactions	11.0 – 13.0
BORROWER’S TRANSACTION	
12.0 L. Paid Already by or on Behalf of Borrower at Closing	
12.4 Satisfaction of Junior Lien (\$5,000 POC Borrower)	

<i>UCD v2.0 Spec Excerpt 1. Including a Liability Paid Outside of Closing Data Requirements.</i>			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL			
10.344	LiabilityDescription	Satisfaction of Jr. Lien (\$5,000 POC by Borrower)	For purchase transactions, provide if borrower is paying off existing liens outside of closing that do NOT affect the Cash to Close calculation. Identify lien and provide payoff amount, statement that it was paid outside of closing, and payor.
10.351	gse:IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	This value must be provided for purchases.

<i>Figure 22. XML Snippet - Payoff of Existing Liens Outside of Closing (Model Form).</i>
<pre> <MESSAGE>... ... <DEAL> <LIABILITIES> <LIABILITY> <LIABILITY_DETAIL> <LiabilityDescription>Satisfaction of Jr. Lien (\$5,000 POC by Borrower)</LiabilityDescription> <EXTENSION> <OTHER> <gse:IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing< /gse:IntegratedDisclosureSectionType> </OTHER> </EXTENSION> </LIABILITY_DETAIL> </LIABILITY> </LIABILITIES> i. ... </MESSAGE> </pre>

C. ADJUSTMENT, AMORTIZATION AND BUYDOWN DATA

Sections D through W explain the XML file data points that describe the loan and the closing transaction. The parent container for all the MISMO structures described in these sections is LOAN. All child containers and data points under LOAN describe the subject loan or the transactions, services and processes that occurred in its manufacturing process.

Table 15. XML File Container Structure for Adjustment, Amortization and Buydown Data.

UCD UID	Container Name	UCD Usage Notes
999.046	LOANS	MISMO structure enabling grouping of the subject loan with subordinate loans or subsequent modifications.
999.047	LOAN	Holds containers categorizing loan characteristics and terms.
999.048	ADJUSTMENT	Holds containers categorizing interest rate and payment adjustment terms.
999.049	INTEREST_RATE_ADJUSTMENT	Holds containers categorizing loan interest rate adjustment terms.
999.050 999.051	INDEX_RULES/INDEX_RULE	Groups one or more sets of index data points.
999.052	INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE	Holds data points describing interest rate adjustment terms applicable to the life of the loan.
999.053 999.054	INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE S/ INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	Groups one or more sets of interest rate adjustment data points that apply to a single adjustment.
999.064	AMORTIZATION	Holds containers categorizing loan amortization information.
999.065	AMORTIZATION_RULE	Holds data points describing loan amortization method.
999.066	BUYDOWN	Holds containers categorizing temporary buydown information.
999.067 999.068	BUYDOWN_OCCURRENCES/BUYDOWN_OCCURREN CE	Groups one or more sets of information describing a buydown period.

NOTE: *UCD v2.0 no longer includes PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT holding principal and interest payment adjustment information nor BUYDOWN_RULE holding information about the temporary buydown structure.*

1. INTEREST RATE ADJUSTMENTS

If the loan is an adjustable rate mortgage (ARM) so that the rate can increase after closing, additional data about the adjustment structure must be provided. Adjustment structures have two components:

- a. Parameters that are in place for the life of the loan, such as margin, ceiling rate and index.
- b. Parameters that apply to one or more adjustment periods, such as the length, frequency and rate adjustment caps.

The figures and tables that follow illustrate a 30-year 5-3 SOFR ARM with a rate cap structure of 2/2/12. The SOFR index = 1.5% at closing and the margin/floor rate = 2.5%. Adjustable rate data points specified in *UCD v2.0* populate two separate locations on the CD.

Figure 23. Rendering Adjustment Data on the CD Loan Terms Table.

Loan Terms	4.0	Can this amount increase after closing?	
4.2 Interest Rate	4.2.1 4.0%	4.2.2 YES	<ul style="list-style-type: none"> ▪ 4.2.3 Adjusts every 3 years starting in year 6 ▪ Can go as high as 12% in year 15

Figure 24. Rendering Adjustment Data on the CD AIR Table.

Adjustable Interest Rate (AIR) Table		20.0
Index + Margin		20.1 SOFR + 2.5%
Initial Interest Rate		20.2 4%
Minimum/Maximum Interest Rate		20.3 2.5% Min/12% Max
Change Frequency²		
First Change		20.4 Beginning of 61st month
Subsequent Change		20.5 Every 36 month after first change
Limits on Interest Rate Changes		
First Change		20.6 2%
Subsequent Change		20.7 2%

Table 16 illustrates how the same ADJUSTMENT data maps to the information provided in the Loan Terms and AIR Tables.

Table 16. Shared Data Points - Loan Terms and AIR Tables.

Loan Terms Table-Interest Rate (4.2)		UCD v2.0 ADJUSTMENT Data Point	AIR Table (20.0)	
ID (bullet)	Form Field Name		ID	Form Field Name
4.2.3 (2)	Can go as high as 12%	CeilingRatePercent = " 12.0000 "	20.3	Maximum Interest Rate 12% Max
4.2.3 (1)	Adjusts starting in year 6	FirstChangeRateMonthsCount = " 61 "	20.4	Change Frequency-First Change Beginning of 61st month
4.2.3 (1)	Adjusts every 3 years ¹	AdjustmentRuleType = " Subsequent " PerChangeRateAdjustmentFrequency MonthsCount = " 36 "	20.5	Change Frequency-Subsequent Change Every 36 months after first change

Key items to note when working with data points supporting ARMs include:

- a. MISMO v3.3.0 IndexType values do not include a value for the Secured Overnight Financing Rate (SOFR) so the enumeration "Other" must be provided and the data point IndexTypeOtherDescription must be "30DayAverageSOFR".

² The change frequency noted here can apply to the subsequent adjustment because the change frequency does not change throughout the life of the loan (every 3 years after initial 5-year period).

- b. INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE holds the data points specifying the margin, floor and ceiling interest rates and the date of the first rate change.
- c. INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE qualified by AdjustmentRuleType = “First”, includes data points representing the rate cap and frequency for the first adjustment period after closing. A second instance qualified by AdjustmentRuleType = “Subsequent” represents the rate cap in place for the second and all subsequent adjustment periods, as well as the number of months between changes.

The data points used to provide adjustment information for both the Loan Terms and AIR tables are provided below.

Table 17. UCD v2.0 Spec Excerpt - Interest Rate Adjustment Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INDEX_RULES/INDEX_RULE			
11.055	IndexType	Other	
11.100	IndexTypeOtherDescription	30DayAverageSOFR	Only value allowed in UCD v2.0.
...ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE			
4.008	CeilingRatePercent	12.0000	
4.009	CeilingRatePercentEarliestEffectiveMonthsCount	181	
4.012	FirstRateChangeMonthsCount	61	
11.058	FloorRatePercent	2.5000	
11.056	MarginRatePercent	2.5000	
...ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE			
4.010	AdjustmentRuleType	First	Provide this value to identify the first adjustment after closing
11.079	PerChangeMaximumIncreaseRatePercent	2.0000	
4.011	PerChangeRateAdjustmentFrequencyMonthsCount	36	
...ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE			
4.010	AdjustmentRuleType	Subsequent	Provide this value to identify subsequent adjustments after closing
11.079	PerChangeMaximumIncreaseRatePercent	2.0000	
4.011	PerChangeRateAdjustmentFrequencyMonthsCount	36	

Figure 25. XML File Snippet - Example of ARM Data.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <ADJUSTMENT>
        <INTEREST_RATE_ADJUSTMENT>
          <INDEX_RULES>
            <INDEX_RULE>
              <IndexType><b>Other</b></IndexType>
              <IndexTypeOtherDescription><b>30DayAverageSOFR</b></IndexTypeOtherDescription>
            </INDEX_RULE>
          </INDEX_RULES>
          <INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE>
            <CeilingRatePercent><b>12.0000</b></CeilingRatePercent>
            <CeilingRatePercentEarliestEffectiveMonthsCount><b>181</b></CeilingRatePercentEarliestEffectiveMonthsCount>
            <FirstRateChangeMonthsCount><b>61</b></FirstRateChangeMonthsCount>
            <FloorRatePercent><b>2.5000</b></FloorRatePercent>
            <MarginRatePercent><b>2.5000</b></MarginRatePercent>
          </INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE>
          <INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES>
            <INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE>
              <AdjustmentRuleType><b>First</b></AdjustmentRuleType>
              <PerChangeMaximumIncreaseRatePercent><b>2.0000</b></PerChangeMaximumIncreaseRatePercent>
              <PerChangeRateAdjustmentFrequencyMonthsCount><b>36</b></PerChangeRateAdjustmentFrequencyMonthsCount>
            </INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE>
            <INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE>
              <AdjustmentRuleType><b>Subsequent</b></AdjustmentRuleType>
              <PerChangeMaximumIncreaseRatePercent><b>2.0000</b></PerChangeMaximumIncreaseRatePercent>
              <PerChangeRateAdjustmentFrequencyMonthsCount><b>36</b></PerChangeRateAdjustmentFrequencyMonthsCount>
            </INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE>
          </INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES>
        </INTEREST_RATE_ADJUSTMENT>
      </ADJUSTMENT>
    ...
  </MESSAGE>

```

2. LOAN AMORTIZATION

The two loan amortization types accepted by the GSEs are fixed and adjustable rate.

Figure 26. Rendering Amortization Data on the CD.

3.0 Loan Information

3.3 Product **Adjustable Rate**

Table 18. UCD v2.0 Spec Excerpt - Loan Amortization Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE			
3.025	AmortizationType	AdjustableRate	

NOTE: Several enumerations for AmortizationType describing products the GSEs do not purchase have been removed from UCD v2.0—“GEM | GPM | GraduatedPaymentARM | Step”. IntegratedDisclosureProductIDDescription has also been removed.

Figure 27. XML Snippet - Example of Loan Amortization Data.

```

<MESSAGE>...
...
  <DEAL>
    <LOANS>
      <LOAN>
        <AMORTIZATION>
          <AMORTIZATION_RULE>
            <AmortizationType>AdjustableRate</AmortizationType>
          </AMORTIZATION_RULE>
        </AMORTIZATION>
      ...
    </LOAN>
  ...
</MESSAGE>
    
```

3. TEMPORARY BUYDOWN SUBSIDY

The initial, bought down interest rate is required. The example illustrated in this subsection is for a 3-2-1 (increases 1.0% a year for 3 years) buydown with an initial rate of 3.500 percent. Only the initial bought down rate is specified for UCD v2.0.

Table 19. UCD v2.0 Spec Excerpt - Temporary Buydown Subsidy Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/BUYDOWN/BUYDOWN_OCCURRENCES/BUYDOWN_OCCURRENCE			
4.035	BuydownInitialEffectiveInterestRatePercent	3.500	

NOTE: UCD v2.0 no longer includes the data points BuydownChangeFrequencyMonthsCount, BuydownIncreaseRatePercent or BuydownDurationMonthsCount..

Figure 28. XML Snippet - Example of Temporary Buydown Data.

```

<MESSAGE>
...
  <DEAL>
    <LOANS>
      <LOAN>
        <BUYDOWN>
          <BUYDOWN_OCCURRENCES>
            <BUYDOWN_OCCURRENCE>
              <BuydownInitialEffectiveInterestRatePercent>3.500</BuydownInitialEffectiveInterestRatePercent>
            ...
          </BUYDOWN_OCCURRENCE>
        </BUYDOWN>
      ...
    </LOAN>
  ...
</DEAL>
...
</MESSAGE>
    
```

Figure 28. XML Snippet - Example of Temporary Buydown Data.

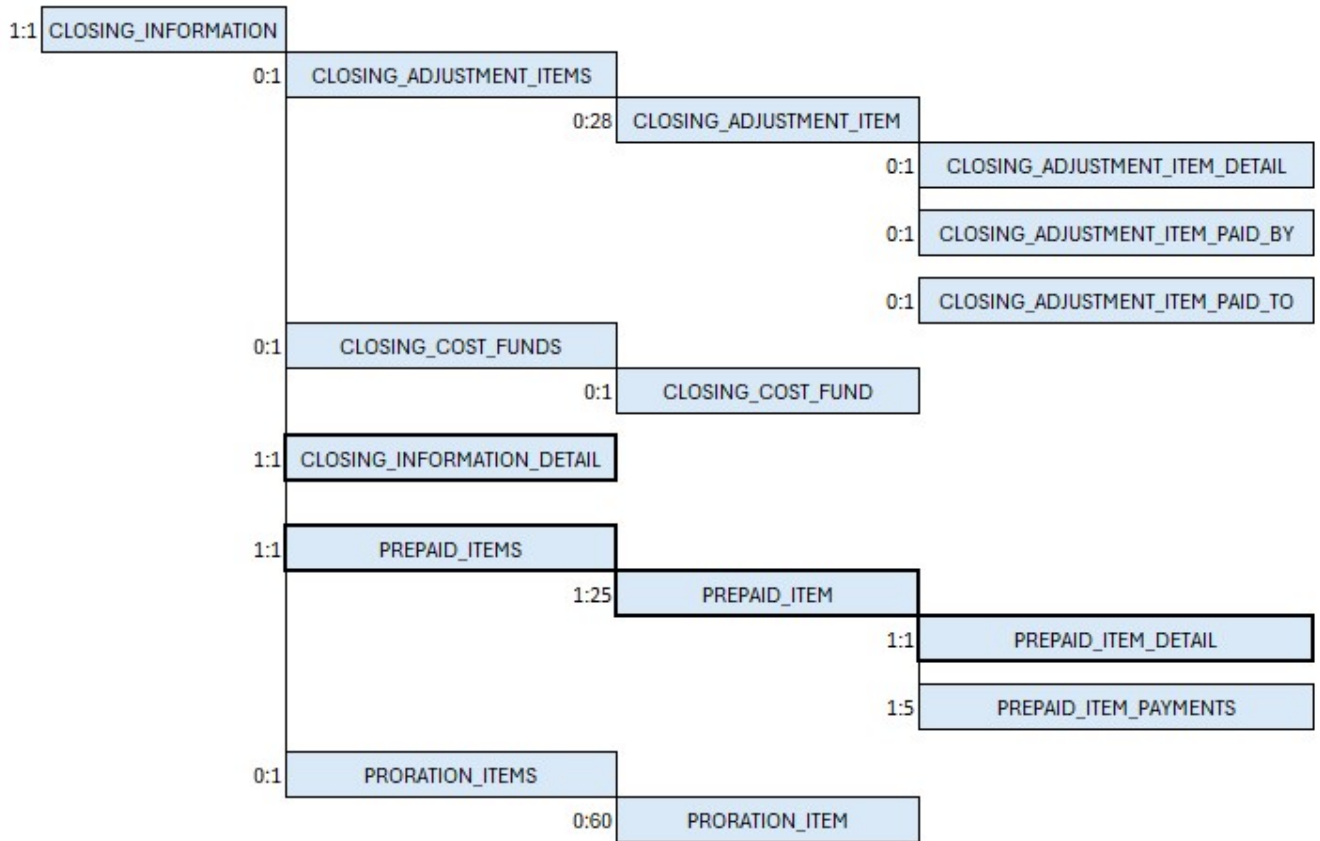
```
</BUYDOWN_OCCURRENCE>  
</BUYDOWN_OCCURRENCES>  
</BUYDOWN>  
...  
</MESSAGE>
```

D. CLOSING ADJUSTMENT DATA

1. INTRODUCTION

The first section of the UCD XML file holding extensive data about the closing transaction is CLOSING_INFORMATION. Five child containers of CLOSING_INFORMATION categorize a sizable number of data points with adjustment, funding, general, prepaid items and prorated amount data. The containers in bold hold data that is required in every XML file.

Table 20. CLOSING_INFORMATION and the XML File.



The type of information held in each container can be summarized as:

- CLOSING_ADJUSTMENT_ITEMS—up to 28 additional adjustments may be provided. Closing adjustments and credits can be delivered on both the Model and Alternate forms. Check *UCD v2.0* cross reference columns to see which enumerations are for purchase and/or refinances.
- CLOSING_COST_FUNDS—holds FundsType = “DepositOnSalesContract”.
- CLOSING_INFORMATION_DETAIL—holds information about the closing transaction, and overall cash to close.
- PREPAID_ITEMS. – at least one, “Prepaid Interest” must be delivered in every XML file, but up to 24 additional proration line items may be provided.

- e. PRORATION_ITEMS – these items represent the division of housing expenses between the seller and borrower at time of closing, so are not applicable to refinances. They are not valid on the Alternate form. Up to 60 proration line items-30 representing items paid by the seller prior to closing, and 30 supporting items unpaid by the seller.

2. CLOSING_ADJUSTMENT_ITEMS

Table 21. XML File Container Structure for Closing Adjustment Data.

Containers	UCD Usage Notes
CLOSING_INFORMATION	Holds containers categorizing sets of closing data points.
CLOSING_ADJUSTMENT_ITEMS	Groups one or more CLOSING_ADJUSTMENT_ITEMS. An instance of CLOSING_ADJUSTMENT_ITEM is provided for each closing adjustment disclosed.
CLOSING_ADJUSTMENT_ITEM	The CLOSING_ADJUSTMENT_ITEM container with the relevant data points and enumerations is listed five times so that the closing adjustment data requirements can be grouped into these categories.
CLOSING_ADJUSTMENT_ITEM_DETAIL	Holds data points describing the closing adjustment.
CLOSING_ADJUSTMENT_ITEM_PAID_BY	Holds the unparsed name of the entity funding the adjustment.
EXTENSION/OTHER/gse:CLOSING_ADJUSTMENT_ITEM_PAID_BY	Holds the unparsed name of the entity to whom a gift, grantor rebate is paid.

a. When to Use CLOSING_ADJUSTMENT_ITEM

The CLOSING_ADJUSTMENT_ITEMS structure is used to convey amounts that impact the Borrower’s cash to close.

- i. Adjustments must NOT be provided in LIABILITY as negative line items.
- ii. CLOSING_ADJUSTMENT_ITEMS should NOT be used to adjust fee line items. Instead, any change to a fee charged to the borrower must be delivered in the FEE_ITEM structure associated with the specific fee.
- iii. The ClosingAdjustmentItemType of “SellerCredit” follows the same approach—this is the sum of any general credits to the borrower from the seller. If an item has already been identified as a Seller-Paid fee, any adjustments attributable to that fee must use FEE_ITEM.
- iv. General credits from parties other than the seller or lender “Other Credits” use CLOSING_ADJUSTMENT_ITEM. Again, if the credit or rebate is attributable to a specific fee, the FEE_ITEM container holding that fee is the appropriate location to provide the adjustment with a FeePaymentPaidByType = “ThirdParty”.
- v. CLOSING_ADJUSTMENT_ITEM holds data about amounts due to the borrower from the seller that are not a proration of an existing housing expense. In those cases, PRORATION_ITEM is used.
- vi. In the case of a refinance transaction disclosed on either the Model or Alternate forms, the CLOSING_ADJUSTMENT_ITEM container is also used for applicable adjustments (proceeds from subordinate liens, gifts, grants, rebates, transferred escrow balance, principal reduction).

b. Types of Closing Adjustments

Closing adjustment requirements are difficult to document, mainly because of the need to account for a refinance being delivered on the Model form. Figure 29 provides a map of ClosingAdjustmentItemType to CD section based on whether the loan is a purchase or refinance.

Figure 29. Specifying ClosingAdjustmentItemTypes.

LoanPurposeType IntegratedDisclosureSectionType IntegratedDisclosureSubsectionType Values		UCD Supported ClosingDisclosureItemTypes Enumerations																	
		FuelCosts (stored on property)	RentFromSubjectProperty	SellerEscrowAssumption	SellerMortgageAssumption	SellerReserveAccountAssumption	TenantSecurityDeposit	SellerCredit	Gift (from an individual)	Grant (from a legal entity)	ProceedsOfSubordinatedLiens	Rebate Credit	RelocationFunds	SweatEquity	TradeEquity	Other/InterestOnLoanAssumptions	Other/UtilitiesSellerUsed	Other/PrincipalReduction	Other/TransferredEscrowBalance
Purchase DueFromBorrowerAtClosing Adjustments		√	√	√	√	√	√												√
Purchase PaidAlreadyByOrOnBehalfOfBorrowerAtClosing							√												
Purchase PaidAlreadyByOrOnBehalfOfBorrowerAtClosing OtherCredits								√	√	√	√	√	√	√					
Purchase PaidAlreadyByOrOnBehalfOfBorrowerAtClosing Adjustments		√														√	√		
Refinance DueFromBorrowerAtClosing Adjustments																		√	
Refinance PaidAlreadyByOrOnBehalfOfBorrowerAtClosing OtherCredits								√	√	√	√								√
Refinance PayoffsAndPayments								√	√	√	√							√	√
ClosingAdjustmentItemAmount		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
ClosingAdjustmentItemPaidOutsideOfClosingIndicator		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
CLOSING_ADJUSTMENT_PAID_BY/INDIVIDUAL/NAME/FullName								√											
CLOSING_ADJUSTMENT_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL/FullName		√	√	√	√	√	√			√	√	√	√	√	√	√	√	√	√
gse:CLOSING_ADJUSTMENT_PAID_TO/gse:LEGAL_ENTITY/gse:LEGAL_ENTITY_DETAIL/gse:FullName								√	√		√								

Here is an illustration of how the closing adjustments are rendered on the Model form on the right and the Alternate form on the left.

Summaries of Transactions	(11.0 – 13.0)	Payoffs and Payments	25.0
BORROWER'S TRANSACTION		25.1 TO	25.1.1 AMOUNT
11.0 K. Due from Borrower at Closing	11.0.1		
Adjustments		Existing Escrow Account Rollover	\$200.00
11.5 Tenant Security Deposit from R. Jones	11.5.1 \$100.00		
Principal Reduction tolerance cure	\$500.00	Principal Reduction tolerance cure	\$500.00
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1		
12.5 Seller Credit	12.5.1 \$2,500.00		
Other Credits			
12.6 Second Loan Proceeds, Ficus Bank	12.6.1 \$10,000.00	Second Loan Proceeds, Ficus Bank	\$10,000.00
Grant from Community Lending paid to Ficus Bank	\$5,000.00	Grant from Community Lending paid to Ficus Bank	\$5,000.00
Relocation Funds from Acme	\$300.00		
Adjustments			

Table 22. Rendering Closing Adjustment Data on the CD Model and Alternate Forms.

Summaries of Transactions	(11.0 – 13.0)	Payoffs and Payments	25.0
12.7 Rent from R. Jones	12.7.1 \$1,100.00		

To address the variety of scenarios when CLOSING_ADJUSTMENT_ITEM is used, UCD v2.0 presents CLOSING_ADJUSTMENT_ITEM data requirements consecutive “repeats” of CLOSING_ADJUSTMENT_ITEM. [Table 23](#) shows the data points needed for a purchase transaction.

Table 23. UCD v2.0 Excerpt – Closing Adjustment Data Requirements.

UCD UID	MISMO v3.3 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.014	ClosingAdjustmentItemAmount	100.00	Must be > “0”
10.263	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	
10.140	ClosingAdjustmentItemType	TenantSecurityDeposit	
10.135	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	
10.143	IntegratedDisclosureSubsectionType	Adjustments	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
10.386	FullName	R. Jones	Provide the name of the entity that paid the closing adjustment if not obvious.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.014	ClosingAdjustmentItemAmount	500.00	Must be > “0”
10.263	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	
10.140	ClosingAdjustmentItemType	Other	
10.135	ClosingAdjustmentItemOtherDescription	PrincipalReduction	
10.143	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	
10.014	IntegratedDisclosureSubsectionType	Adjustments	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.036	ClosingAdjustmentItemAmount	2500.00	Must be > “0”
10.297	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	
10.038	ClosingAdjustmentItemType	SellerCredit	
10.026	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	

Table 23. UCD v2.0 Excerpt – Closing Adjustment Data Requirements.

UCD UID	MISMO v3.3 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.039	ClosingAdjustmentItemAmount	10,000.00	Must be > "0"
10.211	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	
10.042	ClosingAdjustmentItemType	ProceedsOfSubordinateLiens	
10.162	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	
10.163	IntegratedDisclosureSubsectionType	OtherCredits	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
10.043	FullName	Ficus Bank	Provide the name of the entity that paid the closing adjustment if not obvious.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.039	ClosingAdjustmentItemAmount	5,000.00	Must be > "0"
10.211	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	
10.042	ClosingAdjustmentItemType	Grant	
10.162	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	
10.163	IntegratedDisclosureSubsectionType	OtherCredits	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
10.043	FullName	Community Lending	Provide the name of the entity that paid the closing adjustment if not obvious.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/EXTENSION/OTHER/gse:CLOSING_ADJUSTMENT_ITEM_PAID_TO/gse:LEGAL_ENTITY/gse:LEGAL_ENTITY_DETAIL			
16.021	gse:FullName	Ficus Bank	Provide the name of the entity that paid the closing adjustment if not obvious.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL			
10.039	ClosingAdjustmentItemAmount	300.00	Must be > "0"
10.211	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	

Table 23. UCD v2.0 Excerpt – Closing Adjustment Data Requirements.

UCD UID	MISMO v3.3 Data Point	Delivered Value	Implementation Notes
10.042	ClosingAdjustmentItemType	RelocationFunds	
10.162	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	
10.163	IntegratedDisclosureSubsectionType	OtherCredits	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
10.043	FullName	Acme	Provide the name of the entity that paid the closing adjustment if not obvious.

Figure 30. XML Snippet - Example of Closing Adjustment Items.

```

<MESSAGE>
...
  <CLOSING_INFORMATION>
    <CLOSING_ADJUSTMENT_ITEMS>
      <CLOSING_ADJUSTMENT_ITEM>
        <CLOSING_ADJUSTMENT_ITEM_DETAIL>
          <ClosingAdjustmentItemAmount>100.00</ClosingAdjustmentItemAmount>
          <ClosingAdjustmentItemPaidOutsideOfClosingIndicator>>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
          <ClosingAdjustmentItemType>TenantSecurityDeposit</ClosingAdjustmentItemType>
          <IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</IntegratedDisclosureSectionType>
          <IntegratedDisclosureSubsectionType>Adjustments</IntegratedDisclosureSubsectionType>
        </CLOSING_ADJUSTMENT_ITEM_DETAIL>
      <CLOSING_ADJUSTMENT_ITEM_PAID_BY>
        <LEGAL_ENTITY>
          <LEGAL_ENTITY_DETAIL>
            <FullName>R. Jones</FullName>
          </LEGAL_ENTITY_DETAIL>
        </LEGAL_ENTITY>
      </CLOSING_ADJUSTMENT_ITEM_PAID_BY>
    </CLOSING_ADJUSTMENT_ITEM_DETAIL>
  </CLOSING_ADJUSTMENT_ITEM>
  <CLOSING_ADJUSTMENT_ITEM>
    <CLOSING_ADJUSTMENT_ITEM_DETAIL>
      <ClosingAdjustmentItemAmount>500.00</ClosingAdjustmentItemAmount>
      <ClosingAdjustmentItemPaidOutsideOfClosingIndicator>>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
      <ClosingAdjustmentItemType>Other</ClosingAdjustmentItemType>
      <ClosingAdjustmentItemTypeOtherDescription>PrincipalReduction</ClosingAdjustmentItemType>
      <IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</IntegratedDisclosureSectionType>
      <IntegratedDisclosureSubsectionType>Adjustments</IntegratedDisclosureSubsectionType>
    </CLOSING_ADJUSTMENT_ITEM_DETAIL>
  </CLOSING_ADJUSTMENT_ITEM>
  <CLOSING_ADJUSTMENT_ITEM>
    <ClosingAdjustmentItemAmount>2500.00</ClosingAdjustmentItemAmount>

```


Figure 30. XML Snippet - Example of Closing Adjustment Items.

```

    <ClosingAdjustmentItemPaidOutsideOfClosingIndicator>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
    <ClosingAdjustmentItemType>SellerCredit</ClosingAdjustmentItemType>
    <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
  </CLOSING_ADJUSTMENT_ITEM_DETAIL>
</CLOSING_ADJUSTMENT_ITEM>
<CLOSING_ADJUSTMENT_ITEM>
  <CLOSING_ADJUSTMENT_ITEM_DETAIL>
    <ClosingAdjustmentItemAmount>10000.00</ClosingAdjustmentItemAmount>
    <ClosingAdjustmentItemPaidOutsideOfClosingIndicator>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
    <ClosingAdjustmentItemType>ProceedsOfSubordinateLiens</ClosingAdjustmentItemType>
    <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
    <IntegratedDisclosureSubsectionType>OtherCredits</IntegratedDisclosureSubsectionType>
  </CLOSING_ADJUSTMENT_ITEM_DETAIL>
  <CLOSING_ADJUSTMENT_ITEM_PAID_BY>
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Ficus Bank</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
  </CLOSING_ADJUSTMENT_ITEM_PAID_BY>
</CLOSING_ADJUSTMENT_ITEM>
<CLOSING_ADJUSTMENT_ITEM>
  <CLOSING_ADJUSTMENT_ITEM_DETAIL>
    <ClosingAdjustmentItemAmount>5000.00</ClosingAdjustmentItemAmount>
    <ClosingAdjustmentItemPaidOutsideOfClosingIndicator>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
    <ClosingAdjustmentItemType>Grant</ClosingAdjustmentItemType>
    <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
    <IntegratedDisclosureSubsectionType>OtherCredits</IntegratedDisclosureSubsectionType>
  </CLOSING_ADJUSTMENT_ITEM_DETAIL>
  <CLOSING_ADJUSTMENT_ITEM_PAID_BY>
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Community Lending</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
  </CLOSING_ADJUSTMENT_ITEM_PAID_BY>
  <EXTENSION>
    <OTHER>
      <gse:CLOSING_ADJUSTMENT_ITEM_PAID_TO>
        <gse:LEGAL_ENTITY>
          <gse:LEGAL_ENTITY_DETAIL>
            <gse:FullName>FicusBank</gse:FullName>
          </gse:LEGAL_ENTITY_DETAIL>
        </gse:LEGAL_ENTITY>
      </gse:CLOSING_ADJUSTMENT_ITEM_PAID_TO>
    </OTHER>
  </EXTENSION>
</CLOSING_ADJUSTMENT_ITEM>
<CLOSING_ADJUSTMENT_ITEM>
  <CLOSING_ADJUSTMENT_ITEM_DETAIL>
    <ClosingAdjustmentItemAmount>300.00</ClosingAdjustmentItemAmount>

```

Figure 30. XML Snippet - Example of Closing Adjustment Items.

```
<ClosingAdjustmentItemPaidOutsideOfClosingIndicator>false</ClosingAdjustmentItemPaidOutsideOfClosingIndicator>
<ClosingAdjustmentItemType>RelocationFunds</ClosingAdjustmentItemType>
<IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
<IntegratedDisclosureSubsectionType>OtherCredits</IntegratedDisclosureSubsectionType>
</CLOSING_ADJUSTMENT_ITEM_DETAIL>
<CLOSING_ADJUSTMENT_ITEM_PAID_BY>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>Acme</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
</CLOSING_ADJUSTMENT_ITEM_PAID_BY>
</CLOSING_ADJUSTMENT_ITEM>
</CLOSING_ADJUSTMENT_ITEMS>
...
</MESSAGE>
```

E. DEPOSIT AND GENERAL CLOSING DATA

1. DEPOSIT

The second child container of CLOSING_INFORMATION is CLOSING_COST_FUNDS, which holds one line item required in all XML files—the deposit. Even though the deposit on the sales contract also a line item in the purchase transaction Cash to Close table, a different, CD-specific data point is used there ([see V.E.2.a. Data Points Supporting the Cash to Close Table for a Purchase](#)).

Table 24. XML File Container Structure for Deposit and General Closing Data.

UCD UIDs	Containers	UCD Usage Notes
999.069	CLOSING_INFORMATION	(parent of CLOSING_COST_FUNDS)
10.028	CLOSING_COST_FUNDS	Holds one of more sets of closing cost fund data points. In UCD v2.0, one instance is required for all purchases.
999.102	CLOSING_COST_FUND	Holds data points to be used with a purchase for the deposit or earnest money

There are three scenarios affecting how the deposit on the sales contract should be provided in the XML file when LoanPurposeType = “Purchase”.

- a. The most likely scenario is that the total of any deposit amount that is paid to the seller, or held in trust or escrow by an attorney or other party under the terms of the sales contract, is provided using the data point FundsType = “DepositOnSalesContract”.
- b. If the borrower’s deposit has been applied toward a closing cost, the amount applied should be delivered in the FEE container with the closing cost line item, with the FeePaymentPaidByType = “Buyer” and the FeePaymentPaidOutsideOfClosingIndicator = “true”.
- c. If there was no deposit on the transaction, the three deposit data points must still be delivered as described but with ClosingCostFundAmount = “0”.

Figure 31. Rendering Deposit on the CD.

Summaries of Transactions		(11.0 – 13.0)
BORROWER’S TRANSACTION		
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	
12.1 Deposit	12.5.1	\$10,000.00

Table 25. UCD v2.0 Spec Excerpt - Deposit Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	MISMO v3.3.0 Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_COST_FUNDS/CLOSING_COST_FUND			
10.029	ClosingCostFundAmount	10000.00	Provide "0" if there is no deposit for the purchase transaction.
10.028	FundsType	DepositOnSalesContract	
10.160	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	

Figure 32. XML Snippet - Example of Deposit Data.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <CLOSING_INFORMATION>
        <CLOSING_COST_FUNDS>
          <CLOSING_COST_FUND>
            <ClosingCostFundAmount>10000.00</ClosingCostFundAmount>
            <FundsType>DepositOnSalesContract</FundsType>
            <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
          </CLOSING_COST_FUND>
        </CLOSING_COST_FUNDS>
      </CLOSING_INFORMATION>
    </LOAN>
  </LOANS>
</DEAL>
...
</MESSAGE>
    
```

2. GENERAL CLOSING DATA

The data points in the CLOSING_INFORMATION_DETAIL container populate two sections of the CD. One data point, CurrentRateSetDate, is GSE-specific so is not rendered on the form.

