Uniform Appraisal Dataset (UAD) Overview

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To improve the quality and consistency of appraisal data for loans delivered to the government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, at the direction of the Federal Housing Finance Agency (FHFA), developed the Uniform Appraisal Dataset (UAD), which defines all fields required for an appraisal submission for specific appraisal forms and standardizes definitions and responses for a key subset of fields.

The GSEs also developed the Uniform Collateral Data Portal® (UCDP®), which is a single portal for the electronic submission of appraisal data. Lenders are required to use the UCDP to deliver electronic appraisal data that conforms to the UAD before the delivery date of the mortgage loan to Fannie Mae or Freddie Mac. This requirement applies to all conventional mortgage loans for which an appraisal report is required.

The UAD standardizes certain data points to support consistent appraisal reporting. Regardless of geographic location of the property or any localized reporting conventions, the UAD standardization includes:

- Standardized formats for fields that include dates, values, etc.

- Allowable values from a list of choices provided for certain fields.

- Standardized abbreviations to allow more information to fit on printed appraisal forms.

- Standardized ratings and definitions for the "Condition" and "Quality" of the property and "Updated/Remodeled" status.

Through the UAD and UCDP, lenders have a GSE-consistent approach and understanding of appraisal definitions and requirements and a common submission portal for submitting appraisal data.

UAD Specification: Business Documentation

For Lenders

To help lenders understand the UAD business requirements, we have provided the following document:

- **Field-Specific Standardization Requirements**: This document provides a list of standardized definitions and responses for a key subset of fields on the four UAD appraisal report forms, which are defined later in this document. Each form field is labeled as one of the following:

  - **Requirement:** the UCDP validates the data and returns an error message if the data does not conform to the defined reporting format. In the UCDP, some error messages appear as warnings; others appear as fatal errors

  - **Instruction:** the UCDP does not verify the reporting format, but the data must be transmitted if populated by the appraiser.

UAD Technical Specification

For Appraisal Software/Forms Vendors, Appraisal Management Companies, and High-Volume Lenders

The UAD Technical Specification leverages the Mortgage Industry Standards Maintenance Organization's (MISMO®) Property Valuation Response Version 2.6 Schema Errata 1. The GSEs have added proprietary extensions. The UAD Technical Specification also uses the flexible and widely used XML file format to provide the technical framework for the UAD.

The UAD Technical Specification, including the Introduction and its six supporting appendices, provides the actionable technical documentation needed to translate the data entered on the appraisal report forms into the format required for submission via UCDP.

- **Uniform Appraisal Dataset Technical Specification Introduction**

   The UAD Specification Introduction provides an overview and framework for development of the appraisal XML file format using the MISMO Property Valuation Response Version 2.6 Schema Errata 1 with proprietary GSE extensions.

- **Appendix A and Appendix B: GSE Appraisal Forms Mapping**

   These documents illustrate how the appraisal data is supported within the corresponding appraisal XML file by providing field-level data mapping instructions for the four UAD appraisal report forms. Instructions for each field include identifying if the data point is:

   - **Required:** Data points that must be included in all appraisal XML files delivered to either GSE.

   - **Conditionally Required:** Data points that must be included in all appraisal XML files delivered to either GSE when a defined business condition exists.

   - **Transmit:** Data points that must be supported and included in all appraisal XML files delivered to either GSE if the data point is populated by the appraiser.

   Appendix A is a PDF version and is the true and preserved source of the UAD. Technology systems must support all of the data points defined in Appendix A. Appendix B is a Microsoft Excel version and provides industry participants with a flexible format for viewing and sorting the appraisal data in a spreadsheet.

- **Appendix C: Appraisal Forms with Numbered Fields**

   The GSEs have numbered the data fields in the four UAD appraisal report forms so every field label has a corresponding form reference number. Appendix C provides a standardized appraisal form template containing the field label and corresponding form reference number for the four UAD appraisal forms.

- **Appendix D: Field-Specific Standardization Requirements**

   This document provides a list of standardized definitions and responses for a key subset of fields on the four UAD appraisal report forms.

- **Appendix E: PDF Rendering and Parsing Instructions**

   This document provides instructions for rendering a PDF and parsing appraisal form fields populated by more than one data value.

- **Appendix F: Property Information Valuation Response v2.6 GSE Extension Schema Errata 1**

   This document provides the GSE XML schema and is best viewed in XML Editor Software.

Data Delivery Requirements

The UCDP is the common data portal through which lenders submit electronic appraisal reports for delivery to Fannie Mae or Freddie Mac. For all conventional mortgage loans delivered to Fannie Mae or Freddie Mac the

following eight appraisal report forms must be submitted through the UCDP if an appraisal report is required. The appraisal report must be submitted through the UCDP before the delivery date of the mortgage loan to Fannie Mae and/or Freddie Mac and must include all exhibits, addenda, and photographs. The UCDP is available at FannieMae.com/FreddieMac.com.

UAD Forms

- Uniform Residential Appraisal Report (Fannie Mae Form 1004/Freddie Mac Form 70)
- Individual Condominium Unit Appraisal Report (Fannie Mae Form 1073/Freddie Mac Form 465)
- Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae Form 1075/Freddie Mac Form 466)
- Exterior-Only Inspection Residential Appraisal Report (Fannie Mae/Freddie Mac Form 2055)

Non-UAD Forms (Forms not required to include the UAD standardization and/or mapping)

- Manufactured Home Appraisal Report (Fannie Mae Form 1004C/Freddie Mac Form 70B)
- Small Residential Income Property Appraisal Report (Fannie Mae Form 1025/Freddie Mac Form 72)
- Individual Cooperative Interest Appraisal Report (Fannie Mae Form 2090)
- Exterior-Only Inspection Individual Cooperative Interest Appraisal Report (Fannie Mae Form 2095)

Currently, various XML formats are supported in UCDP. Either an XML data stream with an embedded first-generation PDF file or a first-generation PDF file must be submitted to UCDP. At a future date, the UCDP will discontinue accepting appraisals in PDF and other alternative appraisal formats; and to accept only the MISMO 2.6 Errata 1 GSE file format. Once a retirement date has been determined we will provide at least six months' notice of any formal retirement.

Additional Information

Fannie Mae and Freddie Mac are providing identical information in the UAD Overview document. For more information:

- Visit FannieMae.com for the full UAD Specification and UAD materials.
- Contact your Fannie Mae customer account team.