

Frequently Asked Questions

About the Uniform Closing Dataset (UCD) Requirement

1. **What is UCD? Is it a form? Is it a regulation?**

Effective September 25, 2017, the Federal Housing Finance Agency (FHFA) will require the delivery of the Uniform Closing Dataset (UCD) with all loans. The UCD requirement is a component of the GSEs' Uniform Mortgage Data Program® (UMDP®) and primarily sets common industry data definitions for collateral, appraisal, loan closing, and loan delivery – specifically for delivery to Fannie Mae and Freddie Mac.

The goal for this requirement is to define common industry data around the Consumer Financial Protection Bureau's (CFPB) integrated disclosure laws in order improve data quality and standards across the board for the industry. For more information, please visit DocMagic's UCD Control Center.

2. **Although the GSE's recently announced a relief period for not including the embedded PDF CD as part of the UCD file, will DocMagic still include it?**

Yes, our solution includes the embedded PDF CD, which was an original UCD requirement, on day 1.

3. **If we are not a DocMagic customer today can we utilize DocMagic's UCD delivery solution?**

Yes, DocMagic has the ability to deliver UCD files that have been generated using another platform.

4. **The GSEs are requiring additional data points that are not displayed on the CD. Will DocMagic require their customers to manually enter additional data to support this requirement?**

No, as long as the CD was generated through DocMagic's document generation engine, does not require our customers to manually enter any additional data.

5. **Do you have a standalone DocMagic UI to GSE delivery and response testing prior to the LOS API or integration is complete?**

Yes, DocMagic offers a web-based UI both for UCD generation & delivery.

6. **Do I need to use SmartCLOSE™ for UCD capabilities through DocMagic?**

No, you do not need to use SmartCLOSE™ for UCD functionality. SmartCLOSE™ is our closing collaboration portal that provides you access and real time collaboration with your title settlement providers, and one of its features is the UCD generation and delivery.

DocMagic provides multiple platforms for users to generate and deliver UCD files as well as a seamless integration via DocMagic's Application Programming Interface (API). DocMagic offers a web-based UI for UCD generation & delivery.

7. **Can we export UCD XML files right now, and right from DocMagic.com?**

Yes, DocMagic offers a web-based UI for UCD generation & delivery. DocMagic provides multiple platforms for users to generate and deliver UCD files as well as a seamless integration via DocMagic's Application Programming Interface (API).

8. **Do we have the option to submit the XML ourselves right to the GSEs?**

Yes, DocMagic's UCD delivery solution is available via multiple DocMagic applications as well as a web-based UI for UCD generation & delivery.

9. **Can you provide information about the Casefile ID when submitting UCD files to either GSE?**

Yes, as part of the UCD specification both GSEs (Fannie Mae and Freddie Mac) have requirements around the automated underwriting Casefile ID, though the requirements differ slightly for each GSE.

Underwriting Casefile IDs Related to UCD:

Fannie Mae: requires there to be a casefile ID on the loan even if Desktop Underwriter (DU) was not used. In that scenario where the loan was manually underwritten the customer would submit the UCD file to Fannie Mae and Fannie Mae would auto-generate a casefile ID and send that back to the customer in the UCD response. It's up to the customer to then include that casefile ID in any subsequent UCD submissions to Fannie Mae. This would either be done in the customer's LOS or in DocMagic Online on the General Tab under Loan Identifiers.

If the loan was underwritten with DU then that casefile ID should be added to the customer's LOS, or, in the instance where the LOS does not convey that information to DocMagic or the customer uses DocMagic Online then the casefile should again be entered on the General Tab under Loan Identifiers.

Freddie Mac requires one of three possible identifiers to be included in the UCD file:

- Casefile identifier
- Appraisal identifier
- MERS identifier

In the case of a customer submitting a UCD file to Freddie Mac, they can use their casefile ID that was generated in Loan Prospector (LP) or the auto-generated casefile

that Fannie Mae created for them on a manually underwritten loan. If there is no casefile ID available, then the customer must provide either an appraisal identifier or a MERS identifier. Only one of the three is required by Freddie Mac but the customer may include all three if available.

In the event that the customer wants to submit the UCD file to both GSEs it is acceptable to have casefile IDs for both DU and LP in the same UCD file. DocMagic Online supports the entry of multiple casefile IDs.

10. What are the most common fatal warnings that are returned in during the UCD process?

The most common fatal errors are invalid case file IDs, as well as indicators that the XML format is incorrect.

One reason for invalid case file IDs is because two correspondents are submitting the same Desktop Underwriter (DU) case file ID. For example, lender A has submitted the file and received a successful outcome. Then lender B submits the same file and gets a fatal result indicating an invalid case file ID, because it's already been generated by another lender.