Table 26. XML File Container Supporting General Closing Cost Data.

UCD UIDs	Containers	UCD Usage Notes
999.102	CLOSING_INFORMATION_DETAIL	Information about the actual closing and the borrowers’ cash to close.

a. Total Cash to or from Borrower

The first data points in the container are the total cash to close either from or to the borrower. The data points are rendered on two separate locations on the CD when the Model form is used.

Figure 33. Rendering Total Cash to Close Data on the CD.

Costs at Closing	6.0	Summaries of Transactions	(Model Form only)
		BORROWER’S TRANSACTION (11.0 – 13.0)	
		13.0 CALCULATION	
6.2 Cash to Close	6.2.1 \$25,332.30	13.3 Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	13.3.1 \$25,332.30

For Cash to Close on the Summaries of Transactions, if IntegrationDisclosureSectionTotalAmount for IntegratedDisclosureSectionType = “DueFromBorrowerAtClosing” is greater than IntegrationDisclosureSectionTotalAmount for IntegratedDisclosureSectionType = “PaidAlreadyByOrOnBehalfOfBorrowerAtClosing”, the resulting amount is positive, so cash is due from the borrower and the amount is provided in CashFromBorrowerAtClosingAmount. When the result is negative, the amount is provided in CashToBorrowerAtClosingAmount. Only one of these data points can be present in the XML file.

b. Closing Transaction Information

Figure 34. Rendering General Closing Data on the CD.

1.0 Closing Information	
1.2 Closing Date	4-18-2024
1.3 Disbursement Date	4-19-2024
1.5 File No.	12-3456

General data about the closing transaction is provided in the CLOSING_INFORMATION structure:

- i. The date the borrower becomes contractually obligated to pay the loan is delivered in ClosingDate
- ii. The date the amounts due are expected to be paid to or on behalf of the borrower and/or property seller is provided in DisbursementDate.
- iii. The value provided in ClosingAgentOrderNumberIdentifier is the identification number assigned to the transaction by the closing agent.

Table 27. UCD v2.0 Spec Excerpt - General Closing Information Data Requirements.

UCD UID	MISMO v3.3.0 Data Points	MISMO v3.3.0 Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL			
6.015	CashFromBorrowerAtClosingAmount	25332.30	Must be > "0"
1.006	ClosingAgentOrderNumberIdentifier	12-3456	
1.002	ClosingDate	2024-04-18	
3.038	CurrentRateSetDate	2024-03-18	GSE-specific
1.003	DisbursementDate	2024-04-19	

NOTE: UCD v1.5 data points UID 10.114-CashFromSellerAtClosingAmount and UID 10.115-CashToSellerAtClosingAmount have been removed from UCD v2.0.

Figure 35. XML Snippet - CLOSING_INFORMATION_DETAIL.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <CLOSING_INFORMATION>
        <CLOSING_INFORMATION_DETAIL>
          <CashFromBorrowerAtClosingAmount>25332.30</CashFromBorrowerAtClosingAmount>
          <ClosingAgentOrderNumberIdentifier>12-3456</ClosingAgentOrderNumberIdentifier>
          <ClosingDate>2024-04-18</ClosingDate>
          <CurrentRateSetDate>2024-03-18</CurrentRateSetDate>
          <DisbursementDate>2024-04-19</DisbursementDate>
        </CLOSING_INFORMATION_DETAIL>
      </CLOSING_INFORMATION>
    </LOAN>
  </LOANS>
</DEAL>
    
```

Figure 35. XML Snippet - CLOSING_INFORMATION_DETAIL.

```
</CLOSING_INFORMATION>  
...  
</MESSAGE>
```

F. PREPAID ITEM DATA

Items to be prepaid by the borrower before closing, including but not limited to “property taxes, insurance premiums and other items to insure the property or satisfy real estate tax obligations,” are provided in the PREPAID_ITEMS container structure, which groups prepaid item data by description, payee name, and payment. At least one instance of the bolded containers in the PREPAID_ITEMS structure is required in every XML file.

Table 28. XML File Container Structure for Prepaid Item Data.

UCD UIDs	Containers	UCD Usage Notes
999.103	PREPAID_ITEMS	Groups one or more sets of prepaid line item information.
999.104	PREPAID_ITEM	Holds child containers and data points making up a prepaid line item. At least one and up to 25 may be delivered.
999.105	PREPAID_ITEM_DETAIL	Holds data points describing the prepaid item.
999.110/999.112/999.113	PREPAID_ITEM_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	Holds the unparsed name of the payee.
999.106	PREPAID_ITEM_PAYMENTS	MISMO construct. Plural of singular child container PREPAID_ITEM_PAYMENT holds at least 1 and up to 5 sequential occurrences of PREPAID_ITEM_PAYMENT.
999.107	PREPAID_ITEM_PAYMENT	Holds data points identifying the payor entity, when paid relative to closing, and associated amount(s). Multiple instances of PREPAID_ITEM_PAYMENT are provided when the payment was shared by more than one entity or a portion was paid before <i>and</i> at closing. At least one and up to five sequential instances are provided.

The following figure provides a checklist of the data point requirements for the four distinct categories of prepaid line item identified in the slanted column headings.

Figure 36. Checklist of PrepaidItemType Requirements by Prepaid Line Item Category.

Prepaid Item Line Item Data Points	Interest	No Interest	Taxes	All Others
FeePaidToType	✓		✓	✓
FeePaidToTypeOtherDescription	✓		✓	✓
IntegratedDisclosureSectionType	✓	✓	✓	✓
PrepaidItemMonthsPaidCount			✓	✓
PrepaidItemPaidFromDate	✓			
PrepaidItemPaidThroughDate	✓			
PrepaidItemPerDiemAmount	✓			
PrepaidItemType = "PrepaidInterest"	✓	✓		
PrepaidItemType			✓	✓
PrepaidItemTypeOtherDescription			✓	✓
RegulationZPointsAndFeesIndicator	✓			✓
FullName (payee)			✓	✓
PrepaidItemActualPaymentAmount	✓	0	✓	✓
PrepaidItemPaymentPaidByType	✓		✓	✓
PrepaidItemPaymentTimingType	✓		✓	✓

- Because prepaid interest is required for all loans, a separate line item for PrepaidItemType = “PrepaidInterest” is provided for it in this chart (and in the Spec). It is mutually exclusive within an instance of PREPAID_ITEM with all other UCD supported enumerations.
- The “No Interest” column in the checklist shows the data points and values that must be provided in the XML file when prepaid interest is not part of the transaction.
- For non-tax items, RegulationZPointsAndFeesIndicator indicates whether the fee falls under ATR/QM calculations.

Figure 37. Rendering Prepaid Item Data on the CD.

		Borrower-Paid		Seller-Paid		Paid by Others
Other Costs	8.0	At Closing	Before Closing	At Closing	Before Closing	
8.4 F. Prepays		8.4.1				
8.5 Homeowner’s Insurance Premium 8.5.1 (12 mo.) to Insurance Co		8.5.2	8.5.3 \$1,209.96	8.5.4	8.5.5	8.5.6
8.6 Mortgage Insurance Premium 8.6.1 (mo.) to		8.6.2	8.6.3	8.6.4	8.6.5	8.6.6
8.7 Prepaid Interest 8.7.1 (\$17.44 per day from 4/15/24 to 4/30/24)		8.7.2 \$279.04	8.7.3	8.7.4	8.7.5	8.7.6
8.8 Property Taxes 8.8.1 (6 mo.) to Any County USA		8.8.2 \$315.90	8.8.3	8.8.4	8.8.5 \$315.90	8.8.6
8.9	8.9.1	8.9.2	8.9.3	8.9.4	8.9.5	8.9.6

The following UCD v2.0 Spec Excerpt provides three examples of prepaid line items: 1) Non-tax, non-interest item, 2) interest, and 3) tax.

Table 29. UCD v2.0 Spec Excerpt-Three Prepaid Item Examples and Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
1. Non-interest, non-tax line item			
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PREPAID_ITEMS/PREPAID_ITEM/PREPAID_ITEM_DETAIL			
8.257	FeePaidToType	Other	
8.827	FeePaidToTypeOtherDescription	LenderAffiliate	
8.244	IntegratedDisclosureSectionType	Prepays	
8.014	PrepaidItemMonthsPaidCount	12	
8.012	PrepaidItemType	HomeownersInsurancePremium	
8.256	RegulationZPointsAndFeesIndicator	true	
8.019	FullName	Insurance Co.	Provide the <u>name</u> of the entity to which the item is being prepaid.
8.255	PrepaidItemActualPaymentAmount	1209.96	The value can be negative.
8.253	PrepaidItemPaymentPaidByType	Buyer	
8.254	PrepaidItemPaymentTimingType	BeforeClosing	
2. Prepaid interest line item—instead of months count, paid from and thru dates and per diem amount. No payee name necessary.			
.../PREPAID_ITEM/PREPAID_ITEM_DETAIL			

Table 29. UCD v2.0 Spec Excerpt-Three Prepaid Item Examples and Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
8.257	FeePaidToType	Lender	
8.244	IntegratedDisclosureSectionType	Prepays	
8.245	PrepaidItemType	PrepaidInterest	
8.250	PrepaidItemPaidFromDate	2024-04-15	
8.251	PrepaidItemPaidThroughDate	2024-04-30	Provide the last day for which interest was accrued.
8.248	PrepaidItemPerDiemAmount	17.44	
8.256	RegulationZPointsAndFeesIndicator	true	
8.255	PrepaidItemActualPaymentAmount	279.04	When no interest is prepaid, provide "0".
3. Prepaid Tax Item-No RegulationZPointsAndFeesIndicator necessary.			
.../PREPAID_ITEM/PREPAID_ITEM_DETAIL			
8.257	FeePaidToType	ThirdPartyProvider	
8.244	IntegratedDisclosureSectionType	Prepays	
8.014	PrepaidItemMonthsPaidCount	6	
8.012	PrepaidItemType	CountyPropertyTax	
.../PREPAID_ITEM_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
8.019	FullName	Any County USA	Provide the name of the entity to which the item is being prepaid.
.../PREPAID_ITEM_PAYMENTS/PREPAID_ITEM_PAYMENT			
8.255	PrepaidItemActualPaymentAmount	315.90	
8.253	PrepaidItemPaymentPaidByType	Borrower	
8.254	PrepaidItemPaymentTimingType	At Closing	
.../PREPAID_ITEM_PAYMENT			
8.255	PrepaidItemActualPaymentAmount	315.90	
8.253	PrepaidItemPaymentPaidByType	Seller	
8.254	PrepaidItemPaymentTimingType	Before Closing	

NOTE: UCD v1.5 data point UID 8.249-PrepaidItemPerDiemCalculationMethodType, used with "PrepaidInterest" has been removed from UCD v2.0.

Figure 38. XML Snippet-Prepaid Line Items.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <CLOSING_INFORMATION>
        <PREPAID_ITEMS>
    
```

Figure 38. XML Snippet-Prepaid Line Items.

```

<PREPAID_ITEM>
  <PREPAID_ITEM_DETAIL>
    <FeePaidToType>Other</FeePaidToType>
    <FeePaidToTypeOtherDescription>LenderAffiliate</FeePaidToType>
  <IntegratedDisclosureSectionType>Prepays</IntegratedDisclosureSectionType>
    <PrepaidItemMonthsPaidCount>12</PrepaidItemMonthsPaidCount>
    <PrepaidItemType>HomeownersInsurancePremium</PrepaidItemType>
    <RegulationZPointsAndFeesIndicator>>true</RegulationZPointsAndFeesIndicator>
  </PREPAID_ITEM_DETAIL>
  <PREPAID_ITEM_PAID_TO>
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Insurance Co.</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
  </PREPAID_ITEM_PAID_TO>
  <PREPAID_ITEM_PAYMENTS>
    <PREPAID_ITEM_PAYMENT>
      <PrepaidItemActualPaymentAmount>1209.96</PrepaidItemActualPaymentAmount>
      <PrepaidItemPaymentPaidByType>Buyer</PrepaidItemPaymentPaidByType>
      <PrepaidItemPaymentTimingType>AtClosing</PrepaidItemPaymentTimingType>
    </PREPAID_ITEM_PAYMENT>
  </PREPAID_ITEM_PAYMENTS>
</PREPAID_ITEM>
<PREPAID_ITEM>
  <PREPAID_ITEM_DETAIL>
    <FeePaidToType>Lender</FeePaidToType>
    <IntegratedDisclosureSectionType>Prepays</IntegratedDisclosureSectionType>
    <PrepaidItemPaidFromDate>2024-04-15</PrepaidItemPaidFromDate>
    <PrepaidItemPaidThroughDate>2024-04-30</PrepaidItemPaidThroughDate>
    <PrepaidItemPerDiemAmount>17.44</PrepaidItemPerDiemAmount>
    <PrepaidItemType>PrepaidInterest</PrepaidItemType>
    <RegulationZPointsAndFeesIndicator>>true</RegulationZPointsAndFeesIndicator>
  </PREPAID_ITEM_DETAIL>
  <PREPAID_ITEM_PAYMENTS>
    <PREPAID_ITEM_PAYMENT>
      <PrepaidItemActualPaymentAmount>279.04</PrepaidItemActualPaymentAmount>
      <PrepaidItemPaymentPaidByType>Buyer</PrepaidItemPaymentPaidByType>
      <PrepaidItemPaymentTimingType>AtClosing</PrepaidItemPaymentTimingType>
    </PREPAID_ITEM_PAYMENT>
  </PREPAID_ITEM_PAYMENTS>
</PREPAID_ITEM>
<PREPAID_ITEM>
  <PREPAID_ITEM_DETAIL>
    <FeePaidToType>ThirdPartyProvider</FeePaidToType>
    <IntegratedDisclosureSectionType>Prepays</IntegratedDisclosureSectionType>
    <PrepaidItemMonthsPaidCount>6</PrepaidItemMonthsPaidCount>
    <PrepaidItemType>CountyPropertyTax</PrepaidItemType>
  </PREPAID_ITEM_DETAIL>
  <PREPAID_ITEM_PAID_TO>
    <LEGAL_ENTITY>

```

Figure 38. XML Snippet-Prepaid Line Items.

```
<LEGAL_ENTITY_DETAIL>
  <FullName>Any County USA</FullName>
</LEGAL_ENTITY_DETAIL>
</LEGAL_ENTITY>
</PREPAID_ITEM_PAID_TO>
<PREPAID_ITEM_PAYMENTS>
  <PREPAID_ITEM_PAYMENT>
    <PrepaidItemActualPaymentAmount>315.90</PrepaidItemActualPaymentAmount>
    <PrepaidItemPaymentPaidByType>Buyer</PrepaidItemPaymentPaidByType>
    <PrepaidItemPaymentTimingType>AtClosing</PrepaidItemPaymentTimingType>
  </PREPAID_ITEM_PAYMENT>
  <PREPAID_ITEM_PAYMENT>
    <PrepaidItemActualPaymentAmount>315.90</PrepaidItemActualPaymentAmount>
    <PrepaidItemPaymentPaidByType>Seller</PrepaidItemPaymentPaidByType>
    <PrepaidItemPaymentTimingType>BeforeClosing</PrepaidItemPaymentTimingType>
  </PREPAID_ITEM_PAYMENT>
</PREPAID_ITEM_PAYMENTS>
</PREPAID_ITEM>
</PREPAID_ITEMS>
...
</MESSAGE>
```

G. PRORATION ITEM DATA

In a purchase transaction, prorations are any amounts due from the seller to reimburse the borrower at closing, prorated for the period corresponding to each amount. Examples include city, town, or county taxes, assessments, and any additional items paid by the borrower prior to closing that are due from the seller at closing.

The PRORATION_ITEM structure is straightforward and simple compared with CLOSING_ADJUSTMENT_ITEM and PREPAID_ITEM. The data points used to provide this information are all held in one child container.

Table 30. XML File Container Structure for Proration Item Data.

UCD UIDs	Containers	UCD Usage Notes
999.116	PRORATION_ITEMS	MISMO construct. Plural of singular child container PRORATION_ITEM holds up to 60 sequential occurrences of PRORATION_ITEM.
999.117	PRORATION_ITEM	Holds child containers and data points making up a prorated line item. Up to 60 may be delivered.

Prorations are rendered on the Summaries of Transactions table as adjustments either paid or unpaid by the property seller.

Figure 39. Rendering Proration Item Data on the CD.

Summaries of Transactions		
BORROWER'S TRANSACTION (11.0 – 13.0)		
11.0 K. Due from Borrower at Closing	11.0.1	
Adjustments for Items Paid by Seller in Advance		
11.6 City/Town Taxes 4/15/24 to 4/30/24	11.6.1	\$5.00
11.9 HOA Dues 4/15/24 to 4/30/24	11.9.1	\$3.00
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	
Adjustments for Items Unpaid by Seller		
12.8 City/Town Taxes 4/15/24 to 4/30/24	12.8.1	\$36.00
12.11 Utilities 4/15/24 to 4/30/2014	12.11.1	\$10.00

The line items illustrated above are listed in the following Spec excerpt; each line item is rendered from the same data points. Only the values for the section and subsection type change.

Table 31. UCD v2.0 Spec Excerpt - Proration Line Items Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM			
10.157	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	
10.158	IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	
10.023	ProrationItemAmount	5.00	
10.019	ProrationItemPaidFromDate	2024-04-15	
10.020	ProrationItemPaidThroughDate	2024-04-30	

Table 31. UCD v2.0 Spec Excerpt - Proration Line Items Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
10.017	ProrationItemType	CityPropertyTax	
.../PRORATION_ITEM			
10.157	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	
10.158	IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	
10.023	ProrationItemAmount	3.00	
10.019	ProrationItemPaidFromDate	2024-04-15	
10.020	ProrationItemPaidThroughDate	2024-04-30	
10.017	ProrationItemType	HomeownersAssociationDues	
.../PRORATION_ITEM			
10.157	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	
10.158	IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	
10.023	ProrationItemAmount	36.00	
10.019	ProrationItemPaidFromDate	2024-04-15	
10.020	ProrationItemPaidThroughDate	2024-04-30	
10.017	ProrationItemType	CountyPropertyTax	
.../PRORATION_ITEM			
10.157	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	
10.158	IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	
10.023	ProrationItemAmount	10.00	
10.019	ProrationItemPaidFromDate	2024-04-15	
10.020	ProrationItemPaidThroughDate	2024-04-30	
10.017	ProrationItemType	Utilities	

Figure 40. XML Snippet-Prepaid Line Items.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <CLOSING_INFORMATION>
        <PRORATION_ITEMS>
          <PRORATION_ITEM>
            <IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</IntegratedDisclosureSectionType>
            <IntegratedDisclosureSubsectionType>AdjustmentsForItemsPaidBySellerInAdvance</IntegratedDisclosureSubsectionType>
            <ProrationItemAmount>5.00</ProrationItemAmount>
          </PRORATION_ITEM>
        </PRORATION_ITEMS>
      </CLOSING_INFORMATION>
    </LOAN>
  </LOANS>
</DEAL>
    
```

Figure 40. XML Snippet-Prepaid Line Items.

```

<ProrationItemPaidFromDate>2024-04-15</ProrationItemPaidFromDate>
<ProrationItemPaidThroughDate>2024-04-30</ProrationItemPaidThroughDate>
<ProrationItemType>CityPropertyTax</ProrationItemType>
</PRORATION_ITEM>
<PRORATION_ITEM>
  <IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</IntegratedDisclosureSectionType>
  <IntegratedDisclosureSubsectionType>AdjustmentsForItemsPaidBySellerInAdvance</IntegratedDisclosureSubsectionType>
  <ProrationItemAmount>3.00</ProrationItemAmount>
  <ProrationItemPaidFromDate>2024-04-15</ProrationItemPaidFromDate>
  <ProrationItemPaidThroughDate>2024-04-30</ProrationItemPaidThroughDate>
  <ProrationItemType>HomeownersAssociationDues</ProrationItemType>
</PRORATION_ITEM>
<PRORATION_ITEM>
  <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
  <IntegratedDisclosureSubsectionType>AdjustmentsForItemsUnpaidBySeller</IntegratedDisclosureSubsectionType>
  <ProrationItemAmount>36.00</ProrationItemAmount>
  <ProrationItemPaidFromDate>2024-04-15</ProrationItemPaidFromDate>
  <ProrationItemPaidThroughDate>2024-04-30</ProrationItemPaidThroughDate>
  <ProrationItemType>CountyPropertyTax</ProrationItemType>
</PRORATION_ITEM>
<PRORATION_ITEM>
  <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing</IntegratedDisclosureSectionType>
  <IntegratedDisclosureSubsectionType>AdjustmentsForItemsUnpaidBySeller</IntegratedDisclosureSubsectionType>
  <ProrationItemAmount>10.00</ProrationItemAmount>
  <ProrationItemPaidFromDate>2024-04-15</ProrationItemPaidFromDate>
  <ProrationItemPaidThroughDate>2024-04-30</ProrationItemPaidThroughDate>
  <ProrationItemType>Utilities</ProrationItemType>
</PRORATION_ITEM>
...
</MESSAGE>

```

H. CONSTRUCTION LOAN DATA

The GSEs purchase only the permanent financing portion of construction-to-permanent loans. Guidance for provision of data points supporting construction-only loans has been omitted.

In general, a loan is considered to be a construction loan when it is for the cost of building a structure on land either already owned (refinance) or to be purchased by the borrower. For a one-closing construction-to-permanent loan, the loan term includes both construction and permanent financing portions.

NOTE: *As the data and eligibility requirements for construction loans differ between the GSEs, consult each GSE's web pages for the most recent guidelines.*

Table 32. XML File Container Structure for Construction Data.		
UCD UID	Container Name	UCD Usage Notes
999.121	CONSTRUCTION	Holds data points describing construction loan terms.

Figure 41. Rendering Construction Loan Data on the CD.	
3.0	Loan Information
3.1	Loan Term 30 Years 9 Months

The sum of the construction and permanent financing terms is provided in ConstructionLoanTotalTermMonthsCount. The ConstructionPeriodNumberOfMonthsCount is added to LoanMaturityPeriodCount to provide the value for ConstructionLoanTotalTermMonthsCount.

Table 33. UCD v2.0 Spec Excerpt - Construction Loan Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/Documents/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CONSTRUCTION			
3.023	ConstructionLoanTotalTermMonthsCount	369	
3.021	ConstructionLoanType	ConstructionToPermanent	
3.019	ConstructionPeriodNumberOfMonthsCount	9	

NOTE: *The May 2, 2018, amendment to the Regulation (83 FR 19159) concerns disclosure of several construction loan inspection and handling fees collected by the lender after closing. The GSEs are interested only in those transaction charges occurring at or before closing, and did not add enumerations supporting these fees to UCD v1.5 or v2.0.*

Figure 42. XML Snippet - Example of Construction Data.

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <CONSTRUCTION>
        <ConstructionLoanTotalTermMonthsCount >369</ConstructionLoanTotalTermMonthsCount>
        <ConstructionLoanType>ConstructionToPermanent</ConstructionLoanType>
        <ConstructionPeriodNumberOfMonthsCount >9</ConstructionPeriodNumberOfMonthsCount>
      </CONSTRUCTION>
    ...
  </MESSAGE>
```


I. CASH TO CLOSE TABLE DATA

1. INTRODUCTION

The MISMO standard was created and continues to be updated and expanded in support of mortgage industry forms and datasets. The vast majority of the data created to support these business cases can be used across the loan life cycle and support commonly understood industry practice and usage. These data points are referred to in the UCD *I-Guide* as “general use” data, or as being located in “the body of the Reference Model”.

In MISMO, data points and definitions also can be created to support a specific form. The definitions are based on form or dataset context and usage, and generally are not used outside of the processes they support. Examples include data points representing the results of specific form calculations and data defined differently from normal industry practice. A specific example from the CD is the “Product” field. First, the valid values for “Product” are explicitly defined by TRID. Second, if the loan is delivered into a specific business context, say the secondary mortgage market, the product data from the CD form may not conform to an investor’s product definitions. To accommodate these “document specific” data, a special structure exists within the MISMO Reference Model. Document specific containers and data points in *UCD v2.0* reside under `DOCUMENT_SPECIFIC_DATA_SET` in the `INTEGRATED_DISCLOSURE` container shaded in blue. Integrated Disclosure documents are the Loan Estimate (LE) and the CD.

Figure 43. CD-Specific Data in MISMO v3.3.0.

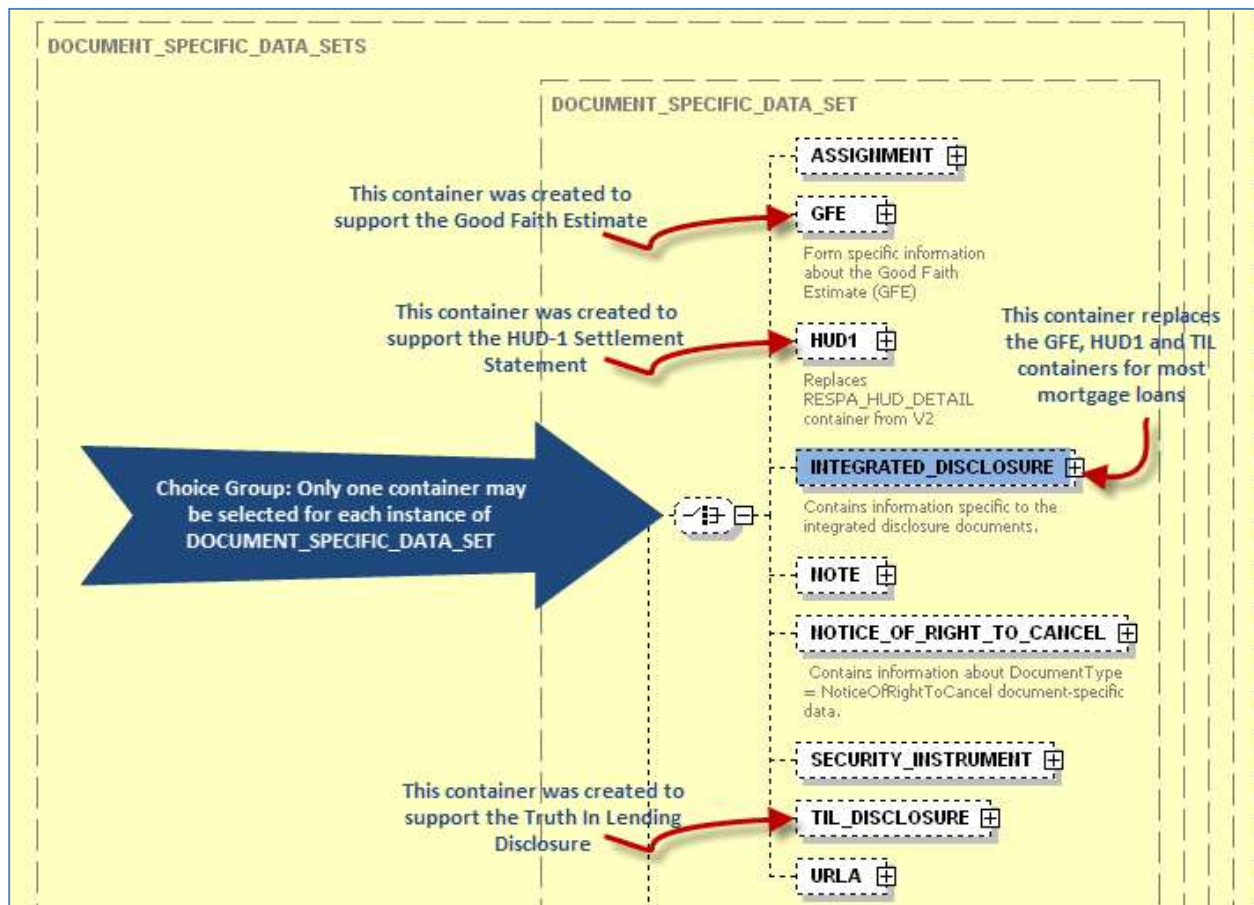
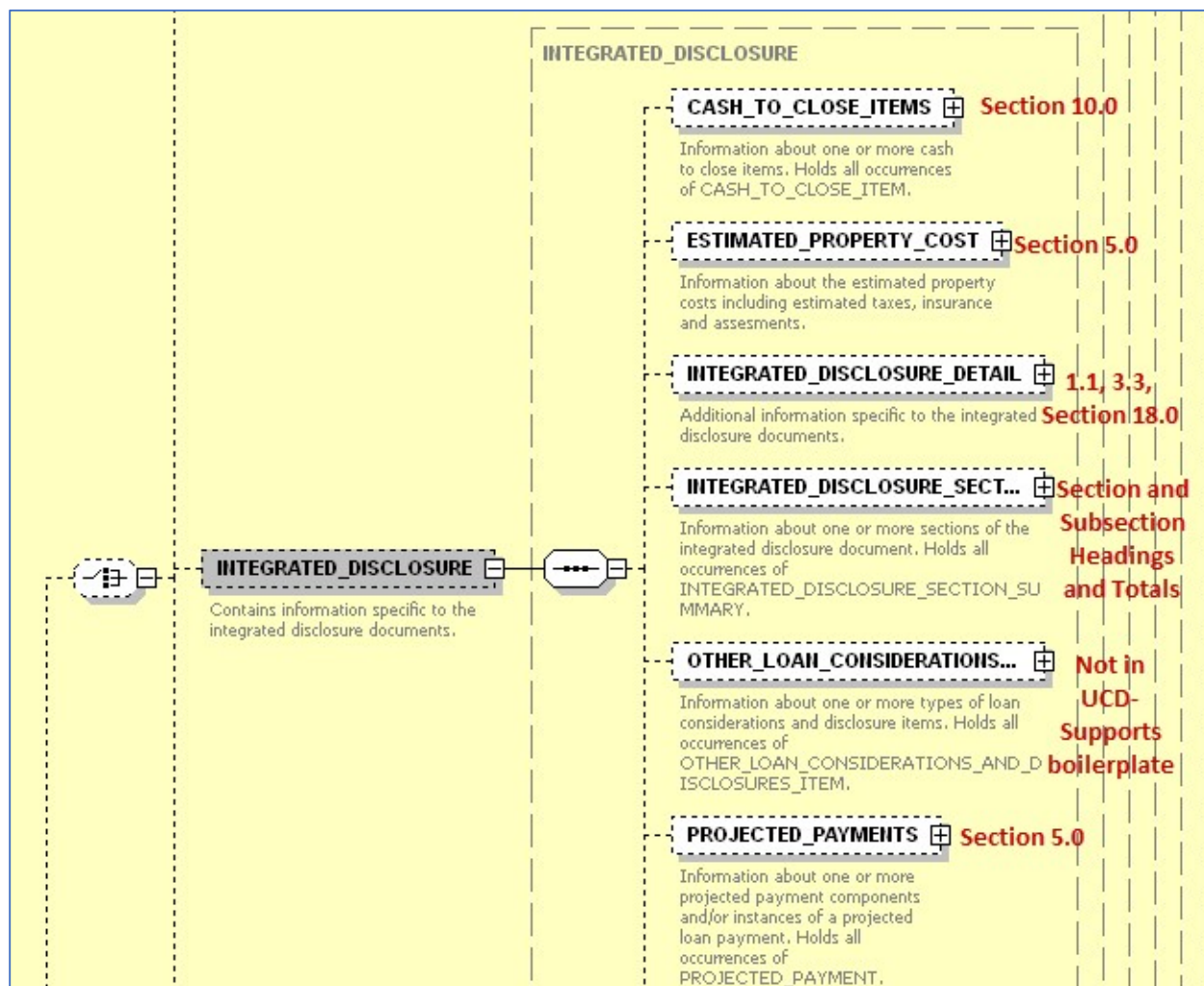


Figure 44. INTEGRATED_DISCLOSURE Child Containers in UCD v2.0.



