

Igniting ideas for the mortgage industry.

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As the nation recovers from Harvey and Irma, these catastrophes remind us that mother nature has a tremendous impact on our business. We pray that our clients, business partners, and their families are on the road to recovery in Texas and Florida.

We are going to be at the MBA Annual conference next month in Denver. Please let us know if you are attending and would like to get together. We would love to hear how your 2018 plans are shaping up so far.

The matchbox & Ignite teams are comprised of mortgage bankers who take pride in understanding the industry changes and being proactive in how these changes can be supported within your workflow and technology.

**matchbox....we speak mortgage**

## **The Uniform Closing Dataset (UCD) Insight**

If you have not heard, UCD is the hot topic with the implementation being effective on **notes dated September 25, 2017**. Here is our summary overview of what you need to know.

The Uniform Closing Dataset (UCD) is a component of the Uniform Mortgage Data Program (UMDP) as an ongoing effort by Fannie Mae and Freddie Mac (the GSEs). The UCD was developed to enhance loan quality and consistency through a common industry dataset which will convey information on the Consumer Financial Protection Bureau's (CFPB) Closing Disclosure electronically.

## Key Points for the UCD implementation

- The UCD file format is the same for both GSEs. There are no Fannie Mae or Freddie Mac specific data requirements.
- However, each GSE has implemented its own separate UCD collection solution.
  - Freddie Mac Loan Closing Advisor
  - Fannie Mae Collection Solution
- The UCD XML file must be submitted for all loans delivered to the GSEs with a Note Date on or after September 25, 2017.
- A PDF of the most accurate Closing Disclosure must be embedded in the UCD file.
- The UCD XML file and embedded Closing Disclosure must represent the agreed-upon terms of the loan and contain the most accurate information available at the time of loan delivery.

## Benefits of Implementing the UCD

- Promote better data integration and consistency with business partners.
- Allow all parties to use a consistent approach and language to convey information on the Closing Disclosure.
- Improve understanding and provide clarity regarding the loan transaction.

### Fannie Mae's UCD Collection Solution Highlights:

- Fannie Mae offers testing and delivery of the UCD file via their web-based UCD collection solution or the B2B direct integration platform.
- Non-sellers who wish to submit the UCD file to Fannie Mae on behalf of their aggregator, may do so by working with a technology solution provider who has B2B direct integration capability with Fannie Mae.
- Lenders may submit either a single file or batch file through a web-based user interface - available via the UCD page or within the Loan Delivery application - or via the B2B direct integration platform.
- Receive data quality and eligibility feedback messages to help ensure eligibility compliance.
- A single Casefile ID will be assigned to each UCD file submission. This will be the same Casefile ID issued by Desktop Underwriter, if available, thereby simplifying implementation and loan tracking.
- Learn more about Fannie Mae's Collection Solution here:  
**<https://www.fanniemae.com/singlefamily/uniform-closing-dataset>**

### Freddie Mac's UCD Loan Solution Highlights:

- Freddie Mac offers testing of the UCD file within their customer test environment.
- Receive actionable feedback messages on the quality of your UCD to help you resolve closing data defects.
- Offers comprehensive search and filter capabilities.

- Allows you to view your third-party originators' (TPO) XML data, Loan Closing Advisor results and the Closing Disclosure PDF prior to purchase.
- Provides easy access through the web-based interface or system-to-system integration.
- Provides TPOs direct access to validate the UCD XML file and data before assigning a loan to you.
- Learn more about Freddie Mac's Loan Solution here:  
**<http://www.freddiemac.com/singlefamily/sell/ucd.html>**

**For our**



**based clients, here are the tips you need to know :**

Ellie Mae has been working closely with Fannie Mae and Freddie Mac to ensure Encompass is ready to support the UCD mandate. Encompass has developed comprehensive tools that will support the UCD data collection and exports to the GSEs.

Some of the Encompass features and tools will include:

- Closing Disclosure (CD) Input and Output Forms
- When the UCD and final CD data have been exported the information will be recorded in Encompass
- Ability to mark CD as Final in eFolder and Disclosure Tracking Tool
- Export UCD option within the Encompass Pipeline
- Integration with Fannie Mae UCD Collection Solution
- Integration with Freddie Macs Loan Closing Advisor

Please note that Encompass can only supports single loan UCD submissions. Batch loans are not supported at this time.

You will need to ensure that your Encompass Administrator (or authorized user) has completed all the necessary UCD setup requirements needed in order to access the Encompass UCD tools.

The following requirements will need to be reviewed prior to September 25th.

- Persona Access to UCD Export Options
- User Group Access to Print Closing Disclosure
- Persona Access to Closing Disclosure
- Disclosure History Entries within Disclosure Tracking Tool
- Mapping UCD Fees

The Encompass integrations will allow you to submit the Closing Disclosure and UCD data directly to Fannie Mae or Freddie Mac from within Encompass.

- Fannie Mae's UCD Collection Solution can be accessed through the

- Fannie Mae's UCD Collection Solution can be accessed through the Underwriting service.
- Once the UCD submission has been processed a copy of the UCD Findings Report will be displayed within the eFolder Document Details Window. A copy of the report will also be saved to the Documents Tab in the eFolder automatically.
- Freddie Macs Loan Closing Advisor can be accessed through the Services tab or within the Tools>AUS Tracking.
  - Once the UCD submission has been processed a copy of the report will automatically be saved to the Documents Tab in the eFolder. The order information and details will also be displayed in the Freddie Mac's Loan Closing Advisor Request Window.
- You also will have the ability to generate the UCD XML File From pipeline

Be sure to view the [Ellie Mae UCD](#) website for more information

### **We encourage you to prepare now**

- Review all essential Fannie Mae and Freddie Mac UCD documentation to understand the requirements
- Identify what data already exists in your internal systems and whether any new changes will need to be made to your systems and workflow to support the UCD file.
- Determine your business process and begin identifying where in your process you should be sending the UCD file.
- Once you build out your UCD XML file, we encourage you to test your files in Freddie Mac's customer test environment or Fannie Mae's web-based UCD collection solution environment to validate that it aligns with the UCD Delivery Specification.

Need Additional Assistance? Contact us today to help you prepare for the UCD mandate! Contact Frank Fiore at [ffiore@matchboxllc.com](mailto:ffiore@matchboxllc.com)

Once UCD is behind us, **HMDA 2018** is right behind it. **matchbox** has created multiple **2018 HMDA solutions** for Encompass clients that greatly improves your HMDA workflow and data capture.

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**Schedule  
a meeting today**  
[ffiore@matchboxllc.com](mailto:ffiore@matchboxllc.com)

matchbox LLC | Ignite Integration Solutions | [ffiore@matchboxllc.com](mailto:ffiore@matchboxllc.com) | [www.matchboxllc.com](http://www.matchboxllc.com)

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