Another reason for the invalid case file IDs could be because the GSE UCD collection tool is not finding the particular case file ID because needs to be passed through Desktop Underwriter (DU) for the collection tool to catch that DU case file ID.

For the fatal warning regarding XML file format, this relates to files submitted in the incorrect file format to submit to GSE collection tool. If you are using an LOS vendor, the GSEs recommendation is to refer back to your LOS vendor regarding generation of the XML.

11. Will there be an additional charge to DocMagic customers for delivering the UCD to Fannie/Freddie?

Yes, contact sales@DocMagic.com or call 800-204-4255 for specific details on pricing and how to get started.

12. As a Mini Correspondent lender, we do not sell directly to Fannie or Freddie, who is responsible for sending the UCD info to Fannie or Freddie?

The responsible party is whoever is listed/named as the origination lender on the loan.

13. I am a direct lender but a correspondent to many investors. I am not a direct seller to Fannie and Freddie. What are my responsibilities?

You really have none. The new UCD requirement is only for lenders that are selling loans directly to Fannie or Freddie. Outside the FHFA investors are already asking for the buyer

and seller CD. Whether you buy, sell, or service a loan, having the ability to produce both and track compliance evidence is key.

14. My organization supports a correspondent lending division where documents are generated on non-DocMagic docs. Would we still be able to use DocMagic's UCD solution?

Yes, as long as the correspondent lender provides the UCD file, you are able to use our solution for UCD delivery to either GSE.

15. Is it the correspondent, or the aggregator who is responsible for the submission of the UCD file to the GSEs?

It is the aggregator who is responsible for defining how they need that UCD submitted. Some aggregators require their correspondents to submit the UCD file directly to the GSEs. On the flip side, some aggregators have their correspondents transfer the UCD submission to their aggregator.

16. What if we transfer to one investor, but they do not purchase the loan? Do we need to switch to a different investor?

In that case you will have to cancel the initial transfer before submitting to your intended investor. If you do not cancel that transfer, then that DU case file ID for "new" lender is going to be invalid.

17. Is it mandatory for correspondents to use the transfer functionality?

No, it is an optional functionality that the GSEs have built into their UCD collection tools. You are not required to use it unless your aggregator has requested to start submitting the UCDs through the GSE collection tools.

18. What if my LOS is not ready, can I use DocMagic?

DocMagic accommodates UCD delivery even if your LOS is not able to. DocMagic's UCD solution is available via multiple DocMagic applications as well as a web-based UI for UCD generation & delivery.

19. How early in the loan closing process can I generate and submit a UCD file?

The GSEs can take submissions as early and as often as you like. The requirement is that the GSEs receive a final UCD at the time the loan is sold to the GSE.

20. Is the submission of the UCD file completed by the lender or the investor that is delivering the loan to the GSE?

Submission is always initiated by the lender with conditional response coming back from the GSE's

21. If we decide not to sell a file; should we still retain the UCD?

This is not a requirement - but it is recommended for proof of compliance.

22. If we are NOT a direct seller to the GSEs, are we required to participate?

No, it is not required, however, investors outside the FHFA often ask for the buyer and seller CD. Whether you buy, sell, or service a loan, having the ability to produce both and track for compliance evidence is key.

23. What are some of the common mistakes that can cause the critical errors? And what happens if there are warning messages returned when my UCD file is submitted to the GSEs?

If you are missing any of the critical data points, you will receive a fatal error message. DocMagic automated audits will alert you to these omissions before this occurs.

24. What is inside the Freddie feedback certificate?

The Freddie Mac feedback certificate contains a summary of the overall results of the submission. The top page shows a "satisfied" indication with a check mark to specify that you've met the requirements.

The rest of the certificate is organized into 3 categories;

- General information which focuses on the construction of your file. (Is there enough data, and the right data to take in your file?)
- Data Quality is just that. (Does your data meet the quality requirements for UCD specifications? Note that the yellow coloring is NOT a warning as the Feedback certificate is informational and designed to be helpful.)
- Eligibility - guideline polices around the transactions that Freddie buys - right now there's a small set of eligibility rules that Freddie Mac runs and provides guidelines on. Also, there are specific messages that relate to sections of the Closing Disclosure.

25. The title companies are preparing the seller CD; do they need to supply the lender with the XML GSE Feedback Certificate for the seller CD?

Yes, supplying the XML data for both the buyer and seller will be required by September 2018.

26. So, the CDs that need to be submitted are all prior to closing/docs?

Yes, this a GSE extension to the TRID requirement but any data changes to the final CD will need to be reported to the GSE's for up to 90 days after the closing as well.

27. Do you have a list of the LOS' that you are currently working with?

We have been working with a number of different commercial LOS platforms in support of UCD. Please contact sales@docmagic.com for more information regarding this.

