

TO: Our Valued Clients

Date: May 31, 2018

SUBJECT: Uniform Closing Dataset Requirement Reminder **BULLETIN 18MAY31**

***** IMPORTANT NOTICE *****

As you are all aware, Fannie Mae and Freddie Mac will be implementing new Uniform Closing Dataset (UCD) Data Point requirements.

To avoid delays with loan review and any potential issues with Towne Family of Companies being able to purchase loans, Towne Family of Companies will require the following for all loans submitted on or after May 15 2018:

- Credit Unions and Banks must submit their UCD files to both Fannie and Freddie, as well as provide evidence of a successful submission via the UCD Findings Reports in the mortgage loan file delivered to Towne Family of Companies. Evidence must include the following:
 - Fannie Mae UCD Findings Report reflecting "Successful" with no Fatal edit messages; and
 - Freddie Mac Loan Closing Advisor (LCA) Feedback Certificate reflecting "Satisfied" with no critical messages.
- All pages of the UCD Findings Report and LCA Feedback Certificate are required.
 - Edited messages included.
 - Embedded Final Closing Disclosure for both Fannie Mae UCD and Freddie Mac LCA
- The UCD Findings Report, LCA Feedback Certificate, a UCD submission must reflect the most recent borrower final Closing Disclosure (CD) data.
- The final CD matching the UCD file submitted to the GSE(s) must be included in the Closed Loan Package delivered to Towne Family of Companies. This includes:
 - Any post-consummation CD(s);
 - The Date/Time Evaluated on the Freddie Mac LCA Feedback Certificate; and
 - The Last Submission Date on the Fannie Mae UCD Findings Report, which must be dated on/after the latest CD Issued Date, including any post-consummation CD(s).
- Credit Unions and Banks are not required to transfer to **Towne Family of Companies** the UCD/LCA within the GSE portal following purchase at this time.

Additional resources are available at:

Fannie Mae: [FNMA UCD Quick Guide](#)

Freddie Mac: [FHLMC Correspondent Assignment Center](#)

Freddie UCD FAQs: [FHLMC FAQs](#)

If you have any further questions, please contact your **Towne Family of Companies** Account Executive.