2. CASH TO CLOSE TABLES

The purpose of the Calculating Cash to Close table on the CD is to show if and how the closing transaction costs have changed from estimate to the final disclosure. There are two versions of the Cash to Close table—one for a purchase (Model form only) and one for a refinance (either Model or Alternate form).

Table 34. XML File Container Structure for Cash to Close Table Data.

UCD UIDs	Containers	CD Section Supported
999.122/999.123 /999.124	DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE	Holds containers supporting certain sections on the CD.
999.125	CASH_TO_CLOSE_ITEMS	Holds all the sets of line items needed to populate the Cash to Close table for the loan transaction.
999.126	CASH_TO_CLOSE_ITEM	Holds all the data points making up one line item on the Cash to Close table. For a purchase, CASH_TO_CLOSE_ITEM repeats 10 times. For a refinance, it repeats 7 times.

a. Data Points Supporting the Cash to Close Table for a Purchase

The Cash to Close table is a fitting example of data created within the MISMO DOCUMENT_SPECIFIC_DATA_SET. The following table illustrates the close coupling between terminology on the CD and data point names. IntegratedDisclosureCashToCloseItemTypes highlighted in light green are used for *both* a purchase and refinanced. Light blue highlighting identifies data points and enumerations. In *UCD v2.0*, the first instance of CASH_TO_CLOSE_ITEM specifies data needed for a purchase transaction.

Figure 45. Rendering Cash to Close Table Data on the CD Model Form.

Calculating Cash to Close		10.0			
	Loan Estimate	Final		Did this change?	
IntegratedDisclosureCashToCloseItemTypes	IntegratedDisclosureCashToCloseItemEstimatedAmount	IntegratedDisclosureCashToCloseItemFinalAmount	IntegratedDisclosureCashToCloseItemAmount	IntegratedDisclosureCashToCloseItemChangedIndicator	IntegratedDisclosureCashToCloseItemChangeDescription
10.1 Total Closing Costs (J) "TotalClosingCosts"	10.1.1 \$8,054.00	10.1.2 \$9,712.00	10.1.3 YES	10.1.4 See Total Loan Costs (D) and Total Other Costs (I)	
10.2 Closing Costs Paid Before Closing "ClosingCostsPaidBeforeClosing"	10.2.1 \$0	10.2.2 -\$29.00	10.2.3 YES	10.2.4 You paid these Closing Costs before closing	
10.3 Closing Costs Financed "ClosingCostsFinanced"	10.3.1 \$0	10.3.2 \$0	10.3.3 NO		
10.4 Down Payment "DownPayment"	10.4.1 \$18,000.00	10.4.2 \$18,000.00	10.4.3 NO		
10.5 Deposit "Deposit"	10.5.1 -\$10,000.00	10.5.2 -\$10,000.00	10.5.3 NO		
10.6 Funds for Borrower "FundsForBorrower"	10.6.1 \$0	10.6.2 \$0	10.6.3 NO		
10.7 Seller Credits "SellerCredits"	10.7.1 \$0	10.7.2 -\$2,500.00	10.7.3 YES	10.7.4 See Seller Credits in Section L	
10.8 Adjustments and Other Credits "AdjustmentsAndOtherCredits"	10.8.1 \$0	10.8.2 -\$1,035.00	10.8.3 Yes	10.8.4 See details in Sections K & L	
10.9 Cash to Close "CashToCloseTotal"	10.9.1 \$16,054.00	10.9.2 \$14,148.00			

The Cash to Close total is the sum of the amounts for the eight line items in the Loan Estimate and the Final columns of the Cash to Close Table. A negative number is the amount that the borrower will receive from the transaction at closing. A result of zero means that the borrower neither paid nor received any amount from the closing table transaction.

The UCD v2.0 Excerpt below shows the first instance of CASH_TO_CLOSE. The XML snippet that follows illustrates the entire Cash to Close table example provided in [Figure 45](#).

Table 35. UCD v2.0 Spec Excerpt - Cash to Close Item Data- Purchase Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.036	IntegratedDisclosureCashToCloseItemChangeDescription	See Total Loan Costs (D) and Total Other Costs (I)	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	8054.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	9712.10	
9.002	IntegratedDisclosureCashToCloseItemType	TotalClosingCosts	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.036	IntegratedDisclosureCashToCloseItemChangeDescription	You paid these Closing Costs before closing	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	-29.00	
9.002	IntegratedDisclosureCashToCloseItemType	ClosingCostsPaidBeforeClosing	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	0.00	
9.002	IntegratedDisclosureCashToCloseItemType	ClosingCostsFinanced	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	18000.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	18000.00	
9.002	IntegratedDisclosureCashToCloseItemType	DownPayment	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	-10000.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	-10000.00	
9.002	IntegratedDisclosureCashToCloseItemType	Deposit	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	0.00	

Table 35. UCD v2.0 Spec Excerpt - Cash to Close Item Data- Purchase Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
9.002	IntegratedDisclosureCashToCloseItem	FundsForBorrower	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.036	IntegratedDisclosureCashToCloseItemChangeDescription	See Seller Credits in Section L	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	-2500.00	
9.002	IntegratedDisclosureCashToCloseItem	SellerCredits	
9.034	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.036	IntegratedDisclosureCashToCloseItemChangeDescription	See details in Sections K & L	
9.003	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.014	IntegratedDisclosureCashToCloseItemFinalAmount	-1035.00	
9.002	IntegratedDisclosureCashToCloseItem	AdjustmentsAndOtherCredits	

In the following XML snippet, because of their length, certain data points in CASH_TO_CLOSE_ITEM wrap after the provided value.

Figure 46. XML Snippet - Example of Cash to Close Data for a Purchase.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <DOCUMENT_SPECIFIC_DATA_SETS>
        <DOCUMENT_SPECIFIC_DATA_SET>
          <INTEGRATED_DISCLOSURE>
            <CASH_TO_CLOSE_ITEMS>
              <CASH_TO_CLOSE_ITEM>
                <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
                <IntegratedDisclosureCashToCloseItemChangeDescription>See Total Loan Costs (D) and Total Other Costs (I)<
/IntegratedDisclosureCashToCloseItemChangeDescription>
                <IntegratedDisclosureCashToCloseItemEstimatedAmount>8054.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
                <IntegratedDisclosureCashToCloseItemFinalAmount>9712.00</IntegratedDisclosureCashToCloseItemFinalAmount>
                <IntegratedDisclosureCashToCloseItemType>TotalClosingCosts</IntegratedDisclosureCashToCloseItemType>
              </CASH_TO_CLOSE_ITEM>
            <CASH_TO_CLOSE_ITEM>
              <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
              <IntegratedDisclosureCashToCloseItemChangeDescription>You paid these Closing Costs before closing<
/IntegratedDisclosureCashToCloseItemChangeDescription>

```

Figure 46. XML Snippet - Example of Cash to Close Data for a Purchase.

```

    <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>-29.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>ClosingCostsPaidBeforeClosing<
/IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>false<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>0.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>ClosingCostsFinanced</IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>false<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>18000.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>18000.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>DownPayment</IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>false<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>-10000.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>-10000.00<
/IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>Deposit</IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>false<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>0.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>FundsForBorrower</IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemChangeDescription>See Seller Credits in Section L<
/IntegratedDisclosureCashToCloseItemChangeDescription>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>-2500.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>SellerCredits</IntegratedDisclosureCashToCloseItemType>
    </CASH_TO_CLOSE_ITEM>
    <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>>true<

```


Figure 46. XML Snippet - Example of Cash to Close Data for a Purchase.

```

/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
  <IntegratedDisclosureCashToCloseItemChangeDescription>See details in Sections K & L<
/IntegratedDisclosureCashToCloseItemChangeDescription>
  <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
  <IntegratedDisclosureCashToCloseItemFinalAmount>- 1035.00</IntegratedDisclosureCashToCloseItemFinalAmount>
  <IntegratedDisclosureCashToCloseItemType>AdjustmentsAndOtherCredits<
/IntegratedDisclosureCashToCloseItemType>
  </CASH_TO_CLOSE_ITEM>
  <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>16,054.00</IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemType>CashToCloseTotal</IntegratedDisclosureCashToCloseItemType>
  </CASH_TO_CLOSE_ITEM>
  <CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemFinalAmount>14,148.00<
  /IntegratedDisclosureCashToCloseItemFinalAmount>
  <IntegratedDisclosureCashToCloseItemType>CashToCloseTotal</IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>

  </CASH_TO_CLOSE_ITEMS>
...
</MESSAGE>
    
```

b. Data Points Supporting the Cash to Close Table for a Refinance

An optional streamlined Alternative Calculating Cash to Close table can be provided for transactions without a seller. The format is shown below. The data points in light green highlighted rows are also provided for a purchase.

Figure 47. Rendering Cash to Close Table Data on the CD Alternate Form.

Calculating Cash to Close		10.A		
	Loan Estimate	Final	Did this change?	
IntegratedDisclosureCashToCloseItemAmount	IntegratedDisclosureCashToCloseItemEstimatedAmount	IntegratedDisclosureCashToCloseItemFinalAmount	IntegratedDisclosureCashToCloseItemAmount	IntegratedDisclosureCashToCloseItemChangeDescription
10.10 Loan Amount "LoanAmount"	10.10.1 \$150,000	10.10.2 \$150,000	10.10.3 NO	10.10.4
10.1 Total Closing Costs (J) "TotalClosingCosts"	10.1.1 -\$5,099.00	10.1.2 -\$5,757.00	10.1.3 YES	10.1.4 See Total Loan Costs (D) and Total Other Costs (I)
10.2 Closing Costs Paid Before Closing "ClosingCostsPaidBeforeClosing"	10.2.1 \$0.00	10.2.2 \$435.00	10.2.3 YES	10.2.4 You paid these Closing Costs before closing

Figure 47. Rendering Cash to Close Table Data on the CD Alternate Form.

Calculating Cash to Close		10.A		
	Loan Estimate	Final	Did this change?	
10.11 Total Payoffs & Payments (K) "PayoffsAndPayments"	10.11.1-\$120,000.00	10.11.2 \$115,000.00	-	10.11.3 YES 10.11.4 See Payoffs and Payments (K)
10.9 Cash to Close "CashToCloseTotal"	10.9.1 \$24,901.00	10.9.2 \$29,677.00	10.3 Closing Costs Financed "ClosingCostsFinanced" 10.3.2 \$5,322.00	
	10.9.3 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower IntegratedDisclosureCashToClose ItemPaymentType = "ToBorrower"	10.9.4 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower IntegratedDisclosureCashToCloseItemPaymentType = "ToBorrower"		

Table 36. UCD v2.0 Spec Excerpt - Cash to Close Item – Refinance Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.081	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	
9.082	IntegratedDisclosureCashToCloseItemChangeDescription	See Total Loan Costs (D) and Total Other Costs (I)	
9.079	IntegratedDisclosureCashToCloseItemEstimatedAmount	15000.00	
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	15000.00	
9.078	IntegratedDisclosureCashToCloseItemType	LoanAmount	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.081	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.082	IntegratedDisclosureCashToCloseItemChangeDescription	See Total Loan Costs (D) and Total Other Costs (I)	
9.079	IntegratedDisclosureCashToCloseItemEstimatedAmount	-5099.00	
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	-5757.00	
9.078	IntegratedDisclosureCashToCloseItemType	TotalClosingCosts	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.081	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.082	IntegratedDisclosureCashToCloseItemChangeDescription	You paid these Closing Costs before closing	

Table 36. UCD v2.0 Spec Excerpt - Cash to Close Item – Refinance Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
9.079	IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	435.00	
9.078	IntegratedDisclosureCashToCloseItemType	ClosingCostsPaidBeforeClosing	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.081	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	
9.082	IntegratedDisclosureCashToCloseItemChangeDescription	See Payoffs and Payments (K)	
9.079	IntegratedDisclosureCashToCloseItemEstimatedAmount	-120000.00	
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	-115000.00	
9.078	IntegratedDisclosureCashToCloseItemType	PayoffsAndPayments	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	5322.00	
9.078	IntegratedDisclosureCashToCloseItemType	ClosingCostsFinanced	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.079	IntegratedDisclosureCashToCloseItemEstimatedAmount	24901.00	
9.075	IntegratedDisclosureCashToCloseItemPaymentType	ToBorrower	
9.078	IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM			
9.080	IntegratedDisclosureCashToCloseItemFinalAmount	29677.00	
9.075	IntegratedDisclosureCashToCloseItemPaymentType	ToBorrower	
9.078	IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	

Figure 48. XML Snippet - Example of Cash to Close Data for a Refinance.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <DOCUMENT_SPECIFIC_DATA_SETS>
        <DOCUMENT_SPECIFIC_DATA_SET>
          <INTEGRATED_DISCLOSURE>
            <CASH_TO_CLOSE_ITEMS>
              <CASH_TO_CLOSE_ITEM>
                <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>false<
    
```

Figure 48. XML Snippet - Example of Cash to Close Data for a Refinance.

```

/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>15000.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>15000.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>LoanAmount</IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemChangeDescription>See Total Loan Costs (D) and Total Other Costs (I)<
/IntegratedDisclosureCashToCloseItemChangeDescription>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>-5099.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>-5757.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>TotalClosingCosts</IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemChangeDescription>You paid these Closing Costs before closing<
/IntegratedDisclosureCashToCloseItemChangeDescription>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>0.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>435.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>ClosingCostsPaidBeforeClosing<
/IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemChangeDescription>See Payoffs and Payments (K)<
/IntegratedDisclosureCashToCloseItemChangeDescription>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>-120000.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemFinalAmount>-115000.00<
/IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>PayoffsAndPayments</IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemFinalAmount>5322.00</IntegratedDisclosureCashToCloseItemFinalAmount>
    <IntegratedDisclosureCashToCloseItemType>ClosingCostsFinanced</IntegratedDisclosureCashToCloseItemType>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
    <IntegratedDisclosureCashToCloseItemAmountChangedIndicator>true<
/IntegratedDisclosureCashToCloseItemAmountChangedIndicator>
    <IntegratedDisclosureCashToCloseItemChangeDescription>See details in Sections K & L<
/IntegratedDisclosureCashToCloseItemChangeDescription>
    <IntegratedDisclosureCashToCloseItemEstimatedAmount>24901.00<
/IntegratedDisclosureCashToCloseItemEstimatedAmount>
    <IntegratedDisclosureCashToCloseItemPaymentType>ToBorrower<
/IntegratedDisclosureCashToCloseItemPaymentType>

```

Figure 48. XML Snippet - Example of Cash to Close Data for a Refinance.

```
<IntegratedDisclosureCashToCloseItem><IntegratedDisclosureCashToCloseItemFinalAmount>29677.00</IntegratedDisclosureCashToCloseItemFinalAmount>
</CASH_TO_CLOSE_ITEM>
<CASH_TO_CLOSE_ITEM>
  <IntegratedDisclosureCashToCloseItemPaymentType>ToBorrower<
/ IntegratedDisclosureCashToCloseItemPaymentType>
  <IntegratedDisclosureCashToCloseItemFinalAmount>29677.00</IntegratedDisclosureCashToCloseItemFinalAmount>
  </CASH_TO_CLOSE_ITEM>
</CASH_TO_CLOSE_ITEMS>
...
</MESSAGE>
```

J. PROJECTED PAYMENTS TABLE DATA

The Projected Payments table has two sections: “Payment Calculation” on the top, which captures how payments can change over the life of the loan, and “Estimated Taxes, Insurance & Assessments” (ETI&A) on the bottom, which lists additional property costs and indicates whether they are paid out of an escrow account. Two container structures support the two halves of the table. ESTIMATED_PROPERTY_COST appears first because it precedes PROJECTED_PAYMENTS alphabetically.

Table 37. XML File Container Structure for Projected Payments Table Data.

UCD UID	Container Name	UCD Usage Notes
999.129	ESTIMATED_PROPERTY_COST	Holds two child containers – one with data points supporting the ETI&A line items and one holding the total ETI&A amount.
999.130	ESTIMATED_PROPERTY_COST_COMPONENTS	Holds one or more instances of ESTIMATED_PROPERTY_COST_COMPONENT, depending on the number of ETI&A line items on the CD.
999.131	ESTIMATED_PROPERTY_COST_COMPONENT	Holds ETI&A line item data points.
999.132	ESTIMATED_PROPERTY_COST_DETAIL	Holds one data point with the total monthly ETI&A amount.
...		
999.153	PROJECTED_PAYMENTS	Holds one or more instances of PROJECTED_PAYMENT, depending on the number of projected payment line items on the CD.
999.154	PROJECTED_PAYMENT	Holds “Projected Payments” table payment calculation payment range data points. At least one but no more than four instances may be provided to support the limit of four payment ranges on the CD. This is reflected in the cardinality for PROJECTED_PAYMENT of “1:4”.

1. ESTIMATED TAXES, INSURANCE & ASSESSMENTS

For this section, total estimated property costs per month are \$356. This amount is the sum of the monthly charges for taxes, insurance and assessments and is included in the XML file regardless of whether any of these charges is paid out of an escrow account.

Values provided in “Other” on the form should NOT use the enumeration “Other” unless the needed cost is not specified in UCD v2.0. In that situation, the value “Other” is used for ProjectedPaymentsEstimatedTaxesInsuranceAssessmentComponentType and ProjectedPaymentsEstimatedTaxesInsuranceAssessmentComponentTypeOtherDescription must be included with a value describing the item succinctly and clearly.

Figure 49. Rendering Estimated Taxes, Insurance & Assessment Data on the CD Projected Payments Table.

Projected Payments	5.0		
5.5 Estimated Total Monthly Payment	5.5.1 5.5.2		
5.6 Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	5.6.1 \$356.16 5.6.2 a month	This estimate includes 5.6.3 <input checked="" type="checkbox"/> Property Taxes 5.6.4 <input checked="" type="checkbox"/> Homeowners Insurance 5.6.5 <input checked="" type="checkbox"/> Other: Homeowner’s Association Dues	In escrow? YES NO NO

a. Estimated Property Cost Line Items

Three property cost items are identified in Figure 49 and are provided in the XML file using ProjectedPaymentsEstimatedTaxesInsuranceAssessmentComponentType = “PropertyTaxes”, “HomeownersInsurance”, and

“HomeownersAssociationDues”. “Homeowner’s Association Dues” is provided next to the “Other” checkbox on the form, but it is a supported enumeration for “...ComponentType” so it, NOT “Other” is provided in the XML file.

The taxes are escrowed while the homeowner’s insurance and association dues are not. The associated costs of each component are not collected.

b. Total ETI&A Cost per Month

The total monthly payment for ETI&A is provided in ProjectedPaymentEstimatedTaxesInsuranceAssessmentTotalAmount and PaymentFrequencyType = “Monthly”. PaymentFrequencyType is also used to indicate the payment period for the “Estimated Total Monthly Payment”. Although rendered in two locations in the Projected Payments table, this data point is provided only once in the PROJECTED_PAYMENT container (see [Table 39](#) UID 5.009).

<i>Table 38. UCD v2.0 Spec Excerpt – ETI&A Data Requirements.</i>			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT			
5.045	ProjectedPaymentEscrowedType	Escrowed	
5.038	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	PropertyTaxes	
...ESTIMATED_PROPERTY_COST_COMPONENT (#2)			
5.045	ProjectedPaymentEscrowedType	NotEscrowed	
5.038	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	HomeownersInsurance	
...ESTIMATED_PROPERTY_COST_COMPONENT (#3)			
5.045	ProjectedPaymentEscrowedType	NotEscrowed	
5.038	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	HomeownersAssociation Dues	Values provided in “Other” on the form should NOT use the enumeration “Other” unless the needed cost is not specified in UCD v2.0.
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_DETAIL			
5.035	ProjectedPaymentEstimatedTaxesInsuranceAssessmentTotalAmount	356.16	

Figure 50. XML Snippet - Example of ETI&A Data.

```

<MESSAGE>
...
<DEAL>
<LOANS>
<LOAN>
  <DOCUMENT_SPECIFIC_DATA_SETS>
    <DOCUMENT_SPECIFIC_DATA_SET/
      <INTEGRATED_DISCLOSURE>
        <ESTIMATED_PROPERTY_COST>
          <ESTIMATED_PROPERTY_COST_COMPONENTS>
            <ESTIMATED_PROPERTY_COST_COMPONENT>
              <ProjectedPaymentEscrowedType>Escrowed</ProjectedPaymentEscrowedType>
              <ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>PropertyTaxes<
/ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>
            </ESTIMATED_PROPERTY_COST_COMPONENT>
            <ESTIMATED_PROPERTY_COST_COMPONENT>
              <ProjectedPaymentEscrowedType>NotEscrowed</ProjectedPaymentEscrowedType>
              <ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>HomeownersInsurance<
/ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>
            </ESTIMATED_PROPERTY_COST_COMPONENT>
            <ESTIMATED_PROPERTY_COST_COMPONENT>
              <ProjectedPaymentEscrowedType>NotEscrowed</ProjectedPaymentEscrowedType>
              <ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>HomeownersAssociationDues<
/ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType>
            </ESTIMATED_PROPERTY_COST_COMPONENT>
          </ESTIMATED_PROPERTY_COST_COMPONENTS>
          <ESTIMATED_PROPERTY_COST_DETAIL>
            <ProjectedPaymentEstimatedTaxesInsuranceAssessmentTotalAmount>356.16<
/ProjectedPaymentEstimatedTaxesInsuranceAssessmentTotalAmount>
          </ESTIMATED_PROPERTY_COST_DETAIL>
        </ESTIMATED_PROPERTY_COST>
      ...
    </MESSAGE>
  
```

2. PROJECTED PAYMENTS LINE ITEMS

The “Payment Calculation” half of the Projected Payments table helps the borrower understand:

- a. How the three major components of their periodic mortgage payment can change over time.
- b. Whether the payment can change over the life of the loan, and if so, the limits of the change.
- c. Any unique payment characteristics.

Figure 51. Rendering Payment Calculation Data on the CD Projected Payments Table.

Projected Payments	5.0			
5.1 Payment Calculation	5.1.1 Years 1 – 5	5.1.2 Years 6 – 30	5.1.3	5.1.4
5.2 Principal & Interest	5.2.1	5.2.4	\$1,007 min	5.2.6
	5.2.2	5.2.5	\$1,452 max	5.2.7
	5.2.3			5.2.9

Figure 51. Rendering Payment Calculation Data on the CD Projected Payments Table.

Projected Payments	5.0				
5.1 Payment Calculation	5.1.1 Years 1 – 5	5.1.2 Years 6 – 30	5.1.3	5.1.4	
5.3 Mortgage Insurance	5.3.1 +\$109.00	5.3.2 ---	5.3.3	5.3.4	
5.4 Estimated Escrow <i>Amount can increase over time</i>	5.4.1 +\$356.00	5.4.2 +\$356.00	5.4.3	5.4.4	
5.5 Estimated Total	5.5.1	5.5.3 \$1,363 min	5.5.5	5.5.7	
Monthly Payment	5.5.2 \$1,472.35	5.5.4 \$1,808 max	5.5.6	5.5.8	

a. Principal & Interest

The first row of the “Projected Payments” table shows whether and how the regularly scheduled P&I payment amount changes over the life of the loan. The payment structure for the loan dictates the payment amount range(s). The initial periodic payment or payment amount range appears in the first PROJECTED_PAYMENT container (SequenceNumber = “1”). SequenceNumber specifies the order of the columns, starting with “1” for the first column on the left and incrementing to “4” if necessary to capture all the required business data. The number of PROJECTED_PAYMENT containers used will equal the number of columns used in the table.

The data point ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount is always required and is the only payment data point needed unless there is a range (the first period in the example in Figure 51). In the case of a payment amount range as illustrated in the second column, ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount must also be provided.

b. Mortgage Insurance Amounts

The second row of the “Projected Payments” table is the maximum amount the borrower could pay for mortgage insurance premiums for the PROJECTED_PAYMENT period as provided in ProjectedPaymentMIPaymentAmount.

The value of data point LOAN_DETAIL/MIRRequiredIndicator (see Chapter R. Loan Feature Data) is used to indicate whether the value of ProjectedPaymentMIPaymentAmount should be greater than or equal to “0”. If the loan never had mortgage insurance and MIRRequiredIndicator = “false”, ProjectedPaymentMIPaymentAmount = “0” in each instance of PROJECTED_PAYMENT. Otherwise, the amount of the payment that is applied toward mortgage insurance during the projected payment period must be provided in at least the first instance of PROJECTED_PAYMENT.

c. Estimated Escrow Amount

The value of data point LOAN_DETAIL/EscrowIndicator (see (see Chapter R. Loan Feature Data) is used to indicate whether the value of ProjectedPaymentEstimatedEscrowPaymentAmount should be greater than or equal to “0”. Zero is provided for each payment range when the value of EscrowIndicator = “false”. Otherwise, the estimated amount of the payment that is applied toward escrows during the projected payment period must be provided in each instance of PROJECTED_PAYMENT.

The estimated monthly amount to fund the escrow account is provided in the third row of the Projected Payments table. If an escrow account exists for the loan, the sum of the ProjectedPaymentMIPaymentAmount plus escrowed property costs is provided in the data point ProjectedPaymentEstimatedEscrowPaymentAmount.

d. Estimated Total Monthly Payment Amounts

The last row of the Projected Payments table is for the Estimated Total Monthly Payment. The Estimated Total is the sum of the amounts disclosed for Principal & Interest, Mortgage Insurance, and Estimated Escrow for each year range. In the case of a payment amount range as illustrated in the second column, ProjectedPaymentPrincipalAndInterestMinimum

PaymentAmount must be provided to show the lowest possible payment during the payment range and ProjectedPaymentEstimatedTotalMaximumPaymentAmount must be provided to show the highest possible payment amount.

In the following UCD v2.0, the PROJECTED_PAYMENT structure repeats twice to reflect the two columns with year ranges from the CD rendering example.

Table 39. UCD v2.0 Spec Excerpt – Projected Payment Table Period Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point/Attribute	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT			
5.003	SequenceNumber	1	Must be a whole number.
5.009	PaymentFrequencyType	Monthly	<ul style="list-style-type: none"> Provide only in the first instance of PROJECTED_PAYMENT. This value is rendered in 2 locations in the Projected Payments table—for the Estimated Total Monthly Payment Amount, and for the total monthly ETI&A payment amount.
5.005	ProjectedPaymentCalculationPeriodEndNumber	5	Must be a whole number.
5.004	ProjectedPaymentCalculationPeriodStartNumber	1	Must be a whole number.
5.002	ProjectedPaymentCalculationPeriodTermType	Yearly	Provide only in the first instance of PROJECTED_PAYMENT.
5.008	ProjectedPaymentEstimatedEscrowPaymentAmount	356.00	<ul style="list-style-type: none"> Provide the same estimated escrow amount for each instance of PROJECTED_PAYMENT. When EscrowIndicator = "false" provide "0" for all instances of PROJECTED_PAYMENT.
5.010	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1472.35	
5.007	ProjectedPaymentMIPaymentAmount	109.00	<ul style="list-style-type: none"> Provide the maximum amount of the premium for the period indicated in this instance of PROJECTED_PAYMENT. If MI has terminated, provide "0". When MIRequiredIndicator = "false" provide "0" for all instances of PROJECTED_PAYMENT.
5.006	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1007.35	
...PROJECTED_PAYMENT			
5.003	SequenceNumber	2	
5.006	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1452	Because this is an ARM, the payment can change over the life of the loan. This data point captures the highest amount the principal and interest payment can be during this payment period.
5.047	ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1007	Because this is an ARM, the payment can change over the life of the loan. This data point captures the lowest amount the

Table 39. UCD v2.0 Spec Excerpt – Projected Payment Table Period Data Requirements.

UCD UID	MISMO v3.3.0 Data Point/Attribute	Delivered Value	Implementation Notes
			principal and interest payment can be during this payment period.
5.008	ProjectedPaymentEstimatedEscrowPaymentAmount	356.00	The same estimated value for the escrow payment is provided in each instance of PROJECTED_PAYMENT.
5.010	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1808	Because this is an ARM, the payment can change over the life of the loan. This data point captures the highest amount the principal and interest payment can be during this payment period.
5.048	ProjectedPaymentEstimatedTotalMinimumPaymentAmount	1363	Because this is an ARM, the payment can change over the life of the loan. This data point captures the lowest amount the payment can be during this payment period.
5.007	ProjectedPaymentMIPaymentAmount	0.00	Since MI has terminated, "0.00" is provided for this and all subsequent instances of PROJECTED_PAYMENT.

In the following XML snippet, because of their length, certain data points in PROJECTED_PAYMENT wrap after the provided value.

Figure 52. XML Snippet-Example of Projected Payments Table Year Range Data.

```

<MESSAGE>
...
<DEAL>
<LOANS>
<LOAN>
<DOCUMENT_SPECIFIC_DATA_SETS>
<DOCUMENT_SPECIFIC_DATA_SET/
<INTEGRATED_DISCLOSURE>
<ESTIMATED_PROPERTY_COST> (See Figure 50)
</ESTIMATED_PROPERTY_COST>
...
<PROJECTED_PAYMENTS>
<PROJECTED_PAYMENT SequenceNumber="1">
<PaymentFrequencyType>Monthly</PaymentFrequencyType>
<ProjectedPaymentCalculationPeriodEndNumber>5</ProjectedPaymentCalculationPeriodEndNumber>
<ProjectedPaymentCalculationPeriodStartNumber>1</ProjectedPaymentCalculationPeriodStartNumber>
<ProjectedPaymentCalculationPeriodTermType>Yearly</ProjectedPaymentCalculationPeriodTermType>
<ProjectedPaymentEstimatedEscrowPaymentAmount>356.00</ProjectedPaymentEstimatedEscrowPaymentAmount>
<ProjectedPaymentEstimatedTotalMaximumPaymentAmount>1472<
/ProjectedPaymentEstimatedTotalMaximumPaymentAmount>
<ProjectedPaymentMIPaymentAmount>109.00</ProjectedPaymentMIPaymentAmount>
<ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount>1007.35<
/ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount>
</PROJECTED_PAYMENT>
<PROJECTED_PAYMENT SequenceNumber="2">
<ProjectedPaymentCalculationPeriodEndNumber>30</ProjectedPaymentCalculationPeriodEndNumber>
<ProjectedPaymentCalculationPeriodStartNumber>6</ProjectedPaymentCalculationPeriodStartNumber>
<ProjectedPaymentEstimatedEscrowPaymentAmount>356.00</ProjectedPaymentEstimatedEscrowPaymentAmount>

```

Figure 52. XML Snippet-Example of Projected Payments Table Year Range Data.

```
<ProjectedPaymentEstimatedTotalMaximumPaymentAmount>1808</ProjectedPaymentEstimatedTotalMaximumPay  
mentAmount>  
<ProjectedPaymentEstimatedTotalMinimumPaymentAmount>1363</ProjectedPaymentEstimatedTotalMaximumPaym  
entAmount>  
<ProjectedPaymentMIPaymentAmount>0.00</ProjectedPaymentMIPaymentAmount>  
<ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount>1452</ProjectedPaymentPrincipalAndInterestMaxi  
mumPaymentAmount>  
<ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount>1007</ProjectedPaymentPrincipalAndInterestMaxi  
mumPaymentAmount>  
</PROJECTED_PAYMENT>  
</PROJECTED_PAYMENTS>  
...  
</MESSAGE>
```

K. MISCELLANEOUS AND SECTION HEADING DATA

1. MISCELLANEOUS DATA

The INTEGRATED_DISCLOSURE_DETAIL container holds several data points that are unrelated outside of the fact they all appear on the CD: two for first year escrowed and non-escrowed property costs, one to indicate a subject home equity loan and one to provide the CD disclosure date.