28. When you say Seller data, do you mean the Seller/Servicer, or the Seller in the Real Estate transaction?

The Seller in the Real Estate transaction.

29. Can we get more information about where the XML file resides, and how to access this process via DocMagic?

For detailed questions regarding testing, training, and demos, please contact sales@docmagic.com for more information.

30. If we currently use our DocMagic LOS integration to process our initial and closing disclosures, will we be able to submit through our LOS to the UCD portal and receive the feedback certificate back into our LOS?

We have been working with a number of different commercial platforms and each one is handling the GSE UCD responses slightly differently. Please contact your LOS representative for more detailed information on their UCD solution.

31. Is Calyx Point using Doc Magic's interface or are they developing their own?

Calyx Point has developed their own UCD solution, implementing components of DocMagic's UCD solution. Please contact your Calyx Point representative for more details on their UCD solution.

32. Will the lender have to have MISMO creating software, or will DocMagic handle that for us?

As part of DocMagic's UCD solution, we are able to take any of our lender's LOS data file formats and translate into a properly formatted, compliant UCD file.

33. If my LOS is not integrated with DocMagic, do we need to have SmartCLOSE™ to send the UCD file?

No, if a lender uses an LOS that is not currently integrated with DocMagic, our UCD delivery mechanism can be used to deliver the UCD file to the GSE of your choice.

34. We use Byte as our LOS system and use you guys as our document company. Can we run loans through to see examples of these feedback certs?

Yes, you can use DocMagic's UCD solution, outside of the Byte system.

35. **What if I want to generate through DocMagic and deliver on my own to the GSE, can I do that?**
Yes, using our UCD solution our customers will have the ability to generate and save the UCD file without GSE delivery.
36. **What if we have a proprietary LOS? How do we get that integration enhanced to accommodate?** DocMagic offers an API in support of our UCD solution, so that any third party can easily integrate our UCD solution into their proprietary platform. The API is available today. Please contact integrationsupport@docmagic.com for further details
37. **Will you have trainings on specific LOS systems on how to generate and submit UCD?**
Yes, DocMagic offers training in support of UCD. Got to DocMagic's [Training page](#) to get started.
38. **We have a seamless integration via MortgageBot for document generation. Will this conflict with what the title company has completed and possibly change?**
Our technical teams have engaged the Finastra/MortgageBot team regarding UCD requirements and implementation. Please contact your Finastra representative for more details. (*Regarding the title company, please contact your GSE representative for best practice information.)
39. **Does every file have to be submitted to BOTH GSE's?**
No, you are only required to submit to the GSE you are selling to.
40. **Will Fannie Mae and Freddie Mac accept each other's UCDs?**
No. While both GSEs accept the standard UCD data file, the method in which they treat the data and conditional responses may be different.
41. **Does the UCD requirement apply to only conventional loans?**
Yes, the requirement only applies to conventional loans.
42. **Do the GSEs require resubmission for any changes made to the closing disclosure?**
Fannie's resubmission policy will not go into effect until sometime in 2019. Both Fannie Mae and Freddie Mac are working to align on a single policy that would apply to both GSEs. This is likely to be similar to what Freddie Mac is requiring right now, which is just changes to certain data points that impact eligibility.
43. **Who is responsible for file creation of the XML?**
File creation would be your vendor's responsibility, or if you're using a proprietary system it would be within the organization who is creating those XML files for you.

44. What about the alternate form? Is that required as part of the UCD mandate?

It is a requirement. So, if you have the ability to use the alternate form, and you've implemented the alternate form in your LOS, it is required that you start submitting refinances using that form.

45. Which CD do you need for UCD submission, the initial or post-closing?

You would need to submit the post-closing, which would be the final CD delivered to the borrower.

46. When does the UCD file need to be submitted, prior to loan delivery, or post-delivery? It

is prior to delivery. All UCD submissions should be done prior to delivery, because when you deliver a loan to the GSEs, each delivery system will check to see if there was a UCD submission.

47. Does Fannie Mae require a UCD submission for government loans, such as FHA or VA? How about USDA?

No. Fannie does not require a UCD submission for any government loan.

48. What if you submit a UCD file for FHA or VA anyhow?

If you do want to submit the UCD file just for your benefit to see if there are any warnings, or any fatals coming out of the UCD submissions, you can do so, but leave out the DU case file ID when you are submitting that into the UCD collection tool. Because Fannie is not requiring it, the DU case file ID is invalid in UCD.

49. Do we need to fix the fatal edits prior to loan delivery?

Yes, that is the requirement. You need to have a successful submission of UCD prior to delivery.

50. What do I do about other warnings on a findings report?

Warnings should not prevent you from delivering a loan to either GSE.

