

Announcement 09-11

May 1, 2009

Amends these Guides: Selling

Mortgage Loan Data Requirements

Introduction

In Lender Letter 02-2009, *New Mortgage Loan Data Requirements*, Fannie Mae announced that in compliance with FHFA requirements, loan origination identifiers and appraiser data elements will be required for mortgage loan applications dated on or after January 1, 2010. This Announcement describes the updates Fannie Mae is making to the loan delivery file format and the *Uniform Residential Loan Application* (Form 1003) in support of these new data elements.

State and Federal License and Registration Requirements

The Secure and Fair Enforcement Mortgage Licensing Act (S.A.F.E. Act) requires that all states implement a system to license and register mortgage loan originators. The Conference of State Bank Supervisors and the American Association of Residential Mortgage Regulators have developed the Nationwide Mortgage Licensing System and Registry (NMLS) to implement the S.A.F.E. Act. All residential mortgage loan originators must be either state-licensed or federally registered. The NMLS will issue unique identifiers for loan originators and loan origination companies.

The federal banking agencies, Federal Financial Institutions Examination Council, and Farm Credit Administration must develop and maintain a system for registering employees of federally insured depository institutions and their subsidiaries. Once the process for issuance of unique identifiers has been finalized for these entities, Fannie Mae will provide information about delivering this data.

Updates to the 2000-Character Loan Delivery File

Fannie Mae is updating the 2000-Character Loan Delivery File with the data fields described below to support the delivery of the loan origination identifiers and appraiser data elements. Following are the definitions and data field instructions:

Loan Originator Identifier: The loan originator's unique identifier as assigned by the NMLS.

- Field Instructions:
 - The field length is 12 numeric characters.

- Loan originators are required to populate the field with their ID number assigned by the NMLS.

Loan Origination Company Identifier: The loan origination company's unique identifier as assigned by the NMLS. The loan origination company is the company the loan originator is employed by or is representing as an independent contractor.

- Field Instructions:
 - The field length is 12 numeric characters.
 - For loan origination companies that are registered with the NMLS, the field must be populated with the ID assigned by NMLS.

Appraiser's State License Number: The field appraiser's state license number (or state certification number in the absence of a license number) issued by the state in which the subject property is located.

- Field Instructions:
 - The field length is 21 alphanumeric characters.
 - The field must be populated with the appraiser's license or certification number as issued by the state in which the property is located.
 - If a review appraisal is performed and the appraisal review results in a value change, then the state license or certification number of the review appraiser must be provided in the appraiser license number field.
 - If the lender is delivering a loan which was eligible to be delivered with a Property Inspection Waiver (PIW) or DU Refi Plus[®] property fieldwork waiver and no appraisal was performed, then the term "Other" must be entered in the appraiser license number field.

Supervisory Appraiser's State License Number: If the field appraiser is either a sub-contractor or an employee of a supervisory appraiser or appraisal firm and the field appraiser's work was directly supervised, the supervisory appraiser's state license number (or state certification number in the absence of a license number) issued by the state in which the subject property is located.

- Field Instructions:
 - The field length is 21 alphanumeric characters.
 - The supervisory appraiser's state license or certification number must be entered.

The file layout, as documented in the [2000-Character Loan Delivery File Format](#) and the corresponding [Field Definitions](#), and the [Loan Transaction Setup Data for Reverse Mortgages](#) have been updated and are available on eFannieMae.com. These new fields will be required for mortgage loan applications dated on or after January 1, 2010.

Updates to the *Uniform Residential Loan Application* (Form 1003)

Fannie Mae is updating the [Form 1003](#) to support the new loan-level data elements required by FHFA. The Form 1003 will be updated in the near future to capture the Loan Originator ID and Loan Origination Company ID. Additional information regarding these changes will be forthcoming.

Lenders who have questions about Announcement 09-11 should contact their Customer Account Team.

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