Table 40. XML File Container Structure for Miscellaneous and Section Heading Data.

UCD UIDs	Containers	CD Section Supported
999.133	INTEGRATED_DISCLOSURE_DETAIL	Holds miscellaneous data points supporting CD fields or calculations.

a. Home Equity Loan Data

If the subject loan is a home equity loan, the value of IntegratedDisclosureHomeEquityLoanIndicator is “true” and “Home Equity Loan” will be rendered for the CD field 3.3 “Product”.

Figure 53. Rendering IntegratedDisclosureHomeEquityLoanIndicator = “true” on the CD.

3.0 Loan Information

3.3 Product **Home Equity Loan**

b. CD Disclosure Date Data

The date the CD was mailed or delivered to the borrower is provided in CD field 1.1 “Date Issued”.

Figure 54. Rendering IntegratedDisclosureIssuedDate on the CD.

1.0 Closing Information	
1.1 Date Issued	04/18/2024

c. Escrowed and Non-Escrowed First Year MI and Property Cost Data

The borrower’s property taxes and mortgage insurance premiums are escrowed and cost \$3,500 for the first year. Homeowners Insurance and Association Dues, at a yearly cost of \$1,750, are not escrowed.

Figure 55. Rendering Property Cost Data on the CD Escrow Account Table when EscrowIndicator = “true”.

18.0 Escrow Account			
Escrow			
Escrowed Property Costs over Year 1	18.2	\$3,500.00	Estimated total amount over year 1 for your escrowed property costs: 18.2.1
Non-Escrowed Property Costs over Year 1	18.3	\$1,750.00	Estimated total amount over year 1 for your non-escrowed property costs: 18.3.1

If the borrower instead had elected to decline an escrow account, both costs above are used to populate “Estimated Property Costs Over Year 1” under the “No Escrow” heading with a value of “5250.00”, the sum of all annual property costs

not being escrowed. If applicable, the ucd:FeeItem Type value “EscrowWaiverFee” with the amount of the fee must also be delivered as paid by borrower at closing. See Escrow Payments at Closing Data for guidance on providing additional data points.

Figure 56. Rendering Property Cost Data on the CD Escrow Account Table when EscrowIndicator = “false”.

18.0 Escrow Account			
No Escrow			
Estimated Property Costs over Year 1	18.6	\$5,250.00	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.

Because the data points used to populate these Escrow Account table fields are uniquely defined and calculated for the CD according to the TRID Regulation, they are included in the document-specific INTEGRATED_DISCLOSURE_DETAIL.

Figure 57. UCD v2.0 Excerpt - Miscellaneous CD Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL			
11.023	FirstYearTotalEscrowPaymentAmount	3500.00	This data point is not used if the EscrowIndicator = “false”
11.069	FirstYearTotalNonEscrowPaymentAmount	1750.00	
3.024	IntegratedDisclosureHomeEquityLoanIndicator	true	
1.001	IntegratedDisclosureIssuedDate	2024-04-18	

NOTE: UCD v2.0 no longer includes the data points FirstYearTotalEscrowPaymentDescription, FirstYearTotalNonEscrowPaymentDescription or IntegratedDisclosureLoanProductDescription.

Figure 58. XML Snippet - INTEGRATED_DISCLOSURE_DETAIL Data.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <DOCUMENT_SPECIFIC_DATA_SETS>
        <DOCUMENT_SPECIFIC_DATA_SET>
          <INTEGRATED_DISCLOSURE>
            <INTEGRATED_DISCLOSURE_DETAIL>
              <FirstYearTotalEscrowPaymentAmount>3500.00</FirstYearTotalEscrowPaymentAmount>
              <FirstYearTotalNonEscrowPaymentAmount>1750.00</FirstYearTotalNonEscrowPaymentAmount>
              <IntegratedDisclosureHomeEquityLoanIndicator>true</IntegratedDisclosureHomeEquityLoanIndicator>
              <IntegratedDisclosureIssuedDate>2024-04-18</IntegratedDisclosureIssuedDate>
            </INTEGRATED_DISCLOSURE_DETAIL>
          </INTEGRATED_DISCLOSURE>
        </DOCUMENT_SPECIFIC_DATA_SET>
      </DOCUMENT_SPECIFIC_DATA_SETS>
    </LOAN>
  </LOANS>
</DEAL>
...
</MESSAGE>
    
```

2. SECTION AND SUBSECTION HEADINGS AND TOTALS

The most CD-specific container structure of all has the sole purpose of identifying CD sections, subsections and totals. This is not best practice for developing a dataset; however, the CD is complicated and the same data point values are rendered in multiple places on the form. Additionally, the same data points are used repeatedly to support multiple form sections. For these reasons, the XML file includes containers and data points to enable systematic population of each section of the CD with the correct line items.

Table 41. XML File Containers Supporting CD Sections, Subsections and Totals.

UCD UIDs	Containers	CD Section Supported
999.134	INTEGRATED_DISCLOSURE_SECTION_SUMMARIES	Holds all instances of INTEGRATED_DISCLOSURE_SECTION_SUMMARY.
Multiple	INTEGRATED_DISCLOSURE_SECTION_SUMMARY	Holds child containers identifying CD sections, subsections and totals.
Multiple	INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	Holds data points identifying CD section and subsection labels and section totals.
Multiple	INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS	Holds child containers with subsection payment information.
Multiple	INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	Holds data points with subsection payment line items.

UCD v2.0 supports all “Closing Costs Details” (CD page 2) “gray bar” labels and totals and subtotal labels. A helpful analogy for the gray bar labels and labels is that they mimic key-value pairs—IntegratedDisclosureSectionType and IntegratedDisclosureSectionAmount.

In Figure 59, the data point “IntegratedDisclosureSubsectionType” is indented under the “_SummaryType” data point because it is tied to it by containment (in the same INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL container).

Figure 59. Rendering Section Heading Data on the CD Closing Cost Details Tables.

CD Excerpt			UCD v2.0 Spec Excerpt		
Loan Costs	7.0	Borrower-Paid		IntegratedDisclosureSection SummaryType	IntegratedDisclosureSection TotalAmount
		At Closing	Before Closing		
7.1 A. Origination Charges		7.1.1	\$5,432.00	OriginationCharges	5432.00
7.4 B. Services Borrower Did Not Shop For		7.4.1	\$279.00	ServicesBorrowerDidNotShopFor	279.00
7.6 C. Services Borrower Did Shop For		7.6.1	\$445.00	ServicesBorrowerDidShopFor	445.00
7.8 D. TOTAL LOAN COSTS		7.8.1	\$6,156.00	TotalLoanCosts	6156.00
7.9 Loan Costs Subtotals		7.9.2	7.9.2	IntegratedDisclosureSubsectionType = “LoanCostsSubtotals”	
Other Costs	8.0				
8.1 E. Taxes and Other Government Fees		8.1.1	\$750.00	TaxesAndOtherGovernmentFees	750.00
8.4 F. Prepays		8.4.1	\$337.00	Prepays	337.00
8.10 G. Initial Escrow Payment at Closing		8.10.1	\$229.00	InitialEscrowAtClosing	229.00
8.16 H. Other		8.16.1	\$250.00	OtherCosts	250.00
8.18 I. TOTAL OTHER COSTS		8.18.1	\$1,566.00	TotalOtherCosts	1566.00

Figure 59. Rendering Section Heading Data on the CD Closing Cost Details Tables.

<i>CD Excerpt</i>			<i>UCD v2.0 Spec Excerpt</i>	
8.19 Other Costs Subtotals	8.19.2	8.19.3	IntegratedDisclosureSubsectionType = "OtherCostsSubtotals"	
9.1 TOTAL CLOSING COSTS	9.1.1	\$7,522.00	TotalClosingCosts	7522.00
9.2 Closing Costs Subtotals	9.2.2	9.2.3	IntegratedDisclosureSubsectionType = "ClosingCostsSubtotals"	
9.3 Lender Credits			IntegratedDisclosureSubsectionType = "LenderCredits"	

The subsection payment breakouts for Borrower-Paid At Closing or Before Closing are related to the subsection label through containment—this time within the INTEGRATED_DISCLOSURE_SECTION_SUMMARY container.

If the value of IntegratedDisclosureSubsectionPaymentAmount ≠ 0 for IntergratedDisclosureSubsectionType = "LenderCredits", the data point LenderCreditToleranceCureAmount must be present in the INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL container even if the value is 0.00.

Figure 60. Rendering Subsection Payment Data on the CD Closing Cost Details Tables.

<i>CD Excerpt</i>				<i>UCD v2.0 Spec Excerpt</i>	
		Borrower-Paid		IntegratedDisclosureSubsectionPaidByType = "Buyer"	
		At Closing	Before Closing	IntegratedDisclosureSubsectionPaymentTimingType = "AtClosing"	IntegratedDisclosureSubsectionPaymentTimingType = "BeforeClosing"
Loan Costs	7.0			IntegratedDisclosureSubsectionPaymentAmount	IntegratedDisclosureSubsectionPaymentAmount
7.8 D. TOTAL LOAN COSTS		7.8.1			
7.9 Loan Costs Subtotals	7.9.2	7.9.2		2000.00	4156.00
		\$2,000.00	\$4,156.00		
Other Costs	8.0				
8.18 I. TOTAL OTHER COSTS		8.18.1			
8.19 Other Costs Subtotals	8.19.2	8.19.3		1200.00	366.00
		\$1,200.00	\$366.00		
9.1 TOTAL CLOSING COSTS		9.1.1			
9.2 Closing Costs Subtotals	9.2.2	9.2.3		3200.00	4522.00
		\$3,200.00	\$4,522.00		
9.3 Lender Credits	9.3.1	9.3.2	-\$200.00	-200.00	

For the "Summaries of Transactions" or "Payoffs and Payments" tables INTEGRATED_DISCLOSURE_SECTION_SUMMARY only holds the data points _SectionSummaryType and _SectionTotalAmount. The subsection headings are identified in instances of LIABILITY (see [Table 14](#)) or CLOSING_ADJUSTMENT_ITEM_TYPE (see [Table 23](#)).

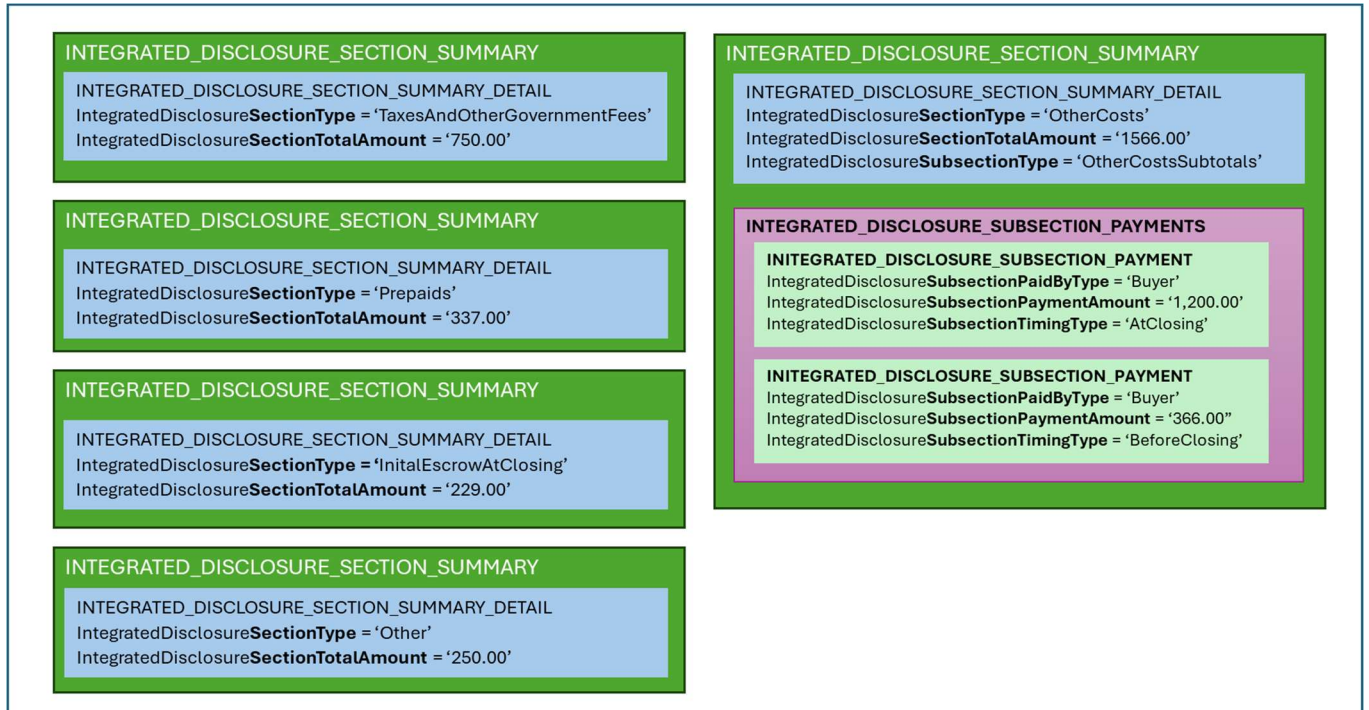
Figure 61. Rendering Section Heading Data on the CD Summaries of Transactions or Payoffs and Payments Tables.

CD Excerpt		UCD v2.0 Spec Excerpt	
Summaries of Transactions (11.0 – 13.0)			
BORROWER'S TRANSACTION		IntegratedDisclosureSectionSummaryType	IntegratedDisclosureSectionTotalAmount
11.0 K. Due From Borrower At Closing	11.0.1 \$193,409.29	DueFromBorrowerAtClosing	193409.29
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1 \$175,790.00	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	175790.00
Payoffs and Payments (25.0)			
25.1	25.1.1		
25.2 TOTAL PAYOFFS AND PAYMENTS	25.2.1	PayoffsAndPayments	250000.00

For UCD v2.0 purposes, to clearly specify so many instances of INTEGRATED_DISCLOSURE_SECTION_SUMMARY and, when applicable, INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS, the headings are grouped together according to their tables on the CD, with all the instances of "_SECTION_SUMMARY" having the same UCD Unique IDs. This is an arbitrary choice for documentation purposes; they can be arranged in any order in the XML file, as long as they follow the MISMO standard. Note that this MISMO standard rule means that the headings all appear consecutively and are not associated with the data points supporting their sections.

Instead of a UCD v2.0 Spec excerpt for these repetitive containers and data points, Figure 62 illustrates the concept of containment and repeating containers using the data points supporting the Other Costs table.

Figure 62. INTEGRATED_DISCLOSURE_SECTION_SUMMARY Containment Example.



The XML snippet illustrates instances of `INTEGRATED_DISCLOSURE_SECTION_SUMMARY` required for a purchase for the Other Costs table and the Summaries of Transactions.

Figure 63. XML Snippet-INTEGRATED_DISCLOSURE_SECTION_SUMMARIES-Other Costs Table.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <DOCUMENT_SPECIFIC_DATA_SETS>
        <DOCUMENT_SPECIFIC_DATA_SET>
          <INTEGRATED_DISCLOSURE>
            <INTEGRATED_DISCLOSURE_SECTION_SUMMARIES>
              <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
                <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
                  <IntegratedDisclosureSectionTotalAmount>750.00</IntegratedDisclosureSectionTotalAmount>
                  <IntegratedDisclosureSectionType>TaxesAndOtherGovernmentFees</IntegratedDisclosureSectionType>
                </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
              </INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
              <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
                <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
                  <IntegratedDisclosureSectionTotalAmount>337.00</IntegratedDisclosureSectionTotalAmount>
                  <IntegratedDisclosureSectionType>Prepays</IntegratedDisclosureSectionType>
                </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
              </INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
              <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
                <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
                  <IntegratedDisclosureSectionTotalAmount>229.00</IntegratedDisclosureSectionTotalAmount>
                  <IntegratedDisclosureSectionType>InitialEscrowAtClosing</IntegratedDisclosureSectionType>

```


Figure 63. XML Snippet-INTEGRATED_DISCLOSURE_SECTION_SUMMARIES-Other Costs Table.

```

</INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
</INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
<INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
    <IntegratedDisclosureSectionTotalAmount>250.00</IntegratedDisclosureSectionTotalAmount>
    <IntegratedDisclosureSectionType>OtherCosts</IntegratedDisclosureSectionType>
  </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
</INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
<INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
    <IntegratedDisclosureSectionTotalAmount>1566.00</IntegratedDisclosureSectionTotalAmount>
    <IntegratedDisclosureSectionType>TotalOtherCosts</IntegratedDisclosureSectionType>
    <IntegratedDisclosureSubsectionType>OtherCostsSubtotal</IntegratedDisclosureSubsectionType>
  </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
  <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>
    <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
      <IntegratedDisclosureSubsectionPaidByType>Buyer</IntegratedDisclosureSubsectionPaidByType>
      <IntegratedDisclosureSubsectionPaymentAmount>1200.00</IntegratedDisclosureSubsectionPaymentAmount>
      <IntegratedDisclosureSubsectionPaymentTimingType>AtClosing<
/IntegratedDisclosureSubsectionPaymentTimingType>
    </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
    <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
      <IntegratedDisclosureSubsectionPaidByType>Buyer</IntegratedDisclosureSubsectionPaidByType>
      <IntegratedDisclosureSubsectionPaymentAmount>366.00</IntegratedDisclosureSubsectionPaymentAmount>
      <IntegratedDisclosureSubsectionPaymentTimingType>BeforeClosing<
/IntegratedDisclosureSubsectionPaymentTimingType>
    </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
  </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>
</INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
<!-- End of Other Costs Table -->
...
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
    <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
      <IntegratedDisclosureSectionTotalAmount>1566.00</IntegratedDisclosureSectionTotalAmount>
      <IntegratedDisclosureSectionType>TotalClosingCosts</IntegratedDisclosureSectionType>
      <IntegratedDisclosureSubsectionType>ClosingCostsSubtotal</IntegratedDisclosureSubsectionType>
    </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
    <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>
      <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
        <IntegratedDisclosureSubsectionPaidByType>Buyer</IntegratedDisclosureSubsectionPaidByType>
        <IntegratedDisclosureSubsectionPaymentAmount>3200.00</IntegratedDisclosureSubsectionPaymentAmount>
        <IntegratedDisclosureSubsectionPaymentTimingType>AtClosing<
/IntegratedDisclosureSubsectionPaymentTimingType>
      </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
      <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
        <IntegratedDisclosureSubsectionPaidByType>Buyer</IntegratedDisclosureSubsectionPaidByType>
        <IntegratedDisclosureSubsectionPaymentAmount>4522.00</IntegratedDisclosureSubsectionPaymentAmount>
        <IntegratedDisclosureSubsectionPaymentTimingType>BeforeClosing<
/IntegratedDisclosureSubsectionPaymentTimingType>
      </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
    </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>

```

Figure 63. XML Snippet-INTEGRATED_DISCLOSURE_SECTION_SUMMARIES-Other Costs Table.

```

</INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
<INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
    <IntegratedDisclosureSectionType>TotalClosingCosts</IntegratedDisclosureSectionType>
    <IntegratedDisclosureSubsectionType>LenderCredits</IntegratedDisclosureSubsectionType>
    <LenderCreditToleranceCureAmount>0.00</LenderCreditToleranceCureAmount>
  </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
  <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>
    <INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
      <IntegratedDisclosureSubsectionPaidByType>Buyer</IntegratedDisclosureSubsectionPaidByType>
      <IntegratedDisclosureSubsectionPaymentAmount>-200.00</IntegratedDisclosureSubsectionPaymentAmount>
      <IntegratedDisclosureSubsectionPaymentTimingType>AtClosing<
/IntegratedDisclosureSubsectionPaymentTimingType>
    </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT>
  </INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS>
</INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
<!-- End of Total Closing Costs Table -->
<!--Summaries of Transactions -->
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
    <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
      <IntegratedDisclosureSectionTotalAmount>193409.29</IntegratedDisclosureSectionTotalAmount>
      <IntegratedDisclosureSectionType>DueFromBorrowerAtClosing</IntegratedDisclosureSectionType>
    </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
  </INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
  <INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
    <INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
      <IntegratedDisclosureSectionTotalAmount>175790.00</IntegratedDisclosureSectionTotalAmount>
      <IntegratedDisclosureSectionType>PaidAlreadyByOrOnBehalfOfBorrowerAtClosing<
/IntegratedDisclosureSectionType>
    </INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL>
  </INTEGRATED_DISCLOSURE_SECTION_SUMMARY>
</INTEGRATED_DISCLOSURE_SECTION_SUMMARIES>
...
</MESSAGE>

```

L. ESCROW PAYMENTS AT CLOSING DATA

Escrow line items describe any recurring charges the lender requires the borrower to place into a reserve or escrow account at closing--property taxes, homeowner's and similar insurance, mortgage insurance, homeowner's association dues, condominium dues, and other periodic charges.

Containers and data points in the ESCROW structure support escrow items paid at closing. Data points indicating whether there is an escrow account, and if so, summarizing the first years payments, are provided in LOAN_DETAIL and under the INTEGRATED_DISCLOSURE structure.

Table 42. XML File Container Structure for Escrow Payments at Closing Data.

UCD UIDs	Containers	UCD Usage Notes
999.158	ESCROW	Holds containers categorizing sets of escrow data points.
999.159	ESCROW_DETAIL	Holds data points describing escrow account characteristics. UCD v2.0 includes only EscrowAggregateAccountingAdjustmentAmount.
999.160	ESCROW_ITEMS	Groups one or more sets of escrow items paid at closing
999.161	ESCROW_ITEM	ESCROW_ITEM repeats for each line item with child containers including data points that identify the escrow item, the period for which the payment is made, amount per period, and if more than one party supplied the amount, the payment distribution by party. Up to 34 line items may be provided.
999.162	ESCROW_ITEM_DETAIL	Holds data points describing the escrow line item.
999.163	ESCROW_ITEM_PAYMENTS	MISMO construct. Plural of singular child container ESCROW_PAYMENT holds at least 1 and up to 3 sequential occurrences of FEE_PAYMENT.
999.164	ESCROW_ITEM_PAYMENT	Holds data points identifying the payor entity, when paid relative to closing, and associated amount(s). Multiple instances of ESCROW_ITEM_PAYMENT are provided when the payment was shared by more than one entity or a portion was paid before <i>and</i> at closing. At least one and up to three sequential instances are provided.

1. ESCROW ACCOUNT VS. COLLECTING ESCROW FUNDS AT CLOSING

A loan can have an escrow account (EscrowIndicator = "true") even when the no escrow funds are collected at closing. The ESCROW structure is required only when funds for one or more escrow items is collected at the closing table. For example, current industry practice is to establish an escrow account for mortgage insurance. However, mortgage insurance is rarely, if ever, collected at closing.

Because the aggregate adjustment is made by the lender to prevent the total of escrow line item amounts collected at closing from exceeding the RESPA-mandated one-sixth of the annual property tax and insurance payment amount, the value provided in the XML file will be less than or equal to zero.

Figure 64. Rendering Escrow Payment at Closing Data on the CD.

Other Costs	8.0	Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
8.10 G. Initial Escrow Payment at Closing		8.10.1				
8.11 Homeowner's Insurance 8.11.1 (\$100.83 per month for 2 mo.)		8.11.2 \$201.66		8.11.4		8.11.6
8.12 Mortgage Insurance 8.12.1 (\$__per month for __mo.)		8.12.2		8.12.4		8.12.6
8.13 Property Taxes 8.13.1 (\$105.30 per month for 2 mo.)		8.13.2		8.13.4 \$210.60		8.13.6
8.14 Condo Dues 8.14.1 (\$50.00 per month for 4 mo.)		8.14.2 \$75.00		8.14.4 \$125.00		8.14.6
8.15 Aggregate Adjustment		8.15.2 -\$77.00				

As illustrated in Figure 64 for **8.14 Condo Dues**, if the escrow item was funded by more than one payor, break out the payment across all payors with their portion of the charge. EscrowItemActualPaymentAmount, EscrowItemPaymentPaidByType and EscrowItemPaymentTimingType are used as necessary to represent payments by the Borrower, Seller or a third party. ESCROW_ITEM_PAYMENT repeats for each payor. (EscrowItemPaymentTimingType is always "AtClosing" for escrow line items.

Table 43. UCD v2.0 Spec Excerpt - Escrow Items Collected at Closing (Purchase) Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Usage Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ESCROW/ESCROW_DETAIL			
8.061	EscrowAggregateAccountingAdjustment Amount	-77.00	This data point provides all the data needed for this line item.
.../ESCROW/ESCROW_ITEMS/ESCROW_ITEM/ESCROW_ITEM_DETAIL			
8.172	EscrowCollectedNumberOfMonthsCount	2	Provide a whole number indicating the number of months covered by the payment amount.
8.169	EscrowItemType	HomeownersInsurance	Provide "Other" only when a supported enumeration cannot reflect the item accurately.
8.171	EscrowMonthlyPaymentAmount	100.83	
8.139	FeePaidToType	ThirdPartyProvider	The GSEs require this value in FeePaidToType and FeePaidToTypeOtherDescription in support of ATR/QM data requirements.
8.297	IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	
8.188	RegulationZPointsAndFeesIndicator	false	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ESCROW/ESCROW_ITEMS/ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT			
8.198	EscrowItemActualPaymentAmount	201.66	

Table 43. UCD v2.0 Spec Excerpt - Escrow Items Collected at Closing (Purchase) Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Usage Notes
8.173	EscrowItemPaymentPaidByType	Buyer	
8.843	EscrowItemPaymentTimingType	AtClosing	
.../ESCROW_ITEM/ESCROW_ITEM_DETAIL			
8.172	EscrowCollectedNumberOfMonthsCount	2	
8.169	EscrowItemType	CountyPropertyTax	RegulationZPointsAndFeesIndicator is not required for tax payments.
8.171	EscrowMonthlyPaymentAmount	105.30	
8.139	FeePaidToType	ThirdPartyProvider	
8.150	IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	
.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT			
8.198	EscrowItemActualPaymentAmount	210.60	
8.173	EscrowItemPaymentPaidByType	Seller	
8.843	EscrowItemPaymentTimingType	AtClosing	
.../ESCROW_ITEM_DETAIL			
8.172	EscrowCollectedNumberOfMonthsCount	4	
8.169	EscrowItemType	CondominiumAssociationDues	
8.171	EscrowMonthlyPaymentAmount	50.00	
8.139	FeePaidToType	ThirdPartyProvider	
8.297	IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	
8.188	RegulationZPointsAndFeesIndicator	false	
.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT			
8.198	EscrowItemActualPaymentAmount	75.00	
8.173	EscrowItemPaymentPaidByType	Buyer	
8.843	EscrowItemPaymentTimingType	AtClosing	
.../ESCROW_ITEM_PAYMENT			
8.198	EscrowItemActualPaymentAmount	125.00	
8.173	EscrowItemPaymentPaidByType	Seller	
8.843	EscrowItemPaymentTimingType	AtClosing	

Figure 65. XML Snippet-Escrow Items Paid at Closing.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <ESCROW>
        <ESCROW_DETAIL>
          <EscrowAggregateAccountingAdjustmentAmount>-77.00</EscrowAggregateAccountingAdjustmentAmount>
        </ESCROW_DETAIL>
        <ESCROW_ITEMS>
          <ESCROW_ITEM>
            <ESCROW_ITEM_DETAIL>
              <EscrowCollectedNumberOfMonthsCount>2</EscrowCollectedNumberOfMonthsCount>
              <EscrowItemType>HomeownersInsurance</EscrowItemType>
              <EscrowMonthlyPaymentAmount>100.83</EscrowMonthlyPaymentAmount>
              <FeePaidToType>ThirdPartyProvider</FeePaidToType>
              <IntegratedDisclosureSectionType>InitialEscrowPaymentAtClosing</IntegratedDisclosureSectionType>
              <RegulationZPointsAndFeesIndicator>>false</RegulationZPointsAndFeesIndicator>
            </ESCROW_ITEM_DETAIL>
            <ESCROW_ITEM_PAYMENTS>
              <ESCROW_ITEM_PAYMENT>
                <EscrowItemActualPaymentAmount>201.66</EscrowItemActualPaymentAmount>
                <EscrowItemPaymentPaidByType>Buyer</EscrowItemPaymentPaidByType>
              </ESCROW_ITEM_PAYMENT>
            </ESCROW_ITEM_PAYMENTS>
          </ESCROW_ITEM>
          <ESCROW_ITEM>
            <ESCROW_ITEM_DETAIL>
              <EscrowCollectedNumberOfMonthsCount>2</EscrowCollectedNumberOfMonthsCount>
              <EscrowItemType>CountyPropertyTax</EscrowItemType>
              <EscrowMonthlyPaymentAmount>105.30</EscrowMonthlyPaymentAmount>
              <FeePaidToType>ThirdPartyProvider</FeePaidToType>
              <IntegratedDisclosureSectionType>InitialEscrowPaymentAtClosing</IntegratedDisclosureSectionType>
            </ESCROW_ITEM_DETAIL>
            <ESCROW_ITEM_PAYMENTS>
              <ESCROW_ITEM_PAYMENT>
                <EscrowItemActualPaymentAmount>210.60</EscrowItemActualPaymentAmount>
                <EscrowItemPaymentPaidByType>Seller</EscrowItemPaymentPaidByType>
              </ESCROW_ITEM_PAYMENT>
            </ESCROW_ITEM_PAYMENTS>
          </ESCROW_ITEM>
          <ESCROW_ITEM>
            <ESCROW_ITEM_DETAIL>
              <EscrowCollectedNumberOfMonthsCount>4</EscrowCollectedNumberOfMonthsCount>
              <EscrowItemType>CondominiumAssociationDues</EscrowItemType>
              <EscrowMonthlyPaymentAmount>50.00</EscrowMonthlyPaymentAmount>
              <FeePaidToType>ThirdPartyProvider</FeePaidToType>
              <IntegratedDisclosureSectionType>InitialEscrowPaymentAtClosing</IntegratedDisclosureSectionType>
              <RegulationZPointsAndFeesIndicator>>false</RegulationZPointsAndFeesIndicator>
            </ESCROW_ITEM_DETAIL>
            <ESCROW_ITEM_PAYMENTS>

```

Figure 65. XML Snippet-Escrow Items Paid at Closing.