It is recommended that you review any warnings from the GSEs feedback messaging systems. Some of those warnings may be fatal in loan delivery. Feedback messaging is routinely updated on both GSEs UCD webpages. Each site indicates which warning edits may be fatal in loan delivery.

51. Where you can find the warnings list on the Fannie Mae website?

On Fannie Mae's UCD webpage, click on the UCD collection solution, and go to [resources](#).

52. Does DocMagic have a list of the LOSs that you're currently working with?

Yes, Doc Magic has been working with a number of different commercial LOS platforms in support of UCD. Please contact sales@docmagic.com for more information.

53. Right now, the title companies are preparing the seller CD. Will they need to supply the lender with the XML GSE feedback certificate for the seller CD?

Yes, supplying the XML data for both the buyer, and the seller CD will be required, but please note, not until September of 2018.

54. Do we have the option to submit the XML ourselves right to Fannie or Freddie?

Yes, Doc Magic's UCD delivery solution is available via multiple Doc Magic applications as well as a web-based UI for UCD generation, and delivery.

55. If we do not deliver to Fannie Mae or Freddie Mac directly, are we responsible for UCD submission, or would that fall to our investor, and to whom we have sold the loan?

That depends, if your aggregator is requiring you to submit to both GSEs regardless of whether you're a seller or a non-seller, then you should be sending it through the GSEs collection tools, and then you would have to provide the DU case file ID from a GSE perspective to your aggregator.

But if your aggregator does not require you to use a UCD collection tool, then there may be another process that they would need to follow.

56. Exactly how much of the regulation must be completed by September 25th?

The GSEs both are requiring that you submit a successful file of the UCD to both GSE, or either GSE that you are going to be submitting to. Now, when we say successful file, that doesn't mean that you have to have a clean file with no warning. If you have a warning we do advise that you look at the warning, you review it to make sure that you're not missing anything.

57. Is there a best practice for the point in the loan process that the UCD file should be submitted? Is it the day before closing? What if the closing is cancelled?

Submission of UCD files should be on or at delivery. As long as you've gotten that submission in loan delivery will pick it up as long as the case file ID is included. Files submitted before a cancelled closing simply reside in the GSE database. There's no way of cancelling a submission in UCD unless you're transferring it. Then only you can cancel the transfer.

58. What is the September 25th requirement effective date, the date of the note, or is it the date of application?

It is the date of the note required on or after September 25th, 2017.

59. It is the investor, or aggregator who is responsible for defining how they need that UCD submitted?

One suggestion is to either provide the closing disclosure to the aggregator for submission via the GSE UCD collection tool.

Another option would be to obtain credentials for Fannie Mae or Freddie Mac and submit the UCD file and then transfer it over to the aggregator. Confirm with your aggregator or investor.

60. Can a GSE ever rescind their own successful response thereby challenging the viability of a loan?

No, as of the mandated date, the GSEs will not.

61. If we are only delivering the loan to Freddie we only need to submit the UCD file to Freddie, and not to both Freddie and Fannie, correct?

That is correct, the expectation is that lenders only submit files to the GSE they plan to deliver to.

62. As a lender, we only prepare the borrower CD. Who is required to submit the seller CD?

Lenders are responsible, possibly later next year, to provide the UCD for the seller side.

The GSEs understand that lenders have a huge challenge in obtaining the seller data and that is one of the reasons for the phased approach to the UCD requirement.

**Note that DocMagic's UCD submission platforms currently offer the ability to submit seller data with the UCD file submissions. On this topic, Fannie Mae is hosting UCD advisory forums. Send a request to UCD@FannieMae.com, to join.

63. Does the final CD have to have signatures, or can it just be the final CD sent to closing?

No, the GSEs are not requiring signatures on the CD.

64. How do I access SmartCLOSE™?

There is direct access from the DocMagic online user interface to access SmartCLOSE™, and there is access to SmartCLOSE™ directly on the website as well.

65. What is the difference between standard and alternative form?

The standard form is the model form. And that can be used for purchases. The alternate form is strictly for refinances. The GSEs recommend that you start using the alternate form if you've already implemented for it. However, they are accepting refinances on the standard or model form at this time.

66. Do you require the ULDD report prior to UCD submission or offer? Is there a specific order?

You submit the UCD first, and then you'll get a submission status, which should be successful prior to loan delivery.

67. Is there training on how to generate and deliver UCD XML files from Doc Magic online?

Yes. Please reference DocMagic's [UCD Control Center](#) to view a training video with step by step guidance on how you can both generate and deliver the UCD from our suite of Doc Magic products.

**We're here to help you establish your UCD
process and meet all requirements.**

**For more information, contact DocMagic at (800) 204-4255.
www.docmagic.com**