```
<ESCROW_ITEM_PAYMENT>
  <EscrowItemActualPaymentAmount>75.00</EscrowItemActualPaymentAmount>
  <EscrowItemPaymentPaidByType>Buyer</EscrowItemPaymentPaidByType>
</ESCROW_ITEM_PAYMENT>
<ESCROW_ITEM_PAYMENT>
  <EscrowItemActualPaymentAmount>125.00</EscrowItemActualPaymentAmount>
  <EscrowItemPaymentPaidByType>Seller</EscrowItemPaymentPaidByType>
</ESCROW_ITEM_PAYMENT>
</ESCROW_ITEM_PAYMENTS>
</ESCROW_ITEM>
</ESCROW_ITEMS>
</ESCROW>
...
</MESSAGE>
```

M. FEE ITEM DATA

The set of child containers under FEE_INFORMATION used in the XML file hold both the detailed information for each fee item reported on the CD (FEE) and the resulting totals and percentages summarizing those fees (FEE_SUMMARY).

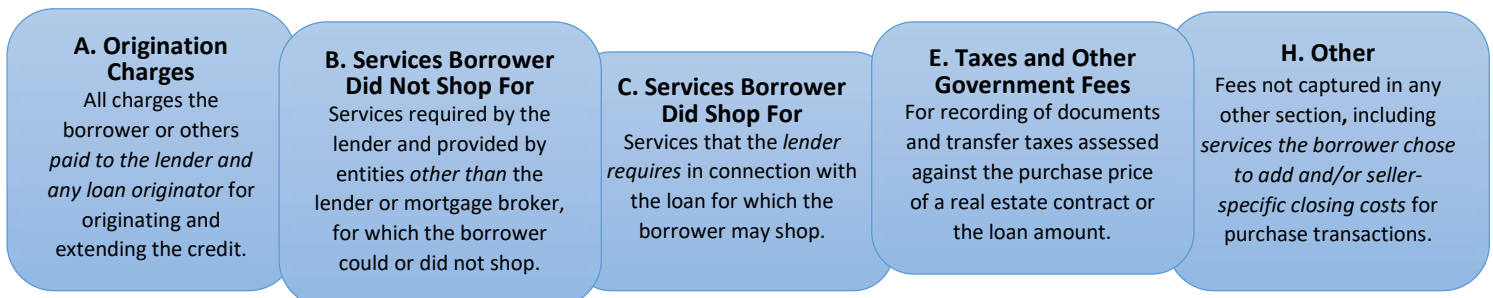
Table 44. XML File Container Structure for Fee Item Data.

UCD UID	Container Name	UCD Usage Notes
999.165	FEE_INFORMATION	Holds containers categorizing sets of fee data points.
999.166	FEEES	MISMO construct-plural of singular child container FEE. Holds all instances and enables multiple sequential occurrences of FEE.
999.167	FEE	Holds all containers with data points making up a fee line item.
999.168	FEE_DETAIL	Holds all data points making up the fee line item description (excludes payor data points).
999.700/999.701	EXTENSION/OTHER	MISMO construct introducing a proprietary addition to the MISMO version on which UCD is built. Using these 2 introductory child containers signals to the receiving application reading the file that what follows is in a non-MISMO namespace (set of defined containers and data points). See Appendix C. UCD v2.0 EXTENSIONS.
999.702	ucd:FEE_DETAIL_EXTENSION	MISMO construct enabling addition of data points to FEE_DETAIL. Holds all instances of ucd:FeeItem and ucd:FeeItemOtherDescription.
999.169/999.171/999.172	FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	Holds the non-individual, unparsed name of the entity receiving the fee payment.
999.173	FEE_PAYMENTS	MISMO construct. Plural of singular child container FEE_PAYMENT holds at least 1 and up to 5 sequential occurrences of FEE_PAYMENT.
999.174	FEE_PAYMENT	Holds data points identifying the payor entity, when paid relative to closing, and associated amount(s). Multiple instances of FEE_PAYMENT are provided when the payment was shared by more than one entity or a portion was paid before <i>and</i> at closing. At least one and up to five sequential instances are provided.

1. GSE REQUIREMENTS FOR FEE INFORMATION

The TRID Regulation describes the types of fees that should be provided in each section of the Loan Costs and Other Costs tables.

Figure 66. CD Sections Supported by FEE Container Structure.



Within this framework, the GSEs have selected a subset of fees that:

- a. Must be associated with a specific section (Sections A and E).
- b. Must always be delivered (“LoanDiscountPoints” even when not part of the transaction).
- c. Must be delivered only once (“LoanDiscountPoints,” “RecordingFeeForDeed,” “RecordingFeeForMortgage,” and “RecordingFeeTotal”).

Any other ucd:FeeltemType enumeration listed on *UCD v2.0 Spec* tab “9-ucd:FeeltemType Enumerations” can be associated with any section (except F. Prepays and G. Initial Escrow Payment at Closing, which are not fees and use different data points).

Lenders are responsible for working with their Legal and Compliance divisions to ensure they are completing the CD according to the Reg, and working with the software providers to confirm that data delivered in the XML file is equal or *equivalent* to the latest CD provided to the borrower.

2. FEE LINE ITEMS

To update UCD v2.0 with up-to-date and missing fees, the GSEs worked with industry to expand the number of supported ucd:FeeltemType enumerations. These are expected to support the majority of loan transactions. Lenders must provide valid enumerations for ucd:FeeltemType from the list provided on Tab 9-ucd:FeeltemType Enumerations.

All fee line items have the same data points and follow the same pattern, except for the following enumerations:

- a. ucd:FeeltemType = “LoanDiscountPoints” requires additional data points, must always be delivered and may be delivered only once. Must be delivered with FEE_DETAIL/IntegratedDisclosureSectionType = “OriginationCharges”.
- b. ucd:FeeltemType = “RecordingFeeForDeed” and “RecordingFeeForMortgage” require a different amount data point (FeeActualTotalAmount) and fewer line item data points; each may be delivered only once. Must be delivered with FEE/DETAIL/IntegratedDisclosureSectionType = “TaxesAndOtherGovernmentFees”.
- c. ucd:FeeltemType = “RecordingFeeTotal” may be delivered only once. Must be delivered with FEE/DETAIL/IntegratedDisclosureSectionType = “TaxesAndOtherGovernmentFees”

The data points corresponding to CD fields are shown in blue, below. The form field IDs are omitted to provide extra space in the fields.

Figure 67. Rendering Fee Line Item Data on the CD Closing Cost Details Tables.

Loan Costs/Other Costs	7.0/8.0	Borrower-Paid		Seller-Paid (purchase)		Paid by Others
		FeePaymentPaidByType		FeePaymentPaidByType		
		At Closing	Before Closing	At Closing	Before Closing	FeePaymentPaidByType
A B C E H		\$				
FEE_DETAIL		FEE_PAYMENT	FEE_PAYMENT	FEE_PAYMENT	FEE_PAYMENT	FEE_PAYMENT
ucd:FeeltemType + FeePaidTo Type + IntegratedDisclosure SectionType + RegulationZPoints AndFees Indicator (<i>not on CD</i>)		“Buyer” + “false” + FeeActualPayment Amount	“Buyer” + “true” + FeeActualPayment Amount	“Seller” + “false” + FeeActualPayment Amount	“Seller” + “true” + FeeActualPayment Amount	“Lender” or “ThirdParty” + FeeActualPaymentAmount
FEE_PAID_TO/LEGAL_ENTITY_LEGAL_ENTITY_DETAIL						
FullName						

Figure 68. XML File Fee Line Items as Rendered on CD.

Loan Costs	7.0	Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
7.1 A. Origination Charges		7.1.1				
7.2.1 1.0 % of Loan Amount 7.2 (Points)		7.2.2 \$2,110.00	7.2.3	7.2.4	7.2.5	7.2.6
Application Fee		\$500.00				
7.4 B. Services Borrower Did Not Shop For		7.4.1				
7.5 Appraisal Fee 7.5.1 to John Smith Appraisers		7.5.2	7.5.3	7.5.4	7.5.5	7.5.6 \$705.00 (L)
7.6 C. Services Borrower Did Shop For		7.6.1				
7.7 Pest Inspection Fee 7.7.1 to Pests Co.		7.7.2 \$200.00	7.7.3	7.7.4	7.7.5	7.7.6
Other Costs	8.0					
8.1 E. Taxes and Other Government Fees		8.1.1				
8.2 Recording Fees Deed: 8.2.1 \$40.00 Mortgage: \$45.00		8.2.2 \$85.00	8.2.3	8.2.3	8.2.4 \$100.00	8.2.5
8.3 Transfer taxes to 8.3.1 Any State		8.3.2	8.3.3	8.3.3	8.3.4 \$1,440.00	8.3.5
8.16 H. Other		8.16.1				
8.17 Homeowners Association Special Assessment 8.17.1 to HOA Acres, Inc.		8.17.2 \$500.00	8.17.3	8.17.3	8.17.4	8.17.5

a. Deep Dive - Recording Fees

i. Deed: <\$> Mortgage: <\$>

The ucd:FeeItem enumerations “RecordingFeeForDeed” and “RecordingFeeForMortgage” have the following unique characteristics. They are:

1. The ONLY recording fees that require itemization are pre-printed on the CD field ID 8.2 and 8.2.1: Recording Fees for Deed and Mortgage. A transaction can incur either one or both of these fees. Additional recording fee items do not need to be included.
2. The ONLY fees where the total amount for each fee is shown, regardless of who paid them.
3. The ONLY fee types that use FeeActualTotalAmount.
4. The ONLY fee types that do NOT use FeeActualPaymentAmount.

ii. The Invisible Fee Type: Recording Fee Total

The ucd:FeeItem enumeration “RecordingTotal” has the following unique characteristics. They are:

1. The ONLY Recording Fee Type that is not listed on the left side of the CD
2. The ONLY Recording Fee Type whose Fee Actual Payment Amount(s) represent fee amounts that are reported with other Fee Types (Recording Fee For Deed / Recording Fee For Mortgage).
3. The ONLY Recording Fee Type whose Fee Actual Payment Amount also can include amounts for fees that are not reported at all

4. The FeeActualPaymentAmount reflects the sum of all recording fees including the amounts for “RecordingFeeForDeed” and “RecordingFeeForMortgage” PLUS any amounts for additional recording fee line items that may or may not be itemized on the CD.

iii. Supported but Not Preferred – Additional Recording Fee Line Items

Further itemization beyond “RecordingFeeForDeed” and “RecordingFeeForMortgage” is required neither by CFPB nor the GSEs. However, the UCD v2.0 Spec includes additional recording fee enumerations. If lenders decide to provide additional recording fee enumerations in the XML file, they must use a supported enumeration, include the same line item data points as for “RecordingFeeTotal” and the FeeActualPaymentAmount value must reflect them.

Table 45. UCD v2.0 Spec Excerpt - ucd:FeeItem Type Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_DETAIL			
7.085	FeePaidToType	Lender	
7.006	FeeTotalPercent	1.0000	
7.003	IntegratedDisclosureSectionType	OriginationCharges	Included so that the associated fee can be rendered on the CD in the intended section.
7.069	RegulationZPointsAndFeesIndicator	true	Although not required by the TRID Reg, UCD v2.0 is maintaining v1.5 requirement to avoid confusion.
.../FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.001	ucd:FeeItem Type	LoanDiscountPoints	
.../FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_PAYMENTS/FEE_PAYMENT			
7.010	FeeActualPaymentAmount	2110.00	
7.008	FeePaymentPaidByType	Buyer	
7.009	FeePaymentPaidOutsideOfClosingIndicator	false	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_DETAIL			
7.085	FeePaidToType	Lender	
7.003	IntegratedDisclosureSectionType	OriginationCharges	
7.069	RegulationZPointsAndFeesIndicator	true	
.../FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.000	ucd:FeeItem Type	ApplicationFee	
.../FEE[IntegratedDisclosureSectionType="OriginationCharges"]/FEE_PAYMENTS/FEE_PAYMENT			
7.010	FeeActualPaymentAmount	500.00	With the exception of Fee Type = “Loan Discount Points” if a fee rendered on the CD is blank or “0”, so that if provided in the XML file the

Table 45. UCD v2.0 Spec Excerpt - ucd:FeeItem Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
			value of FeeActualPaymentAmount would be zero, do not deliver.
7.008	FeePaymentPaidByType	Buyer	
7.009	FeePaymentPaidOutsideOfClosingIndicator	false	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_DETAIL			
7.073	FeePaidToType	ThirdPartyProvider	
7.025	IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	
7.070	RegulationZPointsAndFeesIndicator	false	
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.004	ucd:FeeItem	AppraisalFee	
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
7.028	FullName	John Smith Appraisers Inc.	Include the <u>company name</u> of the third party provider.
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_PAYMENTS/FEE_PAYMENT			
7.010	FeeActualPaymentAmount	705.00	
7.008	FeePaymentPaidByType	Lender	
7.009	FeePaymentPaidOutsideOfClosingIndicator	false	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidShopFor"]/FEE_DETAIL			
7.074	FeePaidToType	Other	Supports Reg Z/QM requirements to identify Broker or Lender affiliates.
7.110	FeePaidToTypeOtherDescription	LenderAffiliate	This supports Reg Z/QM requirements to identify Broker or Lender affiliates.
7.045	IntegratedDisclosureSectionType	ServicesBorrowerDidShopFor	
7.071	RegulationZPointsAndFeesIndicator	true	
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.004	ucd:FeeItem	PestInspectionFee	
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidNotShopFor"]/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			

Table 45. UCD v2.0 Spec Excerpt - ucd:FeeItem Type Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
7.028	FullName	Pests Co.	Include the <u>company name</u> of the service provider.
.../FEE[IntegratedDisclosureSectionType="ServicesBorrowerDidShopFor"]/FEE_PAYMENTS/FEE_PAYMENT			
7.010	FeeActualPaymentAmount	200.00	
7.008	FeePaymentPaidByType	Buyer	
7.009	FeePaymentPaidOutsideOfClosingIndicator	false	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL			
8.207	FeeActualTotalAmount	40.00	
8.205	IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.004	ucd:FeeItem Type	RecordingFeeForDeed	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL			
8.207	FeeActualTotalAmount	45.00	
8.205	IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.004	ucd:FeeItem Type	RecordingFeeForMortgage	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL			
8.209	IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	Included so that the associated fee can be rendered on the CD in the intended section.
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.018	ucd:FeeItem Type	RecordingFeeTotal	
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_PAYMENTS/FEE_PAYMENT			
8.193	FeeActualPaymentAmount	85.00	The delivered value is greater than just the sum of "RecordingFeeForDeed" and "RecordingFeeTotal", indicating that other recording fees are part of the transaction.

Table 45. UCD v2.0 Spec Excerpt - ucd:FeeItem Data Requirements.			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
8.153	FeePaymentPaidByType	Buyer	
8.154	FeePaymentPaidOutsideOfClosingIndicator	false	
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_PAYMENTS/FEE_PAYMENT			
8.193	FeeActualPaymentAmount	100.00	The delivered value is greater than just the sum of "RecordingFeeForDeed" and "RecordingFeeTotal", indicating that other recording fees are part of the transaction.
8.153	FeePaymentPaidByType	Seller	
8.154	FeePaymentPaidOutsideOfClosingIndicator	true	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL			
8.004	IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	Included so that the associated fee can be rendered on the CD in the intended section.
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.010	ucd:FeeItem	TransferTax	
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
8.212	FullName	Any State	For non-recording fees, taxes and other government fees, provide the name of the jurisdiction.
.../FEE[IntegratedDisclosureSectionType="TaxesAndOtherGovernmentFees"]/FEE_PAYMENTS/FEE_PAYMENT			
8.193	FeeActualPaymentAmount	1440.00	The delivered value is greater than just the sum of "RecordingFeeForDeed" and "RecordingFeeTotal", indicating that other recording fees are part of the transaction.
8.153	FeePaymentPaidByType	Seller	
8.154	FeePaymentPaidOutsideOfClosingIndicator	true	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE[IntegratedDisclosureSectionType="OtherCosts"]/FEE_DETAIL			
8.180	FeePaidToType	ThirdPartyProvider	
8.065	IntegratedDisclosureSectionType	OtherCosts	

Table 45. UCD v2.0 Spec Excerpt - ucd:FeeItem Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
8.219	OptionalCostIndicator	false	Provide "true" if the fee was for premiums for separate insurance, warranty, guarantee, or event-coverage products.
8.186	RegulationZPointsAndFeesIndicator	false	
.../FEE[IntegratedDisclosureSectionType="OtherCosts"]/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION			
15.013	ucd:FeeItem	HomeownersAssociationSpecialAssessment	
.../FEE[IntegratedDisclosureSectionType="OtherCosts"]/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL			
8.068	FullName	HOA Acre Inc.	Include the <u>company name</u> of the service provider.
.../FEE[IntegratedDisclosureSectionType="OtherCosts"]/FEE_PAYMENTS/FEE_PAYMENT			
8.108	FeeActualPaymentAmount	500.00	
8.107	FeePaymentPaidByType	Buyer	
8.070	FeePaymentPaidOutsideOfClosingIndicator	false	

NOTE: The data point *FeePercentBasisType* has been removed from UCD v2.0. *FeeActualTotalAmount* is no longer used for *ucd:FeeItem* = "EscrowWaiverFee". The regular line item pattern is now used for this enumeration.

Figure 69. XML Snippet-Representative ucd:FeeItem Line Item Data.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <FEE_INFORMATION>
        <FEES>
<!-- A. Origination Charges -->
          <FEE>
            <FEE_DETAIL>
              <FeePaidToType>Lender</FeePaidToType>
              <FeeTotalPercent>1.0000</FeeTotalPercent>
              <IntegratedDisclosureSectionType>OriginationCharges</IntegratedDisclosureSectionType>
              <RegulationZPointsAndFeesIndicator>true</RegulationZPointsAndFeesIndicator>
            <EXTENSION>
              <OTHER>
                <ucd:FEE_DETAIL_EXTENSION>
                  <ucd:FeeItem>LoanDiscountPoints</ucd:FeeItem>
                </ucd:FEE_DETAIL_EXTENSION>
              </OTHER>
            </EXTENSION>
          </FEE>
        </FEES>
      </LOAN>
    </LOANS>
  </DEAL>
</MESSAGE>

```

Figure 69. XML Snippet-Representative ucd:FeeItem Line Item Data.

```

</FEE_DETAIL>
<FEE_PAYMENTS>
  <FEE_PAYMENT>
    <FeeActualPaymentAmount>2110.00</FeeActualPaymentAmount>
    <FeePaymentPaidByType>Buyer</FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator>false</FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
<!-- B. Services Borrower Did Not Shop For -->
<FEE>
  <FEE_DETAIL>
    <FeePaidToType>ThirdPartyProvider</FeePaidToType>
    <IntegratedDisclosureSectionType>OriginationCharges</IntegratedDisclosureSectionType>
    <RegulationZPointsAndFeesIndicator>false</RegulationZPointsAndFeesIndicator>
  <EXTENSION>
    <OTHER>
      <ucd:FEE_DETAIL_EXTENSION>
        <ucd:FeeItem>ApplicationFee</ucd:FeeItem>
      </ucd:FEE_DETAIL_EXTENSION>
    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
<FEE_PAID_TO>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>John Smith Appraisers Inc.</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
</FEE_PAID_TO>
<FEE_PAYMENTS>
  <FEE_PAYMENT>
    <FeeActualPaymentAmount>2110.00</FeeActualPaymentAmount>
    <FeePaymentPaidByType>Buyer</FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator>false</FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
<!-- C. Services Borrower Did Shop For -->
<FEE>
  <FEE_DETAIL>
    <FeePaidToType>Other</FeePaidToType>
    <FeePaidToTypeOtherDescription>LenderAffiliate</FeePaidToType>
    <IntegratedDisclosureSectionType>OriginationCharges</IntegratedDisclosureSectionType>
    <RegulationZPointsAndFeesIndicator>true</RegulationZPointsAndFeesIndicator>
  <EXTENSION>
    <OTHER>
      <ucd:FEE_DETAIL_EXTENSION>
        <ucd:FeeItem>PestInspectionFee</ucd:FeeItem>
      </ucd:FEE_DETAIL_EXTENSION>
    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
</FEE>

```


Figure 69. XML Snippet-Representative ucd:FeeItem Line Item Data.

```

    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
<FEE_PAID_TO>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>Pests Co.</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
</FEE_PAID_TO>
<FEE_PAYMENTS>
  <FEE_PAYMENT>
    <FeeActualPaymentAmount>200.00</FeeActualPaymentAmount>
    <FeePaymentPaidByType>Buyer</FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator>>false</FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
<!-- E. Taxes and Other Government Fees – Recording Fee for Deed -->
<FEE>
  <FEE_DETAIL>
    <FeeActualTotalAmount>40.00</FeeActualTotalAmount>
    <IntegratedDisclosureSectionType>TaxesAndOtherGovernmentFees</IntegratedDisclosureSectionType>
  <EXTENSION>
    <OTHER>
      <ucd:FEE_DETAIL_EXTENSION>
        <ucd:FeeItem>RecordingFeeForDeed</ucd:FeeItem>
      </ucd:FEE_DETAIL_EXTENSION>
    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
</FEE>
<!-- E. Taxes and Other Government Fees – Recording Fee for Mortgage -->
<FEE>
  <FEE_DETAIL>
    <FeeActualTotalAmount>45.00</FeeActualTotalAmount>
    <IntegratedDisclosureSectionType>TaxesAndOtherGovernmentFees</IntegratedDisclosureSectionType>
  <EXTENSION>
    <OTHER>
      <ucd:FEE_DETAIL_EXTENSION>
        <ucd:FeeItem>RecordingFeeForMortgage</ucd:FeeItem>
      </ucd:FEE_DETAIL_EXTENSION>
    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
</FEE>
<!-- E. Taxes and Other Government Fees – Recording Fee Total -->
<FEE>
  <FEE_DETAIL>
    <IntegratedDisclosureSectionType>TaxesAndOtherGovernmentFees</IntegratedDisclosureSectionType>

```

Figure 69. XML Snippet-Representative ucd:FeeItem Line Item Data.

```

<EXTENSION>
  <OTHER>
    <ucd:FEE_DETAIL_EXTENSION>
      <ucd:FeeItem><b>RecordingFeeTotal</b></ucd:FeeItem>
    </ucd:FEE_DETAIL_EXTENSION>
  </OTHER>
</EXTENSION>
</FEE_DETAIL>
<FEE_PAYMENTS>
<!-- Portion paid by Buyer -->
  <FEE_PAYMENT>
    <FeeActualPaymentAmount><b>85.00</b></FeeActualPaymentAmount>
    <FeePaymentPaidByType><b>Buyer</b></FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator><b>>false</b></FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
<!-- Portion paid by Seller -->
  <FEE_PAYMENT>
    <FeeActualPaymentAmount><b>100.00</b></FeeActualPaymentAmount>
    <FeePaymentPaidByType><b>Seller</b></FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator><b>>true</b></FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
<!-- E. Taxes and Other Government Fees – Transfer Taxes -->
<FEE>
  <FEE_DETAIL>
    <IntegratedDisclosureSectionType><b>TaxesAndOtherGovernmentFees</b></IntegratedDisclosureSectionType>
  <EXTENSION>
    <OTHER>
      <ucd:FEE_DETAIL_EXTENSION>
        <ucd:FeeItem><b>TransferTax</b></ucd:FeeItem>
      </ucd:FEE_DETAIL_EXTENSION>
    </OTHER>
  </EXTENSION>
</FEE_DETAIL>
<FEE_PAYMENTS>
  <FEE_PAYMENT>
    <FeeActualPaymentAmount><b>1440.00</b></FeeActualPaymentAmount>
    <FeePaymentPaidByType><b>Seller</b></FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator><b>>true</b></FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
<!-- H. Other Costs -->
<FEE>
  <FEE_DETAIL>
    <FeePaidToType><b>ThirdPartyProvider</b></FeePaidToType>
    <IntegratedDisclosureSectionType><b>OtherCosts</b></IntegratedDisclosureSectionType>
    <OptionalCostIndicator><b>>false</b></OptionalCostIndicator>
    <RegulationZPointsAndFeesIndicator><b>>false</b></RegulationZPointsAndFeesIndicator>
  </FEE_DETAIL>
</FEE>

```

Figure 69. XML Snippet-Representative ucd:FeeItem Type Line Item Data.

```
<EXTENSION>
  <OTHER>
    <ucd:FEE_DETAIL_EXTENSION>
      <ucd:FeeItem Type>HomeownersAssociationSpecialAssessment</ucd:FeeItem Type>
    </ucd:FEE_DETAIL_EXTENSION>
  </OTHER>
</EXTENSION>
</FEE_DETAIL>
<FEE_PAID_TO>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>HOA Acre Inc.</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
</FEE_PAID_TO>
<FEE_PAYMENTS>
  <FEE_PAYMENT>
    <FeeActualPaymentAmount>500.00</FeeActualPaymentAmount>
    <FeePaymentPaidByType>Buyer</FeePaymentPaidByType>
    <FeePaymentPaidOutsideOfClosingIndicator>false</FeePaymentPaidOutsideOfClosingIndicator>
  </FEE_PAYMENT>
</FEE_PAYMENTS>
</FEE>
</FEES>
...
</MESSAGE>
```

N. LOAN CALCULATION AND FORECLOSURE DATA

The next containers in the XML file provide summary data about the costs of the loan and the borrower's rights if the loan is foreclosed upon.

Table 46. XML File Container Structure for Loan Calculations and Foreclosure Data.

UCD UID	Container Name	UCD Usage Notes
999.223	FEES_SUMMARY	Holds containers with data points summarizing and totaling costs of the mortgage loan.
999.224	FEE_SUMMARY_DETAIL	Holds data points summarizing the total cost of the loan.
999.225	FORECLOSURES	Holds one set of foreclosure information (one instance of FORECLOSURE).
999.226	FORECLOSURE	Holds the container and data point about foreclosure of the subject loan.
999.227	FORECLOSURE_DETAIL	In the UCD, holds one data point with information about future disclosure.

1. LOAN CALCULATION DATA

The following five calculations summarizing how much it will cost the borrower for financing the mortgage populate the "Loan Calculations" table on the CD and are all contained in FEE_SUMMARY.

Figure 70. Rendering Loan Calculation Data on the CD.

CD Excerpt		UCD v2.0 Spec Excerpt		
Loan Calculations	20.0		Data Point	Value
21.1 Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$269,574.50		FeeSummaryTotalOfAllPaymentsAmount	269574.50
21.2 Finance Charge. The dollar amount the loan will cost you.	\$116,884.00		FeeSummaryTotalFinanceChargeAmount	116884.00
21.3 Amount Financed. The loan amount available after paying your upfront finance charge.	\$148,367.91		FeeSummaryTotalAmountFinancedAmount	148367.91
21.4 Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.404%		APRPercent	4.4040
21.5 Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	74.66%		FeeSummaryTotalInterestPercent	74.6600

2. FORECLOSURE DATA

UCD v2.0 contains only one data point about foreclosure related to the subject loan. It is rendered on the CD in the Other Disclosures section. One and only one instance of the bolded containers in the FORECLOSURES structure is required in every XML file.

Figure 71. Rendering DeficiencyRightsPreservedIndicator on the CD.

Other Disclosures	22.0
<p>22.1 Liability after Foreclosure</p> <p>If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,</p> <p><input checked="" type="checkbox"/> state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.</p> <p><input type="checkbox"/> state law does not protect you from liability for the unpaid balance.</p>	

The MISMO v3.3.0 definition for *DeficiencyRightsPreservedIndicator* is “When true, indicates that upon the foreclosure sale completion deficiency rights against the borrowers are preserved”. Note that the data point is talking about the lender’s rights, so a “true” answer means that state law does not protect the borrower’s rights.

Table 47. UCD v2.0 Spec Excerpt – Foreclosure Rights Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FORECLOSURES/FORECLOSURE/FORECLOSURE_DETAIL			
13.001	DeficiencyRightsPreservedIndicator	false	

Figure 72. XML Snippet - FEE_SMMARY AND FORECLOSURES

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <FEE_INFORMATION>
        <FEES>
...
      </FEES>
      <FEES_SUMMARY>
        <FEE_SUMMARY_DETAIL>
          <APRPercent>4.4040</APRPercent>
          <FeeSummaryTotalAmountFinancedAmount>148367.91</FeeSummaryTotalAmountFinancedAmount>
          <FeeSummaryTotalFinanceChargeAmount>116884.00</FeeSummaryTotalFinanceChargeAmount>
          <FeeSummaryTotalInterestPercent>74.6600</FeeSummaryTotalInterestPercent>
          <FeeSummaryTotalOfAllPaymentsAmount>269574.50</FeeSummaryTotalOfAllPaymentsAmount>
        </FEE_SUMMARY_DETAIL>
      </FEES_SUMMARY>
    </FEE_INFORMATION>
  <FORECLOSURES>
    <FORECLOSURE>
      <FORECLOSURE_DETAIL>
    
```

Figure 72. XML Snippet - FEE_SMMARY AND FORECLOSURES

```
<DeficiencyRightsPreservedIndicator>false</DeficiencyRightsPreservedIndicator>
</FORECLOSURE_DETAIL>
</FORECLOSURE>
</FORECLOSURES>

...
</MESSAGE>
```

O. HIGH-COST AND QM DATA

The Home Ownership and Equity Protection Act (HOEPA) was enacted in 1994 as an amendment to TILA to address abusive practices in refinances and closed-end home equity loans with high interest rates or high fees. None of the High-Cost or QM data points in *UCD v2.0* are rendered on the CD.

<i>Table 48. XML File Container Structure for High-Cost and QM Data.</i>		
UCD UIDs	Containers	UCD Usage Notes
999.228	HIGH_COST_MORTGAGES	Groups one or more sets of high-cost mortgage data points.
999.229	HIGH_COST_MORTGAGE	Holds data points providing details about high-cost mortgages and calculations.
...		
999.237	LOAN_PRODUCT	Holds containers describing loan product information.
999.238	LOAN_PRICE_QUOTES	Groups one or more sets of loan pricing information.
999.239	LOAN_PRICE_QUOTE	Only one instance is required when applicable.
999.240	LOAN_PRICE_QUOTE_DETAIL	Holds LoanPriceQuoteInterestRatePercent.
...		
999.255	QUALIFIED_MORTGAGE	Holds containers categorizing QM information.
999.256 999.257	EXEMPTIONS/EXEMPTION	Groups one or more sets of QM exemption data points.
999.258	QUALIFIED_MORTGAGE_DETAIL	Holds data points with QM parameters.
999.721 999.722	EXTENSION/OTHER	UCD proprietary EXTENSION to allow additional QM data.

NOTE: *The INTEREST_ONLY structure which followed HIGH_COST_MORTGAGE in the UCD v1.5 Spec has been removed.*

1. HIGH-COST MORTGAGES

In 2010 the Dodd-Frank Act expanded the scope to include purchase-money mortgages and Home Equity Lines of Credit (HELOCs). HOEPA coverage tests must be applied to these loans to determine whether they are high-cost mortgages. The tests include, but are not limited to, the following loan characteristics for the tests:

- a. Annual percentage rate (APR)
- b. Average Prime Offer Rate (APOR)
- c. The total amount of points and fees paid as part of the transaction less bona fide excluded discount points and less bona fide third party fees.
- d. Bona fide third-party fees (not retained by the lender, loan originator, or their affiliates)
- e. Discount points (reduce the interest rate in line with established industry practice)
- f. Excluded bona fide discount points (in compliance with the Regulation certain excluded discount points are not included in the total of points and fess)

The HIGH_COST_MORTGAGES structure holds data points supporting the HOEPA coverage tests.

2. LOAN PRICE QUOTE INTEREST RATE PERCENT

An additional data point assisting with the application of high-cost mortgage tests is LoanPriceQuoteRatePercent, the only data point in the XML file contained in the LOAN_PRODUCT structure. UCD v2.0 has added Implementation Notes about the value expected in this data point.

Table 49. UCD v2.0 Spec Excerpt – High Cost Mortgages Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/HIGH_COST_MORTGAGES/HIGH_COST_MORTGAGE			
4.039	AveragePrimeOfferRatePercent	6.4700	Must be > "0"
7.087	RegulationZExcludedBonaFideDiscountPointsIndicator	true	
7.088	RegulationZExcludedBonaFideDiscountPointsPercent	0.2500	Must be > "0"
7.091	RegulationZTotalAffiliateFeesAmount	150.00	Must be ≥ "0"
4.034	RegulationZTotalLoanAmount	142542.00	Must be > "0"
3.030	RegulationZTotalPointsAndFeesAmount	1458.00	Must be ≥ "0"
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_PRODUCT/LOAN_PRICE_QUOTES/LOAN_PRICE_QUOTE/LOAN_PRICE_QUOTE_DETAIL			
4.038	LoanPriceQuoteInterestRatePercent	6.5000	<ul style="list-style-type: none"> ▪ The expected value is the interest rate offered to the borrower prior to their electing to purchase discount points. The interest rate the borrower qualified for does not have to start with zero points. ▪ Must be > "0"

Figure 73. XML Snippet - High Cost Mortgage Data.

```

<MESSAGE>
...
  <DEAL>
    <LOANS>
      <LOAN>
        <HIGH_COST_MORTGAGES>
          <HIGH_COST_MORTGAGE>
            <AveragePrimeOfferRatePercent>6.4700</AveragePrimeOfferRatePercent>
            <RegulationZExcludedBonaFideDiscountPointsIndicator>true</RegulationZExcludedBonaFideDiscountPointsIndicator>
            <RegulationZExcludedBonaFideDiscountPointsPercent>0.2500</RegulationZExcludedBonaFideDiscountPointsPercent>
            <RegulationZTotalAffiliateFeesAmount>150.00</RegulationZTotalAffiliateFeesAmount>
            <RegulationZTotalLoanAmount>142542.00</RegulationZTotalLoanAmount>
            <RegulationZTotalPointsAndFeesAmount>1458.00</RegulationZTotalPointsAndFeesAmount>
          </HIGH_COST_MORTGAGE>
        </HIGH_COST_MORTGAGES>
      ...
    </LOAN>
  </LOANS>
</DEAL>
...
<LOAN_PRODUCT>
  <LOAN_PRICE_QUOTES>
    <LOAN_PRICE_QUOTE>
      <LOAN_PRICE_QUOTE_DETAIL>
        <LoanPriceQuoteInterestRatePercent>6.5000</LoanPriceQuoteInterestRatePercent>
      </LOAN_PRICE_QUOTE_DETAIL>
    </LOAN_PRICE_QUOTE>
  </LOAN_PRICE_QUOTES>
</LOAN_PRODUCT>

```


Figure 73. XML Snippet - High Cost Mortgage Data.

```

    </LOAN_PRICE_QUOTE_DETAIL>
  </LOAN_PRICE_QUOTE>
</LOAN_PRICE_QUOTES>
<LOAN_PRODUCT>
...
</MESSAGE>

```

3. QUALIFIED MORTGAGES (QM)

Reg Z implements TILA, which prohibits lenders from making a higher-priced mortgage loan without regard to the consumer's ability to repay (ATR) the loan, and Sections 1411 and 1412 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act), which generally require lenders to make a reasonable, good faith determination of a consumer's ATR. Reg Z establishes certain protections from liability under this requirement for "qualified mortgages".

A qualified mortgage falls into a category of loans that have certain, more stable features that help make it more likely that the borrower is able to afford the loan. The QM label indicates that the lender met certain requirements and is assumed to have followed the ability-to-repay rule. The GSEs collect Reg Z ATR and QM data on closing transaction fees and loan costs. None of these are on the *Closing Disclosure*.

Table 50. UCD v2.0 Spec Excerpt - QM Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/QUALIFIED_MORTGAGE/QUALIFIED_MORTGAGE_DETAIL			
3.027	AbilityToRepayMethodType	General	
.../QUALIFIED_MORTGAGE/QUALIFIED_MORTGAGE_DETAIL/EXTENSION/OTHER			
3.031	gse:QualifiedMortgageShortResetARM_APRPercent	10.1310	

Since May 1, 2023, the data point gse:QualifiedMortgageShortResetARM_APRPercent data point has been required for all ARMs meeting the following definition: *The annual percentage rate for the loan based on the accepted industry standard defined by Regulation Z (Section 12 C.F.R. § 1026.43(e)(2)(iv)) used for QMs that have an interest rate change within the first five years after the date on which the first regular periodic payment is due (e.g., 3/6 and 5/6 SOFR-indexed ARMs).*

The Revised QM Rule's APR-APOR threshold test adds an APR data requirement for adjustable-rate QM loans that have an interest rate change within the first five years. Lenders must use the maximum interest rate that could apply during the first five years after the first payment is due when calculating the qualifying spread rate.

gse:QualifiedMortgageShortResetARM_APRPercent with a value greater than "0" is required only when AmortizationType = "AdjustableRate" and FirstRateChangeMonthsCount is less than or equal to "60".

[Figure 74](#) illustrates a mortgage that adjusts in 5 years, so meets the definition of a QM short reset ARM. It is followed by an XML Snippet showing how the required gse:QualifiedMortgageShortResetARM_APRPercent data point must be represented in the XML file.

Figure 74. ARM Adjusting within First 5 Years.

Closing Information		Transaction Information		Loan Information	
Date Issued	11/07/2022	Borrower	Michael Jones & Mary Stone	Loan Term	30 Years
Closing Date	11/15/2022		123 Anywhere Street	Purpose	Purchase
Disbursement Date	11/15/2022		Anytown, NY 12345	Product	Adjustable Rate
Settlement Agent	Epsilon Title Company	Seller	Steve Cole and Amy Doe		
File #	12-5678		321 Somewhere Drive	Loan Type	Conventional

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$144,000	NO
Interest Rate	3.875%	YES

- Adjusts every 3 years starting in year 5.
- Can go as high as 7% in year 8.
- See AIR Table on page 4 for details.

Figure 75. XML Snippet - Example of Data Points Required for ARM Adjusting within First 5 Years.

```

<MESSAGE>
...
<LOAN>
  <ADJUSTMENT>
    <INTEREST_RATE_ADJUSTMENT>
...
    <INTEREST_RATE_LIFETIME_ADJUSTMENT RULE>
      <CeilingRatePercent>7.0000</CeilingRatePercent>
      <CeilingRatePercentEarliestEffectiveMonthsCount>96</CeilingRatePercentEarliestEffectiveMonthsCount>
      <FirstRateChangeMonthsCount>60</FirstRateChangeMonthsCount>
      <FloorRatePercent>2.0000</FloorRatePercent>
      <MarginRatePercent>2.0000</MarginRatePercent>
    </INTEREST_RATE_LIFETIME_ADJUSTMENT RULE>
...
  </INTEREST_RATE_ADJUSTMENT>
</ADJUSTMENT>
  <AMORTIZATION>
    <AMORTIZATION_RULE>
      <AmortizationType>AdjustableRate</AmortizationType>
    </AMORTIZATION_RULE>
  </AMORTIZATION>
...
  <QUALIFIED_MORTGAGE>
    <QUALIFIED_MORTGAGE_DETAIL>
      <AbilityToRepayMethodType>General</AbilityToRepayMethodType>
      <EXTENSION>
        <OTHER>
          <gse:QualifiedMortgageShortResetARM_APRPercent>10.1310</gse:QualifiedMortgageShortResetARM_APRPercent>
        </OTHER>
      </EXTENSION>
    </QUALIFIED_MORTGAGE_DETAIL>
  </QUALIFIED_MORTGAGE>
...
</MESSAGE>

```

P. LATE CHARGES

When a loan payment is past due, overdue payment charge data is collected in UCD v2.0 as either a dollar amount or a percentage charge of the past due payment amount or both, along with the number of days from the due date after which a late payment fee will be assessed. The LATE_CHARGE container has been extended to enable more than one late charge calculation type to be provided in the XML file.

UCD UIDs	Containers	UCD Usage Notes
999.231	LATE_CHARGE	Groups late charge information.
999.635/999.636	EXTENSION/OTHER	UCD proprietary EXTENSION to allow collect multiple options for late charges.
999.637	gse:LATE_CHARGE_RULES	Holds containers describing penalties for late mortgage loan payments.
999.232	gse:LATE_CHARGE_RULE	At least one and no more than two instances must exist in the UCD file to capture how past due payment charges will be assessed.

Loan Disclosures	17.0
17.3 Late Payment	
If your payment is more than 10 days late, your lender will charge a late fee of \$100 OR 2% of the monthly principal and interest payment.	

Data points in gse:LATE_CHARGE_RULE describe the penalty that may be imposed for a late loan payment, stated as either a predetermined dollar amount or a percentage charge of the past due payment amount or both, along with the number of days from the due date after which a past due payment fee will be assessed.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LATE_CHARGE/EXTENSION/OTHER/gse:LATE_CHARGE_RULES/gse:LATE_CHARGE_RULE			
11.073	gse:LateChargeAmount	100.00	
11.006	gse:LateChargeGracePeriodDaysCount	10	
11.008	gse:LateChargeType	FlatDollarAmount	
.../LATE_CHARGE/EXTENSION/OTHER/gse:LATE_CHARGE_RULES/gse:LATE_CHARGE_RULE			
11.006	gse:LateChargeGracePeriodDaysCount	10	
11.007	gse:LateChargeRatePercent	2.0000	
11.008	gse:LateChargeType	PercentOfPrincipalAndInterest	

Figure 77. XML Snippet – Late Charge Data.

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <LATE_CHARGE>
        <EXTENSION>
          <OTHER>
            <gse:LATE_CHARGE_RULES>
              <gse:LATE_CHARGE_RULE>
                <gse:LateChargeAmount>100.00</LateChargeAmount>
                <gse:LateChargeGracePeriodDaysCount>10</gse:LateChargeGracePeriodDaysCount>
                <gse:LateChargeType>FlatDollarAmount</gse:LateChargeType>
              </gse:LATE_CHARGE_RULE>
            </gse:LATE_CHARGE_RULE>
            <gse:LateChargeGracePeriodDaysCount>10</gse:LateChargeGracePeriodDaysCount>
            <gse:LateChargeRatePercent>2.0000</gse:LateChargeRatePercent>
            <gse:LateChargeType>PercentOfPrincipalAndInterest</gse:LateChargeType>
          </gse:LATE_CHARGE_RULES>
        </OTHER>
      </EXTENSION>
    </LATE_CHARGE>
  ...
</MESSAGE>
```

Q. LOAN FEATURE DATA

LOAN_DETAIL holds a variety of true/false indicators that when “true,” are often used in UCD v2.0 as a condition to provide additional information about the loan feature; the descriptive data is located in a different container under LOAN, as we have seen in earlier sections.

Table 53. XML File Container Structure for Loan Feature Data.

UCD UIDs	Containers	UCD Usage Notes
999.233	LOAN_DETAIL	Holds indicators and certain summary data describing a loan’s features.
999.234	LOAN_IDENTIFIERS	Groups one or more pairs of identifier type and value data points.
999.235	LOAN_IDENTIFIER	One instance of LOAN_IDENTIFIER is always required with LoanIdentifierType = “LenderLoan”
999.236	LOAN_IDENTIFIER	Up to 3 additional instances of LOAN_IDENTIFIER may be provided as applicable.

LOAN_DETAIL data points specified in UCD v2.0 are described below in alphabetical order. UCD v2.0 excerpt and XML snippet of LOAN_DETAIL data points close this section.

1. ASSUMABLE

The AssumabilityIndicator value shows whether a subsequent purchaser may be permitted to assume the remaining loan obligation.

Figure 78. Rendering AssumabilityIndicator on the CD.

Loan Disclosures	17.0
17.1 Assumption	
If you sell or transfer this property to another person, your lender	
<input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms.	
<input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.	

2. BALLOON PAYMENT

The GSEs do not purchase loans with balloon payments, so the value for BalloonIndicator should always be “false”.

Figure 79. Rendering BalloonIndicator on the CD.

Loan Terms	4.0	Does the loan have these features?	
4.5 Balloon Payment		4.5.2 NO	4.5.3

3. TEMPORARY BUYDOWN SUBSIDY

When the interest rate on the loan adjusts because the rate was bought down for a pre-determined period less than the note term, the loan has a temporary buydown subsidy, the value of BuydownTemporarySubsidyFundingIndicator is “true”.

4. CONSTRUCTION

When the value of the ConstructionLoanIndicator is “true,” “Construction” can be rendered for the CD field 3.3 “Product”.

<i>Figure 80. Rendering ConstructionLoanIndicator on the CD.</i>	
3.0 Loan Information	
3.3 Product	Construction

5. DEMAND FEATURE

The DemandFeatureIndicator value shows whether the note permits the lender to demand early repayment of the loan.

<i>Figure 81. Rendering DemandFeatureIndicator on the CD.</i>	
Loan Disclosures	17.0
17.2 Demand Feature	
Your loan	
<input type="checkbox"/> has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.	
<input checked="" type="checkbox"/> does not have a demand feature.	

6. ESCROW ACCOUNT

Lenders can establish an escrow account on behalf of the borrower to pay some or all property costs associated with the loan.

Three distinct types of escrow data are specified in *UCD v2.0*:

- i. Initial escrow funds collected at closing
- ii. Projected housing expenses included in the monthly payment and an indication whether they are escrowed
- iii. The indication whether the loan has an escrow account, and if not, why not. In the XML file, the escrow account decision data points are considered characteristics of the loan.

<i>Figure 82. Rendering Escrow Account Data on the CD.</i>	
18.0 Escrow Account	
For now, your loan	
18.1	<input type="checkbox"/> will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below....
18.1, cont’d	<input checked="" type="checkbox"/> will not have an escrow account because <input checked="" type="checkbox"/> you declined it <input type="checkbox"/> your lender does not offer one.

7. INTEREST ONLY

The GSEs do not purchase loans with interest only terms, so the value for InterestOnlyIndicator should always be “false”.

<i>Figure 83. Rendering InterestOnlyIndicator on the CD.</i>			
Loan Terms	4.0	Can this amount increase after closing?	
4.3 Monthly Principal & Interest		4.5.2 NO	4.5.3

8. INTEREST RATE INCREASE

The GSEs purchase ARMs and loans with temporary buydown subsidies with terms reflected on the note. When a loan has either of these features the value of InterestRateIncreaseIndicator is “true”.

<i>Figure 84. Rendering InterestRateIncreaseIndicator on the CD.</i>			
Loan Terms	4.0	Can this amount increase after closing?	
4.2 Interest Rate		4.2.2 YES	4.2.3

9. LOAN AMOUNT INCREASE

The GSEs do not purchase loans with negative amortization, so the values for LoanAmountIncreaseIndicator should always be “false”. (See Figure 86).

<i>Figure 85. Rendering LoanAmountIncreaseIndicator on the CD.</i>			
Loan Terms	4.0	Can this amount increase after closing?	
4.1 Loan Amount		4.1.2 NO	4.1.3

10. MORTGAGE INSURANCE

This indicator is not rendered on the form, but when true, signals that additional MI data must be included in the XML file. The additional detail is found in the MI_DATA structure (see [Table 59](#)).

11. NEGATIVE AMORTIZATION

The GSEs do not purchase loans with terms that allow the initial loan amount to increase because payments can be made that do not cover the interest on the loan. Therefore, the value for NegativeAmortizationIndicator should always be “false”.

<i>Figure 86. Rendering NegativeAmortizationIndicator on the CD.</i>	
Loan Disclosures	17.0
17.4 Negative Amortization (Increase in Loan Amount)	
Under your loan terms, you	
<input checked="" type="checkbox"/> do not have a negative amortization feature.	

12. PAYMENT INCREASE

The PaymentIncreaseIndicator = “true” only for ARMs.

<i>Figure 87. Rendering PaymentIncreaseIndicator on the CD.</i>			
Loan Terms	4.0	Can this amount increase after closing?	
4.3 Monthly Principal & Interest		4.3.2 YES	4.3.3

13. PREPAYMENT PENALTY

The GSEs do not purchase loans for which a charge is imposed for paying all or part of a loan’s principal before the date on which the principal is due. Therefore, the value for PrepaymentPenaltyIndicator should always be “false”.

Figure 88. Rendering PrepaymentPenaltyIndicator on the CD.

Loan Terms		4.0		Does the loan have these features?	
4.4 Prepayment Penalty		4.4.2 NO		4.4.3	

14. SEASONAL PAYMENTS

The GSEs do not purchase loans with terms expressly providing that payments are not scheduled between regular, specified periods (having seasonal payments). Therefore, the value for SeasonalPaymentFeatureIndicator should always be “false” and there is nothing to render on the CD.

15. SUBORDINATE FINANCING

The CD does not capture details about subordinate financing except in two specific cases:

- i. When any of the proceeds of a junior lien are used to finance part of the purchase price.
- ii. For information purposes only, when the borrower has paid off a seller’s junior lien outside of closing as a condition of the sale.

Figure 89. Rendering TotalSubordinateFinancingAmount on the CD.

Summaries of Transactions	
BORROWER’S TRANSACTION	
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1
12.4 Second Loan (Principal Balance \$10,000)	12.4.1 \$2,000.00

The XML file data points supporting these two scenarios are located in the LIABILITIES and CLOSING_ADJUSTMENTS (proceeds of subordinate lien) structures (see Chapters B. Liability Data and D. Closing Adjustment Data). The one exception is the total amount of subordinate financing, which is provided in LOAN_DETAIL. The total subordinate financing amount is provided in TotalSubordinateFinancingAmount. When subordinate financing is part of the transaction, the data point gse:SubordinateFinancingIsNewIndicator is also required to indicate whether the financing was created at the same time as the subject loan.

Table 54. UCD v2.0 Spec Excerpt – Loan Features Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DE TAIL			
11.004	AssumabilityIndicator	false	
4.029	BalloonIndicator	false	Because BalloonIndicator should always be 'false' UID 4.030-BalloonPaymentAmount has been removed from LOAN_DETAIL in UCD v2.0.
4.048	BuydownTemporarySubsidyFundingIndicator	false	<ul style="list-style-type: none"> Provide "false" if the temporary buydown terms are NOT reflected in note rate. See Table 19 for additional data point required when "true".
3.006	ConstructionLoanIndicator	true	See Table 33 for additional data points required when "true".
11.005	DemandFeatureIndicator	false	
11.077	EscrowAbsenceReasonType	BorrowerDeclined	
5.092	EscrowIndicator	false	If the value of the EscrowIndicator = "true" FirstYearTotalEscrowPaymentAmount will have a non-zero value and at least one instance of ProjectedPaymentEscrowedType will = "Escrowed".
4.019	InterestOnlyIndicator	false	Because InterestOnlyIndicator should always be "false" the container and data point INTEREST_ONLY/InterestOnlyTermMonthsCount in have been removed from UCD v2.0.
4.007	InterestRateIncreaseIndicator	true	If LoanAmortizationType = "AdjustableRate" deliver "true".
4.002	LoanAmountIncreaseIndicator	false	Must always be false.
3.032	MIRRequiredIndicator	true	See Table 60 for additional data points required when "true".
4.033	NegativeAmortizationIndicator	false	Because the value must equal "false" the container structure NEGATIVE_AMORTITION has been removed from UCD v2.0.
4.017	PaymentIncreaseIndicator	true	<ul style="list-style-type: none"> Provide "true" only when LoanAmortizationType = "AdjustableRate". UCD v2.0 no longer includes the PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT structure, which captures information about payments adjusting independently.
4.026	PrepaymentPenaltyIndicator	false	Because the value must equal "false" the structure PREPAYMENT_PENALTY has been removed from UCD v2.0.

Table 54. UCD v2.0 Spec Excerpt – Loan Features Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
11.041	SeasonalPaymentFeatureIndicator	false	The GSEs do not require details about the seasonal payment feature so UCD v2.0 no longer includes data points providing that information.
10.291	TotalSubordinateFinancingAmount		
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DE TAIL/EXTENSION/OTHER			
16.015	gse:SubordinateFinancingIsNewIndicator		

Figure 90. XML Snippet – Late Charge Data.

```

<MESSAGE>
...
  <DEAL>
    <LOANS>
      <LOAN>
        <LOAN_DETAIL>
          <AssumabilityIndicator>false</AssumabilityIndicator>
          <BalloonIndicator>false</BalloonIndicator>
          <BuydownTemporarySubsidyFundingIndicator>true</BuydownTemporarySubsidyFundingIndicator>
          <ConstructionLoanIndicator>true</ConstructionLoanIndicator>
          <DemandFeatureIndicator>false</DemandFeatureIndicator>
          <EscrowIndicator>true</EscrowIndicator>
          <InterestOnlyIndicator>false</InterestOnlyIndicator>
          <InterestRateIncreaseIndicator>true</InterestRateIncreaseIndicator>
          <LoanAmountIncreaseIndicator>false</LoanAmountIncreaseIndicator>
          <MIRequiredIndicator>true</MIRequiredIndicator>
          <NegativeAmortizationIndicator>false</NegativeAmortizationIndicator>
          <PaymentIncreaseIndicator>true</PaymentIncreaseIndicator>
          <PrepaymentPenaltyIndicator>false</PrepaymentPenaltyIndicator>
          <SeasonalPaymentFeatureIndicator>false</SeasonalPaymentFeatureIndicator>
          <TotalSubordinateFinancingAmount>19000.00</TotalSubordinateFinancingAmount>
          <EXTENSION>
            <OTHER>
              <gse:SubordinateFinancingIsNewIndicator>false</gse:SubordinateFinancingIsNewIndicator>
            </OTHER>
          </EXTENSION>
        </LOAN_DETAIL>
      </LOAN>
    </LOANS>
  </DEAL>
...
</MESSAGE>

```

R. LOAN IDENTIFICATION DATA

Four different loan numbers can be provided in the XML file. LOAN_IDENTIFIER is required once for the Lender Loan Number, then repeats up to 3 more times if additional loan identifiers are applicable to the transaction.

Table 55. XML File Container Structure for Loan Identification Data.

UCD UIDs	Containers	UCD Usage Notes
999.234	LOAN_IDENTIFIER	Groups one or more pairs of identifier type and value data points.
999.235	LOAN_IDENTIFIER	One instance of LOAN_IDENTIFIER is always required with LoanIdentifierType = "LenderLoan"
999.236	LOAN_IDENTIFIER	Up to 3 additional instances of LOAN_IDENTIFIER may be provided as applicable.

Some data points ending in the term "Identifier" must be paired with an additional data point to identify what the number stands for. The data point ending in "Identifier" provides the identifier value, and an associated data point ending in "IdentifierType" indicates what the number is. For example, on the CD, Loan ID # is provided using LoanIdentifierType = "LenderLoan" to describe the identifier, and LoanIdentifier to provide the loan number.

Figure 91. Rendering Loan Identification Data on the CD.

3.0 Loan Information
3.5 Loan ID # 123456789

The three other loan numbers that should be provided in the XML file if applicable are:

1. LoanIdentifierType = "MERS_MIN" if the loan has been registered with the Mortgage Electronic Registry System (MERS).
2. LoanIdentifierType = "AgencyCase" if the MortgageType = "FHA", "USDA," or "VA".
3. LoanIdentifierType = "Other" plus LoanIdentifierTypeOtherDescription = "UniversalLoan" if a universal loan ID exists.

Table 56. UCD v2.0 Spec Excerpt - Loan Identifiers-Conventional Loan Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_IDENTIFIER/LOAN_IDENTIFIER			
3.011	LoanIdentifier	123456789	
3.012	LoanIdentifierType	LenderLoan	
.../LOAN_IDENTIFIER			
3.014	LoanIdentifier	123456789101112131	
3.015	LoanIdentifierType	MERS_MIN	
.../LOAN_IDENTIFIER			

3.014	LoanIdentifier	10Bx939c5543TqA1144M999143X38	The only accepted values in the UCD XML file are shown under UCD v2.0 Supported Enumerations.
3.015	LoanIdentifierType	Other	
0.062	LoanIdentifierTypeOtherDescription	UniversalLoan	

Figure 92. XML Snippet - Loan Identifier Data.

```

<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <LOAN_IDENTIFIERS>
        <LOAN_IDENTIFIER>
          <LoanIdentifier>123456789</LoanIdentifier>
          <LoanIdentifierType>LenderLoan</LoanIdentifierType>
        </LOAN_IDENTIFIER>
        <LOAN_IDENTIFIER>
          <LoanIdentifier>123456789101112131</LoanIdentifier>
          <LoanIdentifierType>MERS_MIN</LoanIdentifierType>
        </LOAN_IDENTIFIER>
        <LOAN_IDENTIFIER>
          <LoanIdentifier>10Bx939c5543TqA1144M999143X38</LoanIdentifier>
          <LoanIdentifierType>Other</LoanIdentifierType>
          <LoanIdentifierTypeOtherDescription>UniversalLoan</LoanIdentifierTypeOtherDescription>
        </LOAN_IDENTIFIER>
      </LOAN_IDENTIFIERS>
    </LOAN>
  </LOANS>
</DEAL>
...
</MESSAGE>

```

S. LOAN MATURITY PERIOD DATA

The MATURITY structure captures the loan term for non-construction loans. For construction loan term data points, see [Table 33](#).

Table 57. XML File Container Structure for Loan Maturity Period Data.

UCD UIDs	Containers	UCD Usage Notes
999.243	MATURITY	Holds data points and child containers describing loan maturity terms.
999.244	MATURITY_RULE	Holds data points specifying the maturity terms of the loan.

Figure 93. Rendering Loan Maturity Period Data on the CD.

3.0 Loan Information
3.1 Loan Term 30 Years

The period until the loan matures—the loan term—is provided using two “partner” data points—identical terms with two differing suffixes: LoanMaturityPeriodCount and LoanMaturityPeriodType.

1. The partner data point ending in “Count” specifies the number of units. The values provided for data points ending in “Count” must always be whole numbers.
2. The partner data point ending in “Type” indicates the unit of measure. The datasets developed under the UMDP have standardized on months as the unit of time for expressing time periods.

Table 58. UCD v2.0 Excerpt of Loan Maturity Period Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/Documents/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/MATURITY/MATURITY_RULE			
3.001	LoanMaturityPeriodCount	360	
3.002	LoanMaturityPeriodType	Month	

Figure 94. XML Snippet - Example of Loan Maturity Period Data.

```

<MESSAGE>
...
  <DEAL>
    <LOANS>
      <LOAN>
        <MATURITY>
          <MATURITY_RULE>
            <LoanMaturityPeriodCount>360</LoanMaturityPeriodCount>
            <LoanMaturityPeriodType>Month</LoanMaturityPeriodType>
          </MATURITY_RULE>
        </MATURITY>
      </LOAN>
    </LOANS>
  </DEAL>
...
</MESSAGE>
    
```

T. MORTGAGE INSURANCE DATA

Mortgage Insurance (MI) is defined as insurance against the nonpayment of, or default on, an individual mortgage. Examples of functional equivalents include Federal Housing Administration (FHA), Veteran Affairs (VA) or United States Department of Agriculture-Rural Development (USDA-RD) guarantees.

UCD UIDs	Containers	UCD Usage Notes
999.245	MI_DATA	Holds child containers categorizing data points into MI policy, payee, credit enhancements, taxes, premiums and required providers.
999.246	MI_DATA_DETAIL	Holds data points describing the mortgage insurance policy.

NOTE: *The NEGATIVE_AMORTIZATION structure that followed MI_DATA in the UCD v1.5 Spec has been removed.*

The mortgage insurance certificate identifier is issued by a private mortgage insurance (MI) company on conventional loan policies.

3.0 Loan Information
3.6 MIC # 000654321

If there is borrower-paid mortgage insurance on a loan, the MICertificateIdentifier must be present in the XML file. Additionally, to identify the provider of the MI certificate when MI is required (see Table 54), the GSEs require that the name of the MI provider also be provided; this is not rendered on the CD.

When dealing with service providers and products that are included in an enumerated list, data points ending in “OtherDescription” are often needed. MI companies that are not MISMO v3.3.0 valid enumerations are specified in MICompanyNameTypeOtherDescription. Each GSE’s UCD collection solution then validates the specified names as if they were also enumerated. This format type is shown in *UCD v2.0* Format column as “UCD Enumerated”. The associated Implementation Note will also provide the guidance, “The only accepted values in the UCD XML file are shown under UCD v2.0 Supported Enumerations”.

UCD UID	MISMO v3.3.0 Data Point	MISMO v3.3.0 Delivered Value	Implementation Notes
3.013	MICertificateIdentifier	000654321	
3.017	MICompanyNameType	Other	
3.029	MICompanyNameTypeOtherDescription	Enact	The only accepted values in the UCD XML file are shown under UCD v2.0 Supported Enumerations.

Figure 96. XML Snippet - Example of Mortgage Insurance Data.

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <MI_DATA>
        <MI_DATA_DETAIL>
          <MICertificateIdentifier>000654321</MICertificateIdentifier>
          <MICompanyNameType>Other</MICompanyNameType>
          <MICompanyNameTypeOtherDescription>Enact</MICompanyNameTypeOtherDescription>
        </MI_DATA_DETAIL>
      </MI_DATA>
    ...
  </LOAN>
</DEAL>
</MESSAGE>
```

U. PAYMENT DATA

The PAYMENT container holds three types of payment data—payment frequency and amount of principal and interest payments and the terms of partial payments.

Table 61. XML File Container Structure for Payment Data.

UCD UIDs	Containers	UCD Usage Notes
999.249	PAYMENT	Holds containers categorizing payment information.
999.250 999.251	PARTIAL_PAYMENTS/PARTIAL_PAYMENT	Groups one or more sets of partial payment data points.
999.252	PAYMENT_RULE	Holds data points describing the payment parameters.

1. PARTIAL PAYMENT DATA

The XML file collects data about whether the lender accepts periodic payments that are less than the full amount due. If so, the lender must indicate whether they are applied immediately or held in a separate account until the full payment is received.

Figure 97. Rendering Partial Payment Data on the CD.

Loan Disclosures	17.0
17.5 Partial Payments	
Your lender	
<input checked="" type="checkbox"/> may accept payments that are less than the full amount due (partial payments) and apply them to your loan.	
<input type="checkbox"/> may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.	
<input type="checkbox"/> does not accept any partial payments.	

2. PAYMENT DATA

The third row of the “Loan Terms” table is the initial periodic “Principal & Interest” (P&I) payment amount that will be due under the terms of the legal obligation. The data point used to represent the P&I payment amount depends on whether it is known at the time of consummation. The payment period and allowability of optional payment terms are also provided in the PAYMENT container.

Figure 98. Rendering Payment Data on the CD.

Loan Terms	4.0	Can this amount increase after closing?	
4.3 Monthly Principal & Interest		4.5.2 NO	4.5.3

The payment amount that should be provided in the XML file is the initial payment dollar amount unless the payment will adjust based upon an external interest rate that is not known at consummation. If the payment amount is not known at consummation, the fully indexed P&I payment amount, calculated using the fully indexed interest rate, must be provided. The following data points would be provided in the XML file when the AmortizationType = “Fixed”.

Figure 99. UCD v2.0 Spec Excerpt - Payment Information Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PARTIAL_PAYMENTS/PARTIAL_PAYMENT			
11.090	PartialPaymentApplicationMethodType	ApplyPartialPayment	
.../PAYMENT/PAYMENT_RULE			
4.016	InitialPrincipalAndInterestPaymentAmount	1200.00	
11.013	PartialPaymentAllowedIndicator	true	
4.014	PaymentFrequencyType	Monthly	
11.037	PaymentOptionIndicator	false	The GSEs do no purchase pay option loans so the value is expected to be "false".

NOTE: The following container structures and data points have been removed from UCD v2.0 because the GSEs do not purchase loans with the features they describe. *NEGATIVE_AMORTIZATION* and its data points *NegativeAmortizationLimitMonthsCount*, *NegativeAmortizationMaximumLoanBalanceAmount* and *NegativeAmortizationType*. Data points *.../PAYMENT_RULE/SeasonalPaymentPeriodEndMonth* and *SeasonalPaymentPeriodStartMonth*. The *EXTENSION* to *PAYMENT_RULE* and its data points *gse:TotalOptionalPaymentCount* and *gse:TotalStepPaymentCount*. *PREPAYMENT_PENALTY* and its data points *PrepaymentPenaltyExpirationMonthsCount* and *PrepaymentPenaltyMaximumLifeOfLoanAmount*.

Figure 100. XML Snippet - Payment Data.

```

<MESSAGE>
...
  <DEAL>
    <LOANS>
      <LOAN>
        <PAYMENT>
          <PARTIAL_PAYMENTS>
            <PARTIAL_PAYMENT>
              <PartialPaymentApplicationMethodType>ApplyPartialPayment</PartialPaymentApplicationMethodType>
            </PARTIAL_PAYMENT>
          </PARTIAL_PAYMENTS>
          <PAYMENT_RULE>
            <InitialPrincipalAndInterestPaymentAmount>1200.00</InitialPrincipalAndInterestPaymentAmount>
            <PartialPaymentAllowedIndicator>true</PartialPaymentAllowedIndicator>
            <PaymentFrequencyType>Monthly</PaymentFrequencyType>
            <PaymentOptionIndicator>false</PaymentOptionIndicator>
          </PAYMENT_RULE>
        </PAYMENT>
      </LOAN>
    </LOANS>
  </DEAL>
...
</MESSAGE>

```

V. LOAN TERMS DATA

This chapter discusses XML file data requirements for refinance and note terms data. The data is organized into two containers under LOAN as we continue to move through the categories of data describing the loan.

Table 62. XML File Container Structure for Loan Terms Data.

UCD UIDs	Containers	UCD Usage Notes
999.259	REFINANCE	Holds data points describing refinance characteristics. <i>UCD v2.0</i> specifies one GSE-specific data point—RefinanceSameLenderIndicator is collected.
999.260	TERMS_OF_LOAN	Holds data points describing the loan terms (rates, note amount, lien position, etc.). <i>UCD v2.0</i> contains one GSE-specific data point—LienPriorityType.

1. REFINANCE AND LIEN POSITION DATA

The one detail about the refinance in the XML file is whether the subject loan is being refinanced with the current loan holder, servicer or an affiliate of either. This is a GSE-required data point and is not rendered on the CD. LienPriorityType, another GSE-required data point to indicate the loan’s lien position, is also in TERMS_OF_LOAN.

Table 63. UCD v2.0 Excerpt - Note Terms - GSE Specific Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	MISMO v3.3.0 Value	Implementation Notes
3.036	RefinanceSameLenderIndicator	false	Enter “true” for all refinances.
3.016	LienPriorityType	FirstLien	Only “FirstLien” is accepted.

2. NOTE AMOUNTS

a. Assumed Loan

If LoanPurchaseType = “Purchase” and the borrower is assuming the seller’s loan, the amount assumed is captured in the data point “AssumedLoanAmount”. When more than one loan is being assumed, provide the total amount of all outstanding loans.

Figure 101. Rendering Assumed Loan Amount on the CD Loan Terms Table.

4.0 Loan Terms	Can this amount increase after closing?		
4.1 Loan Amount	4.1.1 \$79,000	4.1.2 No	4.1.3

Figure 102. Rendering AssumedLoanAmount on the CD Summaries of Transactions Table.

Summaries of Transactions	(11.0 – 13.0)
BORROWER’S TRANSACTION	
12.0 L. Paid Already by or on Behalf of Borrower at Closing	
12.2 Loan Amount	12.1.1

Figure 102. Rendering AssumedLoanAmount on the CD Summaries of Transactions Table.

Summaries of Transactions	(11.0 – 13.0)	
BORROWER'S TRANSACTION		
12.3 Existing Loan(s) Assumed or Taken Subject to	12.2.1	\$79,000.00

Table 64. UCD v2.0 Spec Excerpt – AssumedLoanAmount Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN			
10.033	AssumedLoanAmount	79000.00	Mutually exclusive with NoteAmount and FullyIndexedInitialPrincipalAndInterestPaymentAmount.

b. Note Amount

For either loan purchases or refinances and fixed or adjustable rates when the index rate is known, NoteAmount should be used. It is rendered in the “Loan Terms” table exactly as if it were AssumedLoanAmount, but in “Summaries of Transactions”, it is on a different line number.

Figure 103. Rendering NoteAmount on the CD.

Summaries of Transactions	(11.0 – 13.0)	
BORROWER'S TRANSACTION		
12.0 L. Paid Already by or on Behalf of Borrower at Closing		
12.2 Loan Amount	12.1.1	\$579,000

3. INTEREST RATES

Interest Rate is the basis for calculating the periodic payments of principal and interest for which the borrower is obligated. The loan's features and whether the rate is known at consummation determine which and how many interest rate data points will be rendered on the CD. Figure 104 is a checklist of how the three different UCD interest rates must be provided.

Figure 104. UCD v2.0 Interest Rate Requirements.

Interest Rate Scenarios and Data Points	Fixed Rate -- NO Buydown	Fixed Rate - Buydown	ARM - Rate Known at Closing	ARM - Rate NOT Known at Closing
	LoanAmortizationType	Fixed	Fixed	Adjustable Rate
BuydownTemporarySubsidyFundingIndicator	false	true	false	false
Buydown Initial Effective Interest Rate Percent		v		
DisclosedFullyIndexedRatePercent				v
NoteRatePercent	v		v	
NoteAmount	v	v	v	
FullyIndexedInitialPrincipalAndInterestPaymentAmount				v

Figure 105. XML File ARM Rate as Rendered on the Loan Terms Table.

4.0 Loan Terms	4.0	Can this amount increase after closing?	
4.2 Interest Rate	4.2.1 3.875%	4.2.2 Yes	4.2.3

Figure 106. XML File ARM Rate as Rendered on the AIR Table..

Adjustable Interest Rate (AIR) Table	20.0
Initial Interest Rate	20.2 3.875%

With ARM loans, the NoteRate OR the DisclosedFullyIndexedRatePercent are rendered in two separate places on the CD. DisclosedFullyIndexedRatePercent is only used for ARMs when the initial interest rate is unknown at the time of closing.

Table 65. UCD v2.0 Excerpt – DisclosedFullyIndexedRatePercent Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN			
4.037	DisclosedFullyIndexedRatePercent	3.8750	Mutually exclusive with BuydownInitialEffectiveInterestRatePercent and NoteRatePercent.
4.006	NoteRatePercent	3.8750	Mutually exclusive with BuydownInitialEffectiveInterestRatePercent and DisclosedFullyIndexedRatePercent.

4. LOAN PURPOSE

The *UCD v2.0* recognizes two valid loan purposes:

- a. Purchase: The borrower intends to use the proceeds of the mortgage loan to buy the subject property.
- b. Refinance: The borrower pays off an existing obligation already secured by the borrower’s dwelling and secures a new loan to change the rate, term, or other loan features. The borrower may or may not receive cash from the transaction.

Figure 107. XML File LoanPurposeType and MortgageType Rendered on the CD.

3.0 Loan Information
3.2 Purpose Refinance
3.4 Loan Type <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____

5. MORTGAGE TYPE

UCD v2.0 matches ULDD’s allowable enumerations for MortgageType: “Conventional | FHA | PublicAndIndianHousing | USDARuralDevelopment | VA”. If the loan is guaranteed or insured by USDA’s Department of Rural Development or HUD’s Department of Public and Indian Housing, use the applicable MortgageType enumeration to support them: “USDARuralDevelopment | PublicAndIndianHousing”. Even though the CD provides a blank box and space for these mortgage types, their corresponding enumerations are supported in *UCD v2.0*, so “Other” should not be used.

Table 66. UCD v2.0 Spec Excerpt - LoanPurposeType and MortgageType Data Requirements.

MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN			
UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
3.003	LoanPurposeType	Refinance	
3.099	MortgageType	Conventional	

NOTE: In *UCD v2.0* the following v1.5 MortgageType enumerations have been removed to align with ULDD: LocalAgency | Other | StateAgency.

Figure 108. XML Snippet - Example of REFINANCE and TERMS_OF_LOAN Data.

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <REFINANCE>
        <RefinanceSameLenderIndicator>true</RefinanceSameLenderIndicator>
      </REFINANCE>
      <TERMS_OF_LOAN>
        <LienPriorityType>FirstLien</LienPriorityType>
        <LoanPurposeType>Refinance</LoanPurposeType>
        <MortgageType>Conventional</MortgageType>
        <NoteAmount>579000</NoteAmount>
        <NoteRatePercent>3.875</NoteRatePercent>
      </TERMS_OF_LOAN>
    </LOAN>
  </LOANS>
...
</MESSAGE>
```

W. UNDERWRITING DATA

The final set of data points that is used to help the GSEs identify loans across UMDP datasets provides the automated underwriting system (AUS) and AUS identifier. *UCD v2.0* indicates that one or both of the DU and LPA AUS Identifiers may be provided.

Table 67. XML File Container Structure for Underwriting Data.

UCD UIDs	Containers	UCD Usage Notes
999.575	UNDERWRITING	Holds containers categorizing underwriting information.
999.576	AUTOMATED_UNDERWRITINGS	Groups one or more sets of automated underwriting data points.
999.577	AUTOMATED_UNDERWRITING	Holds data points describing an automated underwriting transaction.
999.578	UNDERWRITING_DETAIL	Holds data points describing the underwriting process.

Table 68. UCD v2.0 Spec Excerpt – AutomatedUnderwritingSystemType Data Requirements.

UCD UID	MISMO v3.3.0 Data Point	Delivered Value	Implementation Notes
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/UNDERWRITING/AUTOMATED_UNDERWRITINGS/AUTOMATED_UNDERWRITING			
0.042	AutomatedUnderwritingCaseIdentifier	9876543210	
0.039	AutomatedUnderwritingSystemType	DesktopUnderwriter	
.../AUTOMATED_UNDERWRITING			
0.042	AutomatedUnderwritingCaseIdentifier	654321	
0.039	AutomatedUnderwritingSystemType	Other	
0.040	AutomatedUnderwritingSystemTypeOtherDescription	LoanProductAdvisor	
.../UNDERWRITING/UNDERWRITING_DETAIL			
0.044	LoanManualUnderwritingIndicator	false	

Figure 109. XML Snippet - Example Underwriting Data.

```
<MESSAGE>
...
<DEAL>
  <LOANS>
    <LOAN>
      <UNDERWRITING>
        <AUTOMATED_UNDERWRITINGS>
          <AUTOMATED_UNDERWRITING>
            <AutomatedUnderwritingCaselIdentifier>9876543210</AutomatedUnderwritingCaselIdentifier>
            <AutomatedUnderwritingSystemType>DesktopUnderwriter</AutomatedUnderwritingSystemType>
          </AUTOMATED_UNDERWRITING>
          <AUTOMATED_UNDERWRITING>
            <AutomatedUnderwritingCaselIdentifier>654321</AutomatedUnderwritingCaselIdentifier>
            <AutomatedUnderwritingSystemType>Other</AutomatedUnderwritingSystemType>
            <AutomatedUnderwritingSystemTypeOtherDescription>LoanProductAdvisor</AutomatedUnderwritingSystemTypeOtherDescription>
          </AUTOMATED_UNDERWRITING>
        </AUTOMATED_UNDERWRITINGS>
      <UNDERWRITING_DETAIL>
        <LoanManualUnderwritingIndicator>>false</LoanManualUnderwritingIndicator>
      </UNDERWRITING_DETAIL>
    </UNDERWRITING>
  ...
</MESSAGE>
```


X. PARTIES TO THE TRANSACTION DATA

Table 69 is organized differently from the others in the *I-Guide* because the implementation for PARTIES is not hierarchical. In the MISMO standard, INDIVIDUAL and LEGAL_ENTITY are what is known as a “Choice Group”. This means that only one can be a child of PARTY or the XML file will fail schema validation. In other words, only one can be “chosen” and then the rest of the child containers under PARTY are used as normal.

Certain UIDs for borrower and property seller are bolded in blue to indicate that there is just one occurrence of these data points regardless of whether the borrower or property seller is an individual or legal entity (rare). They are repeated in the table under both the INDIVIDUAL and LEGAL_ENTITY sections.

<i>Table 69. XML File Container Structure for Parties to the Transaction Data.</i>		
UCD UIDs	Containers	UCD Usage Notes
999.261	PARTIES	Groups sets of information about each party to the closing transaction by their role.
INDIVIDUAL		
999.429 999.276 999.411 999.309 999.309 999.440 999.343 999.378	PARTY	<ul style="list-style-type: none"> ▪ Holds child containers with name, address, role, and license child containers. ▪ A minimum of three instances of PARTY under DEAL must exist in every XML file for the borrower, lender and settlement agent. ▪ Note that one other PARTY (under DEAL_SETS) is also required in every XML file to identify the file submitter. See III.A.2.b File Submitter Data.
999.431/999.432 999.278/999.286 999.143/999.421 999.311/999.319 999.442/999.443 999.345/999.353 999.380/999.388	INDIVIDUAL/NAME	Holds name data points for an individual. In UCD, individuals can be borrowers and/or property sellers and are contact personnel for companies taking part in the transaction.
999.435/999.436 999.446/999.447	ADDRESSES/ADDRESS	Holds mailing address data points for the separate PARTYS for borrower and property seller.
999.279 999.414 999.312 999.346 999.381	CONTACT_POINTS	Holds the contact information for each company’s contact person.
999.280/999.282 999.415/999.417 999.313/999.315 999.347/999.349 999.382/999.384	CONTACT_POINT/CONTACT_POINT_E MAIL	CONTACT_POINT occurs once with the email address child container and data point.
999.283/999.285 999.418/999.420 999.316/999.318 999.350/999.352 999.385/999.387	CONTACT_POINT/CONTACT_POINT_TE LEPHONE	CONTACT_POINT occurs again with the phone number child container and data point.
999.437/999.438/999.439 999.287/999.288/999.294 999.422/999.423/999.428 999.320/999.321/999.326 999.448/999.449/999.450 999.354/999.355/999.362 999.389/999.390/999.397	ROLES/ROLE/ROLE_DETAIL	The structure ending with ROLE_DETAIL. Holds PartyRoleType, the value of which identifies the PARTY/INDIVIDUAL, and their role (or reason for participation) in the transaction.

Table 69. XML File Container Structure for Parties to the Transaction Data.

UCD UIDs	Containers	UCD Usage Notes
999.357 999.392	...ROLE/REAL_ESTATE_AGENT	Holds RealEstateAgentType identifying the RealEstateAgent as the “Listing” or “Selling” agent. The Listing agent represents the property seller and the Selling agent represents the property buyer.
999.289/999.290/999.291 999.595/999.424/999.425 999.593/999.322/999.323	LICENSES/LICENSE/LICENSE_DETAIL	This structure ending with LICENSE_DETAIL holds the Nationwide Multistate Licensing System & Registry (NMLS) LicenseIdentifier for the individual lender and mortgage broker, and the LicenseIdentifier for the individual closing agent.
LEGAL_ENTITY		
999.429 999.262 999.398 999.295 999.440 999.327 999.363	PARTY	<ul style="list-style-type: none"> These PARTY containers hold borrower or seller (if a legal entity) and the companies that were part of the transaction. A minimum of three instances of PARTY under DEAL must exist in every XML file for the borrower, lender and settlement agent. Note that one other PARTY (under DEAL_SETS) is also required in every XML file to identify the file submitter. See III.A.2.b File Submitter Data.
999.433/999.434 999.264/999.265 999.400/999.401 999.297/999.298 999.444/999.445 999.329/999.330 999.365/999.366	LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	Holds name data points for a legal entity. In UCD, legal entities can be borrowers and/or property sellers and are the companies taking part in the transaction.
999.435/999.436 999.266/999.267 999.402/999.403 999.299/999.300 999.446/999.447 999.331/999.332 999.367/999.368	ADDRESSES/ADDRESS	Holds mailing address data points for the separate PARTYs for companies that are part of the transaction.
999.437/999.438/999.439 999.268/999.269/999.275 999.404/999.405/999.410 999.301/999.302/999.609 999.448/999.449/999.450 999.333/999.334/999.342 999.369/999.370/999.377	ROLES/ROLE/ROLE_DETAIL	This structure ending with ROLE_DETAIL holds PartyRoleType, the value of which identifies the PARTY/LEGAL_ENTITY, and their role (or reason for participation) in the transaction.
999.336 999.372	...ROLE/REAL_ESTATE_AGENT	Holds RealEstateAgentType identifying the RealEstateAgent as the “Listing” or “Selling” agent. The Listing agent represents the property seller and the Selling agent represents the property buyer.
999.270/999.271/999.272 999.653/999.406/999.407 999.303/999.304/999.305	LICENSES/LICENSE/LICENSE_DETAIL	This structure ending with LICENSE_DETAIL holds the Nationwide Multistate Licensing System & Registry (NMLS) LicenseIdentifier for the lender and mortgage

Table 69. XML File Container Structure for Parties to the Transaction Data.

UCD UIDs	Containers	UCD Usage Notes
		broker companies, and the LicenseIdentifier for the closing agent company.

NOTE: All RELATIONSHIP containers with xlink attributes have been removed from UCD v2.0 (see the following discussion).

1. PARTY AND PARTY ROLE TYPE

PARTY containers under DEAL hold detailed information about an individual or organization that participated in the loan transaction. In some cases, as with borrower data collected in each GSE’s automated underwriting system, the detail is extensive, including multiple child containers and dozens of data points. In others, as with UCD, more limited contact information is collected. Each PARTY container is identified by the value in one key data point—ROLE/ROLE_DETAIL/PartyRoleType. If PartyRoleType is omitted from a PARTY container, it is impossible to know whom or what is being described by the other data within PARTY. In this chapter, the PartyRoleType values will be used on their own without “PartyRoleType = ” and will be capitalized and presented in English rather than upper camel case.

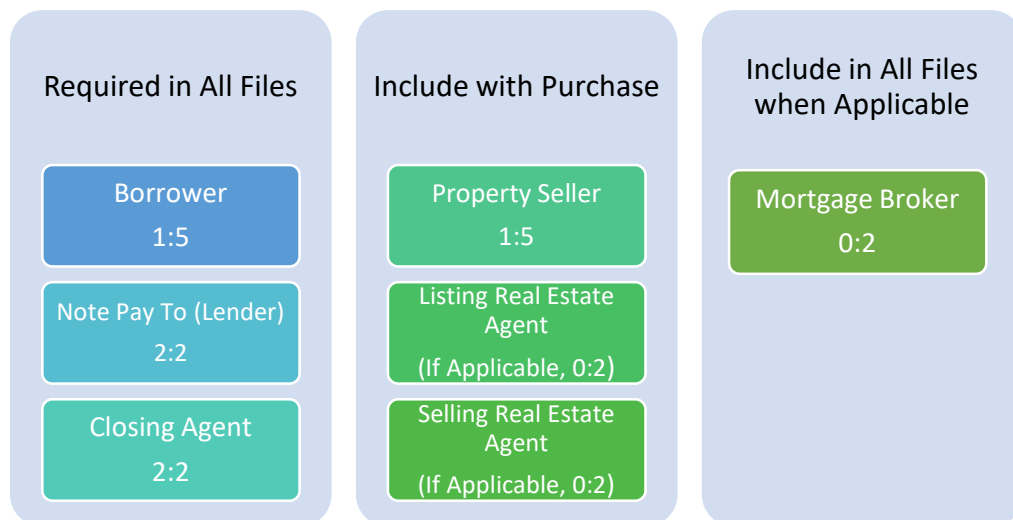
2. PARTYS IN UCD V2.0

Three categories of PARTY can exist in the XML file. Figure 110 illustrates each category as a gray column. Within the left column, three blocks identify the Borrower, Note Pay To and Closing Agent as required for all files. The number notation specifies the cardinality (repeatability) requirements for each PARTY. At least one up to a maximum of five Borrower PARTYS can be included in the XML file. For Note Pay To and Closing Agent, two PARTYS each and no more must always be provided.

In the center column, the top block identifies the Property Seller as required for every purchase in addition to the parties on the left. At least one up to a maximum of five Property Seller PARTYS can be included in the XML file. If Real Estate Agents took part in the purchase transaction, two PARTYS each and no more must be provided.

In the right column, the Mortgage Broker is identified as being required in all files if party to the transaction. Two PARTYS and no more must then be included in the XML file.

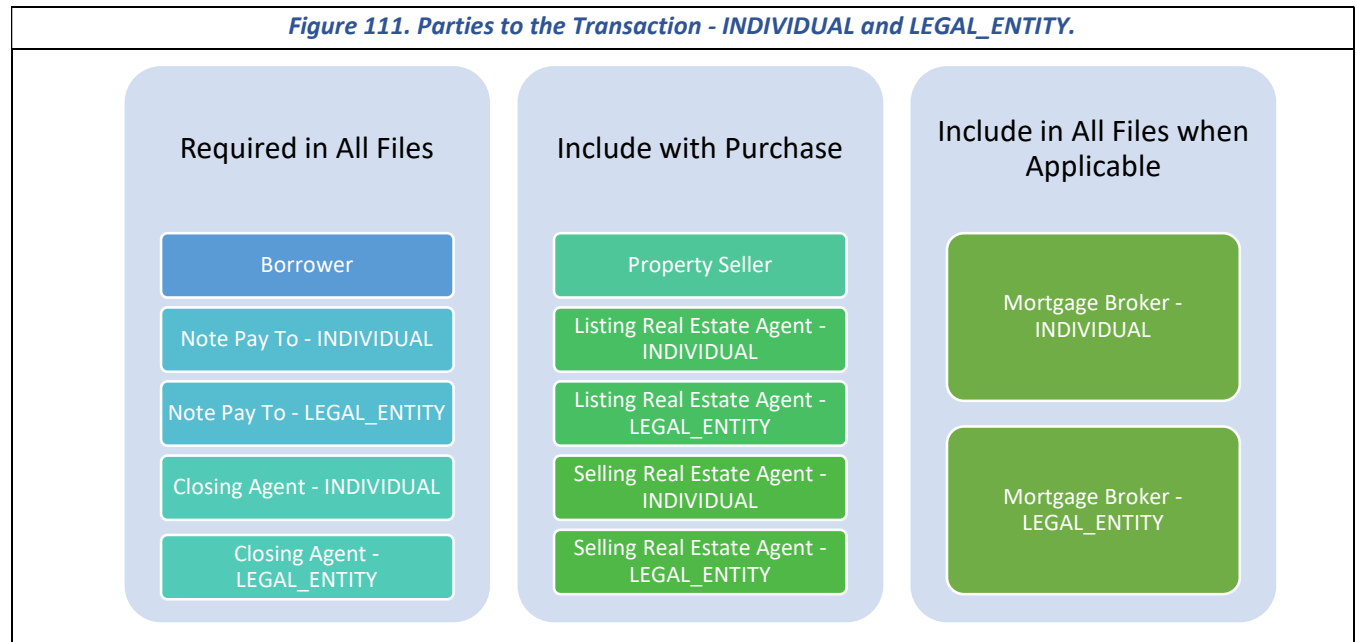
Figure 110. Parties to the Transaction in XML File.



The requirement for “two and no more” PARTYS for all except the Borrower and Property Seller does not mean that two *different* lenders, closing agents, selling and listing real estate agents or mortgage brokers are expected in each file. The next section explains the MIN 2 : MAX 2 requirement.

3. CHOICE GROUP: INDIVIDUAL VS. LEGAL_ENTITY

For each service provider participating in the transaction, the GSEs require identification of the company (LEGAL_ENTITY) and their employee (INDIVIDUAL). This means that all PARTY containers under DEAL that do not have a PartyRoleType of “Borrower” or “PropertySeller” must be delivered in pairs with the same PartyRoleType enumeration—one with INDIVIDUAL information and one with LEGAL_ENTITY information. Figure 111 shows the same PARTYS illustrated above, except this time, two PARTY containers are shown for each service provider, one with an XPath including “.../PARTY/INDIVIDUAL” and the partner “.../PARTY/LEGAL_ENTITY”.



4. REMOVAL OF SEQUENCE NUMBER AND XLINK FUNCTION

Before UCD v2.0, the organization and individual contact were linked to each other by the XML *xlink* function. Each PARTY/ROLE was qualified with the attributes *SequenceNumber* and *xlink:label*. A partnering instance of RELATIONSHIP with the attributes *SequenceNumber*, *xlink:from*, *xlink:to* and *xlink:arcrole* defined the connections using the ROLE *xlink:label* values. Specs prior to UCD v2.0 assigned specific values to the *SequenceNumber* and *xlink* attributes to enable the GSEs’ receiving applications to unambiguously identify the PARTYS represented by those values. This hard-coded “belt and suspenders” approach misused *SequenceNumber* and imposed unnecessarily rigid requirement for the values of *xlink:label*.

At the time UCD was implemented in 2016, it wasn’t clear whether multiple Note Pay Tos, Mortgage Brokers or Closing Agents needed to be accommodated in the dataset. The only way within XML to resolve a many-to-many relationship between more than one organization type and more than one contact is to use *xlink*. Based on experience with submitted XML files, the GSEs determined that data for just one Note Pay To and one Closing Agent is needed. One Mortgage Broker is needed if it participated in the transaction. This decision eliminated the need to design the dataset to handle many-to-many relationships. Therefore, in UCD v2.0, there must be two and only two instances of PARTY with the same PartyRoleType value: one with the child container INDIVIDUAL and one with the child container LEGAL_ENTITY. This is illustrated in [Figure 111](#).

Y. REQUIRED PARTY DATA

The Closing Agent company name is rendered on the first page of the CD under 1.0 “Closing Information”. The Borrower(s) name and address and the Note Pay To company name are populated in 2.0 “Transaction Information”.

CD Field IDs 1.4 and 2.3 illustrate the data mapping principle that the name of a data point or enumeration does not need to exactly match a form field label. It must just be equivalent. The PartyRoleType enumeration “ClosingAgent” is equivalent to Settlement Agent and the data in the Closing Agent PARTY should be mapped to Settlement Agent fields on the CD. The same is true for “NotePayTo” for Lender and “RealEstateAgent” for Real Estate Broker.

Figure 112. Parties Required for all Files.

1.0 Closing Information		2.0 Transaction Information	
		2.1 Borrower PartyRoleType = “Borrower”	Michael Jones INDIVIDUAL/NAME/FirstName LastName
			123 Anywhere Street, Unit C AddressLineText, AddressUnitIdentifier
			Anytown, ST 12345 CityName, StateCode PostalCode
1.4 Settlement Agent PartyRoleType = “ClosingAgent”	Epsilon Title LEGAL_ENTITY/LEGAL_ENTITY_DETAIL/FullName		
		2.3 Lender PartyRoleType = “NotePayTo”	Ficus Bank LEGAL_ENTITY/LEGAL_ENTITY_DETAIL/FullName

The organization and individual contact information for the Note Pay To and Closing Agent are also rendered on 23.0 “Contact Information Table”. The data points used to populate each column and row of the “Contact Information” table are shown in the following figure.

Figure 113. Rendering Required Data Points on the Contact Table.

Contact Information	23.0	
	Lender 23.0.1 PartyRoleType = “NotePayTo”	Settlement Agent 23.0.5 PartyRoleType = “ClosingAgent”
23.1 Name PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL/FullName	23.1.1 Ficus Bank	23.1.5 Epsilon Title Co.
23.2 Address AddressLineText, AddressUnitIdentifier CityName, StateCode PostalCode	23.2.1 4321 Random Blvd., Ste. 560 Somecity, ST 12340	23.2.5 123 Commerce PL. Somecity, ST 12344
23.3 NMLS ID LicenseIdentifier	23.3.1 111111	23.3.5
23.4 License ID LicenseIdentifier	23.4.1	23.4.5 AX787811

Figure 113. Rendering Required Data Points on the Contact Table.

Contact Information	23.0	
	Lender 23.0.1 PartyRoleType = “NotePayTo”	Settlement Agent 23.0.5 PartyRoleType = “ClosingAgent”
23.5 Contact PARTY/INDIVIDUAL/NAME/ FirstName LastName	23.5.1 Joe Smith	23.5.5 Sarah Arnold
23.6 Contact NMLS ID LicenseIdentifier	23.6.1 123456	23.6.5
23.7 Contact License ID LicenseIdentifier	23.7.1	23.7.5 AX789012
23.8 Email ContactPointEmailValue	23.8.1 joe_smith@ficusbank.com	23.8.5 sarah@epsilonintitle.com
23.9 Phone ContactPointTelephoneValue	23.9.1 123-456-7890	23.9.5 987-555-4321

1. BORROWER

Since the Borrower illustrated in [Figure 112](#) is an individual, his name represented on the CD using data points under INDIVIDUAL/NAME. PartyRoleType is “Borrower”. Other supported PartyRoleType values that map to borrower contact data on the CD are “NonTitleSpouse”, “Titleholder”, and “NonTitleNonSpouseOwnershipInterest” if applicable. If the Borrower is a non-individual such as a trust or company, the name is provided using FullName under LEGAL_ENTITY/LEGAL_ENTITY_DETAIL.

The Borrower mailing address is rendered using the same data points under ADDRESS whether the Borrower is an individual or legal entity. AddressUnitIdentifier must be provided only when it is a component of the complete street address. The CountryCode must be included with every address, including military addresses.

2. NOTE PAY TO

If the Note Pay To has a Nationwide Multistate Licensing System & Registry (NMLS) ID, the data point LicenseIdentifier with the lender’s NMLS ID must be delivered, regardless of whether a Mortgage Broker also was party to the transaction.

NOTE: The following optional license data points and attribute have been removed from UCD v2.0: LicenseAuthorityLevelType, IdentifierOwnerURI, LicenseIssueDate, LicenseIssuingAuthorityName and LicenseIssuingAuthorityStateCode.

3. CLOSING AGENT

If the Closing Agent has a license issued by a jurisdiction or professional organization, the data point LicenseIdentifier with license number must be delivered.

NOTE: The following optional license data points and attribute have been removed from UCD v2.0: LicenseAuthorityLevelType, IdentifierOwnerURI, LicenseIssueDate, LicenseIssuingAuthorityName and LicenseIssuingAuthorityStateCode.

Figure 114. XML Snippet of Required Parties to the Transaction.

```

<MESSAGE>
...
<DEAL>
  <PARTIES>
<!-- Borrower -->
  <PARTY>
    <INDIVIDUAL>
      <NAME>
        <FirstName>Michael</FirstName>
        <LastName>Jones</LastName>
      </NAME>
    </INDIVIDUAL>
    <ADDRESSES>
      <ADDRESS>
        <AddressLineText>123 Anywhere Street</AddressLineText>
        <AddressType>Mailing</AddressType>
        <CityName>Anytown</CityName>
        <CountryCode>US</CountryCode>
        <PostalCode>12345</PostalCode>
        <StateCode>ST</StateCode>
      </ADDRESS>
    </ADDRESSES>
    <ROLES>
      <ROLE>
        <ROLE_DETAIL>
          <PartyRoleType>Borrower</PartyRoleType>
        </ROLE_DETAIL>
      </ROLE>
    </ROLES>
  </PARTY>
<!-- Individual contact for NotePayTo -->
  <PARTY>
    <INDIVIDUAL>
      <CONTACT_POINTS>
        <CONTACT_POINT>
          <CONTACT_POINT_EMAIL>
            <ContactPointEmailValue>joe_smith@ficusbank.com</ContactPointEmailValue>
          </CONTACT_POINT_EMAIL>
        </CONTACT_POINT>
        <CONTACT_POINT>
          <CONTACT_POINT_TELEPHONE>
            <ContactPointTelephoneValue>1234567890</ContactPointTelephoneValue>
          </CONTACT_POINT_TELEPHONE>
        </CONTACT_POINT>
      </CONTACT_POINTS>
    </INDIVIDUAL>
  </PARTY>

```

Figure 114. XML Snippet of Required Parties to the Transaction.

```

<NAME>
  <FirstName>Joe</FirstName>
  <LastName>Smith</LastName>
</NAME>
</INDIVIDUAL>
<ROLES>
  <ROLE>
    <LICENSES>
      <LICENSE>
        <LICENSE_DETAIL>
          <LicenseIdentifier>123456</LicenseIdentifier>
        </LICENSE_DETAIL>
      </LICENSE>
    </LICENSES>
    <ROLE_DETAIL>
      <PartyRoleType>NotePayTo</PartyRoleType>
    </ROLE_DETAIL>
  </ROLE>
</ROLES>
</PARTY>
<!-- Organization for NotePayTo -->
<PARTY>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>Ficus Bank</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
  <ADDRESSES>
    <ADDRESS>
      <AddressLineText>4321 Random Blvd.</AddressLineText>
      <AddressType>Mailing</AddressType>
      <AddressUnitIdentifier>Ste. 560</AddressUnitIdentifier>
      <CityName>Somecity</CityName>
      <PostalCode>12345</PostalCode>
      <StateCode>ST</StateCode>
    </ADDRESS>
  </ADDRESSES>
  <ROLES>
    <ROLE>
      <LICENSES>
        <LICENSE>
          <LICENSE_DETAIL>
            <LicenseIdentifier>111111</LicenseIdentifier>
          </LICENSE_DETAIL>
        </LICENSE>
      </LICENSES>
    </ROLE>
  </ROLES>
</PARTY>

```


Figure 114. XML Snippet of Required Parties to the Transaction.

```

</LICENSES>
<ROLE_DETAIL>
  <PartyRoleType>NotePayTo</PartyRoleType>
</ROLE_DETAIL>
</ROLE>
</ROLES>
</PARTY>
<!-- Individual contact for ClosingAgent -->
<PARTY>
  <INDIVIDUAL>
    <CONTACT_POINTS>
      <CONTACT_POINT>
        <CONTACT_POINT_EMAIL>
          <ContactPointEmailValue>sarah@epsilontitle.com</ContactPointEmailValue>
        </CONTACT_POINT_EMAIL>
      </CONTACT_POINT>
      <CONTACT_POINT>
        <CONTACT_POINT_TELEPHONE>
          <ContactPointTelephoneValue>9875554321</ContactPointTelephoneValue>
        </CONTACT_POINT_TELEPHONE>
      </CONTACT_POINT>
    </CONTACT_POINTS>
    <NAME>
      <FirstName>Sarah</FirstName>
      <LastName>Arnold</LastName>
    </NAME>
  </INDIVIDUAL>
  <ROLES>
    <ROLE>
      <LICENSES>
        <LICENSE>
          <LICENSE_DETAIL>
            <LicenseIdentifier>AX789012</LicenseIdentifier>
          </LICENSE_DETAIL>
        </LICENSE>
      </LICENSES>
      <ROLE_DETAIL>
        <PartyRoleType>ClosingAgent</PartyRoleType>
      </ROLE_DETAIL>
    </ROLE>
  </ROLES>
</PARTY>
<!-- Organization for ClosingAgent -->
<PARTY>
  <LEGAL_ENTITY>

```

Figure 114. XML Snippet of Required Parties to the Transaction.

```
<LEGAL_ENTITY_DETAIL>
  <FullName>Epsilon Title Co.</FullName>
</LEGAL_ENTITY_DETAIL>
</LEGAL_ENTITY>
<ADDRESSES>
  <ADDRESS>
    <AddressLineText>123 Commerce Pl.</AddressLineText>
    <AddressType>Mailing</AddressType>
    <CityName>Somecity</CityName>
    <PostalCode>12345</PostalCode>
    <StateCode>ST</StateCode>
  </ADDRESS>
</ADDRESSES>
<ROLES>
  <ROLE>
    <LICENSES>
      <LICENSE>
        <LICENSE_DETAIL>
          <LicenseIdentifier>AX787811</LicenseIdentifier>
        </LICENSE_DETAIL>
      </LICENSE>
    </LICENSES>
    <ROLE_DETAIL>
      <PartyRoleType>ClosingAgent</PartyRoleType>
    </ROLE_DETAIL>
  </ROLE>
</ROLES>
</PARTY>
```

Z. CONDITIONAL PARTIES DATA

Four parties to the transaction are conditional—Property Seller for all purchases, and Mortgage Broker, Selling Real Estate Agent, Listing Real Estate Agent as applicable. Depending on the transaction, they are delivered *in addition to* the parties described in Chapter Y.

1. REQUIRED FOR ALL PURCHASES - PROPERTY SELLER

For purchase transactions, the Property Seller(s) name and address are populated in CD Field ID 2.0 “Transaction Information”.

Figure 115. XML File Conditional Property Seller Data as Rendered on CD.

2.0 Transaction Information	
2.2 Seller PartyRoleType = “PropertySeller”	Jean Logan INDIVIDUAL/NAME/FirstName LastName
	549 Main Street AddressLineText, AddressUnitIdentifier
	Anytown, ST 12345 CityName, StateCode PostalCode

The same CONTAINERS and data points are used for the Property Seller as for the Borrower.

Since the Property Seller illustrated in Figure 115 is an individual, his name represented on the CD using data points under INDIVIDUAL/NAME. If the Property Seller is a non-individual such as a trust or company, the name is provided using FullName under LEGAL_ENTITY/LEGAL_ENTITY_DETAIL.

The Property Seller’s mailing address is rendered using the same data points under ADDRESS whether the Property Seller is an individual or legal entity. AddressUnitIdentifier must be provided only when it is a component of the complete street address. The CountryCode must be included with every address, including military addresses.

Figure 116. XML Snippet - PARTY Required for Purchase.

```

<MESSAGE>
...
  <DEAL>
    <PARTIES>
<!-- Property Seller -->
    <PARTY>
      <INDIVIDUAL>
        <NAME>
          <FirstName>Jean</FirstName>
          <LastName>Logan</LastName>
        </NAME>
      </INDIVIDUAL>
    <ADDRESSES>
      <ADDRESS>
        <AddressLineText>549 Main Street</AddressLineText>
        <AddressType>Mailing</AddressType>
        <CityName>Anytown</CityName>

```

```

    <CountryCode>US</CountryCode>
    <PostalCode>12345</PostalCode>
    <StateCode>ST</StateCode>
  </ADDRESS>
</ADDRESSES>
<ROLES>
  <ROLE>
    <ROLE_DETAIL>
      <PartyRoleType>PropertySeller</PartyRoleType>
    </ROLE_DETAIL>
  </ROLE>
</ROLES>
</PARTY>
...
</MESSAGE>

```

2. REQUIRED IF PARTY TO THE TRANSACTION

Three PARTYS must only be provided if applicable to the transaction. If a Mortgage Broker was party to the transaction, its contact information must be provided. For purchases, participating Listing and/or Selling Real Estate Agents are required. Once the PartyRoleTypes of “MortgageBroker” or “RealEstateAgent” are included in the XML file, all other required data points for the PartyRoleType must also be included.

The organization and individual contact information for the conditional Mortgage Broker, Listing Real estate Agent and Selling Real Estate agent are rendered on 23.0 “Contact Information Table”. The data points used to populate each column and row of the “Contact Information” table are shown below.

Figure 117. XML File Conditional Mortgage Broker and Real Estate Agent Data as Rendered on the CD.

Contact Information		23.0		
	Mortgage Broker 23.0.2 PartyRoleType = “MortgageBroker”	Real Estate Broker (B) 23.0.3 PartyRoleType = “RealEstateAgent” RealEstateAgentType = “Selling”	Real Estate Broker (B) 23.0.4 PartyRoleType = “RealEstateAgent” RealEstateAgentType = “Listing”	
23.1 Name PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL/FullName	23.1.2 Beta Brokerage Services	23.1.3 Omega Real Estate Broker, Inc.	23.1.4 Alpha Real Estate Broker, Inc.	
23.2 Address AddressLineText, AddressUnitIdentifier CityName, StateCode PostalCode	23.2.2 222 Midtown Circle Sometown, ST 12343	23.2.3 789 Local Lane Sometown, ST 12345	23.2.4 987 Suburb Ct. Someplace, ST 12340	
23.3 NMLS ID LicenseIdentifier	23.3.2 22222	23.3.3	23.3.4	
23.4 License ID LicenseIdentifier	23.4.2	23.4.3	23.4.4	
23.5 Contact PARTY/INDIVIDUAL/NAME/FirstName LastName	23.5.2 Linda Jones	23.5.3 Samuel Green	23.5.4 Joseph Cain	

Figure 117. XML File Conditional Mortgage Broker and Real Estate Agent Data as Rendered on the CD.

Contact Information		23.0		
	Mortgage Broker 23.0.2 PartyRoleType = "MortgageBroker"	Real Estate Broker (B) 23.0.3 PartyRoleType = "RealEstateAgent" RealEstateAgentType = "Selling"	Real Estate Broker (B) 23.0.4 PartyRoleType = "RealEstateAgent" RealEstateAgentType = "Listing"	
23.6 Contact NMLS ID LicenseIdentifier	23.6.2 889977	23.6.3	23.6.4	
23.7 Contact License ID LicenseIdentifier	23.7.2	23.7.3	23.7.4	
23.8 Email ContactPointEmailValue	23.8.2 ljones@ betabroker.com	23.8.3 sam@ omegare.biz	23.8.4 joe@ alphare.biz	
23.9 Phone ContactPointTelephoneValue	23.9.2 888-456-7890	23.9.3 123-555-1717	23.9.4 321-555-7171	

a. Mortgage Broker Data – If applicable

The data point requirements for the Mortgage Broker are identical to those for the Note Pay To. If the Mortgage Broker has an NMLS ID, the data point LicenseIdentifier with the NMLS ID must be delivered.

NOTE: The following optional license data points and attribute have been removed from UCD v2.0: LicenseAuthorityLevelType, IdentifierOwnerURI, LicenseIssueDate, LicenseIssuingAuthorityName and LicenseIssuingAuthorityStateCode.

b. Selling Real Estate Agent Data – If Purchase and Applicable

For Real Estate Agents, an additional container and data point are included in the XML file under ROLE: REAL_ESTATE_AGENT/RealEstateAgentType. If the Borrower used a Real Estate Agent to facilitate the purchase, the data point RealEstateAgentType = "Selling" must be provided with PartyRoleType = "RealEstateAgent".

In the majority of cases, the Real Estate Agent will charge the Borrower for their services, and a ucd:FeeItem = "RealEstateCommissionBuyersBroker" is expected in the XML file. In UCD v2.0, if this enumeration is present, two PARTY containers with PartyRoleType = "RealEstateAgent" AND RealEstateAgentType = "Selling" must also be present.

c. Listing Real Estate Agent Data – If Purchase and Applicable

If the Property Seller used a Real Estate Agent to facilitate the sale, the data point RealEstateAgentType = "Listing" must be provided with PartyRoleType = "RealEstateAgent".

In the majority of cases, the Real Estate Agent will charge the Property Seller for their services, and a ucd:FeeItem = "RealEstateCommissionSellersBroker" is expected in the XML file. In UCD v2.0, if this enumeration is present, two PARTY containers with PartyRoleType = "RealEstateAgent" AND RealEstateAgentType = "Listing" must also be present.

No license information is collected for real estate agents.

Figure 118. XML Snippet – Example of Conditional PARTY Data.

```

<MESSAGE>
...
  <DEAL>
    <PARTIES>
<!-- Mortgage Broker Individual Contact -->
      <PARTY>
        <INDIVIDUAL>
          <CONTACT_POINTS>
            <CONTACT_POINT>
              <CONTACT_POINT_EMAIL>
                <ContactPointEmailValue>ljones@betabroker.com</ContactPointEmailValue>
              </CONTACT_POINT_EMAIL>
            </CONTACT_POINT>
            <CONTACT_POINT>
              <CONTACT_POINT_TELEPHONE>
                <ContactPointTelephoneValue>8884567890</ContactPointTelephoneValue>
              </CONTACT_POINT_TELEPHONE>
            </CONTACT_POINT>
          </CONTACT_POINTS>
          <NAME>
            <FirstName>Linda</FirstName>
            <LastName>Jones</LastName>
          </NAME>
        </INDIVIDUAL>
        <ROLES>
          <ROLE>
            <LICENSES>
              <LICENSE>
                <LICENSE_DETAIL>
                  <LicenseIdentifier>888977</LicenseIdentifier>
                </LICENSE_DETAIL>
              </LICENSE>
            </LICENSES>
            <ROLE_DETAIL>
              <PartyRoleType>MortgageBroker</PartyRoleType>
            </ROLE_DETAIL>
          </ROLE>
        </ROLES>
      </PARTY>
<!--Mortgage Broker Company-->
      <PARTY>
        <LEGAL_ENTITY>
          <LEGAL_ENTITY_DETAIL>
            <FullName>Beta Brokerage Services</FullName>
          </LEGAL_ENTITY_DETAIL>
        </LEGAL_ENTITY>
        <ADDRESSES>
          <ADDRESS>
            <AddressLineText>222 Midtown Circle</AddressLineText>
            <AddressType>Mailing</AddressType>
          </ADDRESS>
        </ADDRESSES>
      </PARTY>
    </PARTIES>
  </DEAL>

```

Figure 118. XML Snippet – Example of Conditional PARTY Data.

```

    <CityName>Sometown</CityName>
    <PostalCode>12343</PostalCode>
    <StateCode>ST</StateCode>
  </ADDRESS>
</ADDRESSES>
<ROLES>
  <ROLE>
    <LICENSES>
      <LICENSE>
        <LICENSE_DETAIL>
          <LicenseIdentifier>22222</LicenseIdentifier>
        </LICENSE_DETAIL>
      </LICENSE>
    </LICENSES>
    <ROLE_DETAIL>
      <PartyRoleType>MortgageBroker</PartyRoleType>
    </ROLE_DETAIL>
  </ROLE>
</ROLES>
</PARTY>
<!-- Selling Real Estate Agent (for Borrower) Individual Contact -->
<PARTY>
  <INDIVIDUAL>
    <CONTACT_POINTS>
      <CONTACT_POINT>
        <CONTACT_POINT_EMAIL>
          <ContactPointEmailValue>sam@omegare.biz</ContactPointEmailValue>
        </CONTACT_POINT_EMAIL>
      </CONTACT_POINT>
      <CONTACT_POINT>
        <CONTACT_POINT_TELEPHONE>
          <ContactPointTelephoneValue>1225551717</ContactPointTelephoneValue>
        </CONTACT_POINT_TELEPHONE>
      </CONTACT_POINT>
    </CONTACT_POINTS>
    <NAME>
      <FirstName>Samuel</FirstName>
      <LastName>Green</LastName>
    </NAME>
  </INDIVIDUAL>
  <ROLES>
    <ROLE>
      <REAL_ESTATE_AGENT>
        <RealEstateAgentType>Selling</RealEstateAgentType>
      </REAL_ESTATE_AGENT>
      <ROLE_DETAIL>
        <PartyRoleType>RealEstateAgent</PartyRoleType>
      </ROLE_DETAIL>
    </ROLE>
  </ROLES>

```

Figure 118. XML Snippet – Example of Conditional PARTY Data.

```

    </PARTY>
<!-- Selling Real Estate Agent (for Borrower) Company -->
  <PARTY>
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Omega Real Estate Broker, Inc.</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
    <ADDRESSES>
      <ADDRESS>
        <AddressLineText>788 Local Lane</AddressLineText>
        <AddressType>Mailing</AddressType>
        <CityName>Sometown</CityName>
        <PostalCode>12345</PostalCode>
        <StateCode>ST</StateCode>
      </ADDRESS>
    </ADDRESSES>
    <ROLES>
      <ROLE>
        <REAL_ESTATE_AGENT>
          <RealEstateAgentType>Selling</RealEstateAgentType>
        </REAL_ESTATE_AGENT>
        <ROLE_DETAIL>
          <PartyRoleType>RealEstateAgent</PartyRoleType>
        </ROLE_DETAIL>
      </ROLE>
    </ROLES>
  </PARTY>
<!-- Listing Real Estate Agent (for Seller) Individual Contact -->
  <PARTY>
    <INDIVIDUAL>
      <CONTACT_POINTS>
        <CONTACT_POINT>
          <CONTACT_POINT_EMAIL>
            <ContactPointEmailValue>joe@alpkare.biz</ContactPointEmailValue>
          </CONTACT_POINT_EMAIL>
        </CONTACT_POINT>
        <CONTACT_POINT>
          <CONTACT_POINT_TELEPHONE>
            <ContactPointTelephoneValue>3215557171</ContactPointTelephoneValue>
          </CONTACT_POINT_TELEPHONE>
        </CONTACT_POINT>
      </CONTACT_POINTS>
      <NAME>
        <FirstName>Joseph</FirstName>
        <LastName>Cain</LastName>
      </NAME>
    </INDIVIDUAL>
    <ROLES>
      <ROLE>

```


Figure 118. XML Snippet – Example of Conditional PARTY Data.

```

    <REAL_ESTATE_AGENT>
      <RealEstateAgentType>Listing</RealEstateAgentType>
    </REAL_ESTATE_AGENT>
    <ROLE_DETAIL>
      <PartyRoleType>RealEstateAgent</PartyRoleType>
    </ROLE_DETAIL>
  </ROLE>
</ROLES>
</PARTY>
<!--Selling Real Estate Agent (for Borrower) Company-->
<PARTY>
  <LEGAL_ENTITY>
    <LEGAL_ENTITY_DETAIL>
      <FullName>Alpha Real Estate Broker, Inc.</FullName>
    </LEGAL_ENTITY_DETAIL>
  </LEGAL_ENTITY>
  <ADDRESSES>
    <ADDRESS>
      <AddressLineText>987 Suburb Ct.</AddressLineText>
      <AddressType>Mailing</AddressType>
      <CityName>Someplace</CityName>
      <PostalCode>12340</PostalCode>
      <StateCode>ST</StateCode>
    </ADDRESS>
  </ADDRESSES>
  <ROLES>
    <ROLE>
      <REAL_ESTATE_AGENT>
        <RealEstateAgentType>Selling</RealEstateAgentType>
      </REAL_ESTATE_AGENT>
      <ROLE_DETAIL>
        <PartyRoleType>RealEstateAgent</PartyRoleType>
      </ROLE_DETAIL>
    </ROLE>
  </ROLES>
</PARTY>
</PARTIES>
...
</MESSAGE>

```

APPENDIX A. GLOSSARY AND LIST OF ACRONYMS

Appendix A includes all acronyms or technical terms used in the *I-Guide*, along with the term represented by the acronym and definitions for the technical terms.

Table 70. Glossary and List of Acronyms.

Acronym or Term	Description
ATR	Ability to Repay Rule, part of Reg Z. A lender must make a good-faith effort to determine that a borrower is able to repay a mortgage before taking it on. In practice this means lenders must generally find out, consider, and document a borrower's income, assets, employment, credit history and monthly expenses.
CD	Closing Disclosure form issued by the CFPB
CFPB	Consumer Financial Protection Bureau
Choice Group	A MISMO standard container organization method where only one of a list of child containers may be used within the parent. This means that only one of the list can be a child of the parent or the XML file will fail schema validation. In other words, only one can be "chosen" and then the rest of the child containers under the parent are used as normal. PARTY/ → INDIVIDUAL OR LEGAL_ENTITY is the major example.
Containment	In the MISMO standard, there are 3 ways to relate data points together: <ol style="list-style-type: none"> 1. Hierarchically: All child containers further describe the parent. 2. Using the xml xlink function, which ties "sibling" containers to each other. This approach has been completely removed from UCD v2.0. 3. By containment: all data points in one container are one "line item" (e.g., are all about one ucd:FeeltemType) or one related set (for example, heading and subheading).
Document Specific Data	Data points contained within the <i>DOCUMENT SPECIFIC DATA SETS</i> structure of the MISMO v3.3.0 Reference Model created to support specific business reporting requirements. Their definitions are driven by the context of and specific usage within the form or document they are intended to populate. In general, definitions of these data points do not conform to broader-based industry understanding, so they should not be used outside of the specific document for which they were designed.
DU[®]	Desktop Underwriter [®] (Fannie Mae's AUS)
FAQ	Frequently Asked Questions (each GSE's UCD web page provides an FAQ section)
ETI&A	Estimated Taxes, Insurance and Assessments
FGH	Federal Government Housing Agency Servicing Data (a MISMO workgroup focused on identifying the core Reference Model data to support servicing loans for each of the Federal Government Housing Agencies)
FHA	Federal Housing Administration (a government housing agency)
FHFA	Federal Housing Finance Agency (issued directive creating UMDP)
Form Field ID	The red number superimposed on the Closing Disclosure. Created by the UCD team to facilitate the mapping from the Closing Disclosure to MISMO v3.3.0.
Form Field Name	A Closing Disclosure form label, identifying the data that should be provided.

Table 70. Glossary and List of Acronyms.

Acronym or Term	Description
Gray Bar Labels / Totals	Headings on the CD that are shaded in gray. UCD v2.0 supports Model form “gray bars” A – L and Alternate form gray bars A – K.
GSEs	Government Sponsored Enterprises (Freddie Mac and Fannie Mae)
HOEPA	Home Ownership and Equity Protection Act
I-Guide	<i>Uniform Closing Dataset Specification Version 2.0 Implementation Guide</i>
Instance	Occurrence in the XML file. Used when speaking of one or more “instances” of a container, data point or attribute.
LPA®	Loan Product Advisor® (Freddie Mac’s AUS)
MBA	Mortgage Bankers Association (trade association for mortgage bankers and owner of MISMO)
MERS	Mortgage Electronic Registration System (keeps track of transfers of and modifications to servicing rights and ownership of the mortgage loans)
MI	Mortgage insurance or any functional equivalent
MIN	Mortgage Identification Number. A unique 18–digit number assigned to loans registered with MERS
MISMO®	Mortgage Industry Standards Maintenance Organization® (the administrator and developer of the electronic data standards leveraged by the UMDP initiatives)
MISMO LDD	MISMO Logical Data Dictionary
MISMO v3.3.0 Reference Model / Structures	MISMO Version 3.3.0.0 Reference Model Build 299. The hierarchical organization of XML elements (containers and data points) providing an entity-relationship model of the mortgage life cycle.
NMLS	Nationwide Multistate Licensing System & Registry (a secure online licensing system for mortgage loan originators, lenders, and servicers).
P&I	Principal and Interest
PDF	Portable Document Format (an ISO standard file format developed by Adobe to enable documents to be presented to a user no matter the generating application software, hardware or operating system)
QM	Qualified Mortgage (A category of loans that have certain, more stable features that help make it more likely that borrowers will be able to afford their loans; a concept of CFPB’s ATR Rule that requires lenders to make a reasonable and good faith determination that borrowers are able to pay back the loan. A QM loan is one where the lender met certain requirements and is assumed to have followed the ability-to-repay rule. The only type of loan the GSEs may purchase.)
The Regulation, Reg	Integrated Mortgage Closing Disclosure under the Real Estate Settlement Procedures Act (Regulation X) and the Truth In Lending Act (Reg Z) issued by the Consumer Financial Protection Bureau published in Vol. 78, No. 251 of the Federal Register on Tuesday, December 31, 2013.

<i>Table 70. Glossary and List of Acronyms.</i>	
Acronym or Term	Description
Reg Z	Regulation Z implements TILA, which prohibits a creditor from making a higher-priced mortgage loan without regard to the consumer's ATR, and Sections 1411 and 1412 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act), which generally require creditors to make a reasonable, good faith determination of a consumer's ATR for any consumer credit transaction secured by a dwelling and establishes certain protections from liability under this requirement for qualified mortgages.
Repeatable Container	The MISMO schema structure is built to allow containers to repeat or iterate. This structure is: PLURAL_CONTAINER/SINGULAR_CONTAINER. The plural container occurs only once, serving as the anchor for the singular container, which can repeat as many times as specified in <i>UCD v2.0</i> .
RESPA	Real Estate Settlement Procedures Act (Regulation X).
Reusable Container, Data Point	Many containers hold basic data points that can be used in various contexts. The only way to fully define the data in reusable containers is to rely on the XPath to a given container for context. Reusable containers in the XML file include ADDRESS, ABOUT_VERSION, INDIVIDUAL, NAME, LEGAL_ENTITY and LEGAL_ENTITY_DETAIL,
SMARTDoc®	Not an acronym. An electronic document created to conform to a specification standardized by MISMO. A SMARTDoc® can lock together data and presentation in such a way that it can be system-validated to guarantee the integrity of the document.
SOFR	Secured Overnight Financing Rate (a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities used as the index for adjustable rate mortgages)
TILA	Truth in Lending Act (Reg Z)
UCD	Uniform Closing Dataset (dataset developed and maintained by the GSEs as an initiative under UMDP)
UCDP	Uniform Collateral Data Portal (a joint GSE appraisal and UAD collection point, managed by the GSE Approval Committee (GAC) under UMDP)
UMDP	Uniform Mortgage Data Program (established by FHFA directive dated February 26, 2010)
USDA	United States Department of Agriculture (USDA Rural Development is a government housing agency)
VA	United States Department of Veterans Affairs (a government housing agency)
Xlink	XML Linking Language – W3C. An XML markup language that provides methods for creating internal and external links within ML documents, and associating metadata with those links. This function has been removed from UCD v2.0.
XML File	UCD v2.0 XML File
XPath	XML Path Language – W3C. A syntax for defining parts of an XML document. XPath uses path expressions to navigate XML documents.

APPENDIX B. POTENTIAL SIGN CONFLICTS – XML FILE REQUIREMENTS

The presentation of the same amounts in different tables on the Closing Disclosure can make it difficult to determine what sign the value should take in the XML file. Provides guidance on what signs should be provided in the XML file.

Form Field IDs	Form Field Names	Data Points	Sign in UCD File
6.1 6.1.1	Closing Costs	<ul style="list-style-type: none"> ▪ Integrated Disclosure Section Type = “Total Closing Costs” ▪ Integrated Disclosure Section Total Amount 	+
9.1 9.1.1	TOTAL CLOSING COSTS (Borrower Paid)		
6.1.4	Lender Credits	<ul style="list-style-type: none"> ▪ Integrated Disclosure Section Type = “Lender Credit” ▪ Integrated Disclosure Subsection Payment Amount 	-
9.3 9.3.2	Lender Credits		
6.2 6.2.1 (Purchase)	Cash to Close	<ul style="list-style-type: none"> ▪ Cash From Borrower At Closing Amount ▪ Cash To Borrower At Closing Amount 	+
13.3 13.3.1 (Purchase)	Cash to Close oFrom oTo Borrower		
6.2 6.2.1 (Refinance)	Cash to Close oFrom oTo Borrower	<ul style="list-style-type: none"> ▪ Cash From Borrower At Closing Amount ▪ Cash To Borrower At Closing Amount 	+
10.9.2 10.9.4 (Refinance)	Cash to Close oFrom oTo Borrower		
12.1 12.0.1	L. Paid Already by or on Behalf of Borrower at Closing	<ul style="list-style-type: none"> ▪ Integrated Disclosure Section Type = Paid Already By Or On Behalf Of Borrower At Closing ▪ Integrated Disclosure Section Total Amount 	+
13.0 13.2.1	Total Paid Already by or on behalf of Borrower at Closing (L)		
25.2 25.2.1	K. TOTAL PAYOFFS AND PAYMENTS	<ul style="list-style-type: none"> ▪ Integrated Disclosure Section Type = Total Payoffs And Payments ▪ Integrated Disclosure Section Total Amount 	+

APPENDIX C. UCD V2.0 EXTENSIONS

A. INTRODUCTION TO EXTENSIONS

In the MISMO V3 Reference Model, every container element includes one Extension element. The EXTENSION container provides maximum flexibility to a given version of a MISMO message by establishing a structured framework for adding data. Organizations can take advantage of XML namespaces to place needed data points that are not yet defined in the MISMO standard, or proprietary data points that would never be included in the MISMO standard, into a message for exchange with business partners. The definition of the EXTENSION container makes it possible to add additional content yet still validate against the MISMO standardized Schema. (MISMO_V3_Reference Model General *I-Guide* (2018-05-10).pdf, available to MISMO subscribers from the Resource Library and accessed 3-19-2023). MISMO provides an Engineering Guideline on how to use Extensions in v3.n, MEG 0025, also accessible from mismo.org.

B. DEFINITION OF NAMESPACES

Non-MISMO containers and data points (structures) can be used with standard MISMO v3.4 structures and will still validate against the mismo.xsd. This happens with the definition of “namespaces” (xmlns:namespace). A namespace is the name of a schema (.xsd) file defining the non-MISMO data points to be used in the same directory as the mismo.xsd files. Just like the mismo.xsds, non-MISMO .xsd files must be declared at the start of the XML document. XML files submitted to each GSE’s UCD collection solution must be added to the MISMO schema references declarations of both the “gse” and “ucd” EXTENSION schema files. There are two EXTENSION schemas used with UCD v2.0: gse.xsd and ucd.xsd.

C. GSE.XSD

Some UCD data requirements were identified after MISMO v3.3.0 was published. These data points were included in earlier versions of the UCD Spec using the *EXTENSION/OTHER* structure and require the prefix “gse:” in front of the container or data point name ³. The gse: namespace must also be included in the UCD XML file header xmlns:gse=<http://www.datamodelextension.org/Schema/gse> (see Table 4). Each GSE’s UCD collection solution recognizes data points with the “gse:” prefix which allows them to pass MISMO v3.3.0 schema validation. However, the syntax of the data points is not validated. The following UCD data points are EXTENSIONS to MISMO v3.3:

Table 72. gse: Namespace Data Points.

UCD UID	EXTENSION Data Point	UCD Supported Enumeration
	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/Documents/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	
10.350	gse:IntegratedDisclosureSectionType	DueFromBorrowerAtClosing
16.012	gse:IntegratedDisclosureSectionType	PayoffsAndPayments
10.351	gse:IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing
16.011	gse:LiabilitySecuredBySubjectPropertyIndicator	
	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/Documents/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/EXTENSION/OTHER/gse:CLOSING_ADJUSTMENT_ITEM_PAID_TO/gse:LEGAL_ENTITY/gse:LEGAL_ENTITY_DETAIL	

³ This data is included in MISMO v3.4.

<i>Table 72. gse: Namespace Data Points.</i>		
UCD UID	EXTENSION Data Point	UCD Supported Enumeration
16.021	gse:FullName	
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LATE_CHARGE/EXTENSION/OTHER/gse:LATE_CHARGE_RULES/gse:LATE_CHARGE_RULE		
11.073	gse:LateChargeAmount	
11.006	gse:LateChargeGracePeriodDaysCount	
11.007	gse:LateChargeRatePercent	
11.008	gse:LateChargeType	FlatDollarAmount NoLateCharges PercentageOfDelinquentInterest PercentageOfNetPayment PercentageOfPrincipalBalance PercentageOfTotalPayment PercentOfPrincipalAndInterest
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL/EXTENSION/OTHER		
16.015	gse:SubordinateFinancingIsNewIndicator	false true
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/QUALIFIED_MORTGAGE/QUALIFIED_MORTGAGE_DETAIL/EXTENSION		
3.031	gse:QualifiedMortgageShortResetARM_APRPercent	

D. UCD.XSD

The ucd.xsd was added so that its contents—values for ucd:FeeltemType--could be both recognized *and* validated. With UCD v2.0, the ucd.xsd has 1 child container with only 2 data points—ucd:FEE_DETAIL_EXTENSION and ucd:FeeltemType and ucd:FeeltemTypeOtherDescription. The ucd: namespace must also be included in the UCD XML file header xmlns:ucd=<http://www.datamodelextension.org/Schema/ucd> (see [Table 4](#)).

Since the UCD specification was first published, the convention for UMDP dataset EXTENSIONS is to create schema definitions that are specific and can be validated. These EXTENSIONS are built as follows:

1. Following the container for which the new containers and/or data points are needed, add two containers—EXTENSION/OTHER-- to signal to the xml parser that these non-MISMO v3.3.0 data points are valid and acceptable. This is the approach used for the gse: EXTENSION.
2. To enable validation of location and syntax, follow OTHER with the name of the container that is being extended—ucd:FEE_DETAIL_EXTENSION.
3. Add child containers and data points to the extended container. All elements held by the extended container must be preceded by the “ucd:” prefix, otherwise they will fail schema validation.

The finished XPath looks like:

4. FEE_DETAIL / EXTENSION / OTHER / ucd:FEE_DETAIL_EXTENSION / ucd:FeeltemType.

<i>Table 73. ucd: Namespace Data Points.</i>		
UCD UID	EXTENSION Data Point	UCD Supported Enumeration
MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL/EXTENSION/OTHER/ucd:FEE_DETAIL_EXTENSION		
15.000 15.001 15.004 15.007 15.008 15.018 15.009 15.010 15.013	ucd:FeeItemtype	See <i>UCD v2.0 Spec</i> Tab “9-FeeItemtype Enumerations”.
15.003 15.006 15.020 15.017 15.012 15.015	Ucd:FeeItemtypeOtherDescription	

APPENDIX D. CD VERSIONS AND ASSOCIATED SECTIONS

The *Closing Disclosure* is a dynamic form with included sections and fields varying based on the transaction purpose (purchase or refinance), loan product (fixed or adjustable rates) and CD form type (Model Form, Split Form – Borrower Only, or Alternate Form). These are identified in *UCD v2.0* with the data points *DocumentType = "Other"* and *DocumentTypeOtherDescription =*

- "ClosingDisclosure:ModelForm" (For Purchase or Refinance Transactions)
- "ClosingDisclosure:BorrowerOnly" (For Purchase or Refinance Transaction)
- "ClosingDisclosure:AlternateForm" (For Refinance Transactions)

The following table shows the sections and fields that are required for each form variation. The "CD Field ID" and "CD Section Name" are listed in the two left columns. The CD variations are listed in the two right columns. The form sections required for each variation are checked. In some cases, only certain fields within a section need be provided. A blank cell in any column means that the corresponding section should not be included on that form.

CD Field ID	CD Section Name	Purchase or Refinance Model or Borrower Only Forms	Refinance Alternate Form
1.0	Closing Information	✓	1.7 label variation
2.0	Transaction Information	✓	2.1 & 2.3 only (No Seller)
3.0	Loan Information	✓	✓
4.0	Loan Terms Table	✓	✓
5.0	Projected Payments Table	✓	✓
6.0	Costs at Closing	✓	Adds designation From/To Borrower
7.0	Loan Costs Table (A – D)	Seller-paid columns only for fees and real estate commissions for both agents	Borrower-paid and Paid By Others columns Only
8.0	Other Costs Table (E – I)		
9.0	J. Total Closing Costs Table		
10.0	Calculating Cash to Close Table	✓	
10.A	Alternative Calculating Cash to Close Table		✓
11.0	K. Due from Borrower at Closing	✓	
12.0	L. Paid Already by or on Behalf of Borrower at Closing	✓	
13.0	CALCULATION	✓	
14.0	M. Due to Seller at Closing	N/A for UCD v2.0	
15.0	N. Due from Seller at Closing	N/A for UCD v2.0	
16.0	CALCULATION	N/A for UCD v2.0	
17.0	Loan Disclosures	✓	✓
18.0	Escrow Account	✓	✓
19.0	Adjustable Payment (AP) Table	N/A for UCD v2.0	N/A for UCD v2.0

Table 74. CD Versions and Associated Sections.

CD Field ID	CD Section Name	Purchase or Refinance Model or Borrower Only Forms	Refinance Alternate Form
20.0	Adjustable Interest Rate (AIR) Table	ARM	ARM
21.0	Loan Calculation	✓	✓
22.0	Other Disclosures	✓	✓
23.0	Contact Information	Lender Settlement Agent As applicable: Mortgage Broker, Real Estate Broker (B), Real Estate Broker (S)	Lender Settlement Agent As applicable: Mortgage Broker
24.0	Confirm Receipt	N/A for UCD v2.0	N/A for UCD v2.0
25.0	Payoffs and Payments Table (K)		✓