EarlyCheck Release Notes

Overview of EarlyCheck Enhancements

September 21, 2020

This EarlyCheck Enhancements overview provides access to this year's previous, current, and upcoming EarlyCheck updates in an easy-to-read format all in one document.

For a complete list of the edit messages, view the EarlyCheck Edit Messages document in the Edit Messages section of the EarlyCheck page 30 days prior to each update.

☑ Just Released

Effective Date	Impacted Area	Version	Description	File Type	Impact
September 21 **UPDATED**	Edit Updates	6.3.4	Existing edits related to DTI, MI, and property attachment turning fatal.	1003 and MISMO AUS 2.3.1	• 1 new edit with a severity of Informational • 2 edits changing severity from Warning to Warning-to-Fatal • 2 edits with a text change
				ULDD-MISMO 3.0	• 6 new edits with a severity of Informational • 1 new edit with a severity of Warning • 1 new edit with a severity of Warning-to-Fatal • 6 edits changing severity from Warning to Warning-to-Fatal • 2 edits changing severity from Warning-to-Fatal to Fatal • 2 edits with a text change

On the Horizon

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October 19 **UPDATED**	Edit Updates	6.3.5	Existing edits related to Amortization, Appraisal, MI, Address, ARM, Loan Program and Loan Limits turning fatal.	1003 and MISMO AUS 2.3.1	• 1 new edit with a severity of Informational • 2 edits changing severity from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	• 4 new edits with a severity of Informational • 1 new edit with a severity of Warning • 2 new edits with a severity of Fatal • 1 new edit changing severity from Informational to Warning • 12 changing severity from Warning-to-Fatal to Fatal

In Case You Missed It

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January 27	Edit Updates	6.1.3	Edits changing severity are related to borrower identification, data validation, and MI.	1003 and MISMO AUS 2.3.1	• 2 edits with a text change • 8 edit changing severity from Warning to Warning-to-Fatal
				ULDD-MISMO 3.0	• 2 edits with a text change • 11 edits changing severity from Warning to Warning-to-Fatal • 4 edits changing severity from Warning-to-Fatal to Fatal

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February 24	Edit Updates	6.2	Edits changing severity are related to borrower identification, data validation, and MI. New edits are related to product eligibility, DTI, and data validation.	1003 and MISMO AUS 2.3.1	• 1 edit with a text change • 1 new edit with a severity of Warning • 1 edit changing severity from Warning to Warning-to-Fatal • 8 edits changing severity from Warning-to-Fatal to Fatal
				ULDD-MISMO 3.0	• 1 edit with a text change • 9 new edits with a severity of Warning • 1 edit changing severity from Warning to Warning-to-Fatal • 11 edits changing severity from Warning-to-Fatal to Fatal
March 31	COVID-19 Appraisal Flexibilities		In response to the COVID-19 national emergency, Fannie Mae has introduced temporary flexibilities regarding our appraisal requirements, as announced in Lender Letter LL-2020-04, Impact of COVID-19 on Appraisals. EarlyCheck and business rules will support the temporary flexibilities allowing for exterior-only inspection appraisals and desktop appraisals at the time the loan is sold to Fannie Mae.	N/A	
May 1	Loans in Forbearance due to COVID-19		As announced in Lender Letter LL-2020-06, Selling Loans in Forbearance Due to COVID-19, loans in a forbearance plan due to a COVID-19 hardship will be eligible for sale to Fannie Mae if the loans comply with the requirements stated in the Lender Letter. EarlyCheck and business rules will support the temporary flexibilities allowing for loans in forbearance to be sold per the effective dates and requirements stated in the Lender Letter. Lenders will need to provide Special Feature Code (SFC) 919 in Loan Delivery to identify loans in forbearance. Review the Lender Letter and Loan Delivery Quick Reference Guide for additional information.	N/A	

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May 18	Edit Updates	6.3	Updates to existing feedback message for better clarification.	1003 and MISMO AUS 2.3.1	• 3 edits with a text change
				ULDD-MISMO 3.0	• 3 edits with a text change
June 1	Edit Related to Updated ARM Guidelines	6.3	As announced in Lender Letter LL-2020-01, fallback language recommended by Alternative Reference Rate Committee (ARRC) was incorporated on published ARM notes and riders earlier this year, and use of the updated documents is required for all loans closed on or after June 1st, 2020. For tracking purposes, SFC 785 must be included in the loan delivery data for loans that are closed on these updated documents. To align with Loan Delivery, EarlyCheck will implement a new edit to ensure delivery of SFC 785 on all ARM loans closed on or after June 1, 2020 with updated notes and riders. Review the lender letter for additional information.	ULDD-MISMO 3.0	• 1 new fatal edit
June 22	Edit Updates	6.3.2	New edit related to ARMs with new fallback language. Refer to Lender Letter LL-2020-01 for more information.	ULDD-MISMO 3.0	• 1 new fatal edit
June 22	Real Estate Owned Data in Debt-to-Income Ratio Calculation	6.3.2	EarlyCheck will align with the recent changes made in Desktop Underwriter® (DU®) related to Real Estate Owned data in DTI calculation. Refer to the DU Version 10.3 May Update release notes for more information on these changes.	N/A	
August 24	Edit Updates	6.3.3	Existing edits changing severity related to High LTV Refi, debt-to-income (DTI), property data, and mortgage insurance (MI) data.	1003 and MISMO AUS 2.3.1	• 1 edit with a text change • 1 edit changing severity Warning to Warning-to-Fatal • 1 new edit with a severity of Warning

Effective Date	Impacted Area	Version	Description	File Type	Impact
			New edits related to HELOC, borrower, address, loan program, adjustable-rate mortgage (ARM), automated underwriting, property project type, and MI.		• 2 new edits with a severity of Warning-to-Fatal
				ULDD-MISMO 3.0	• 5 edits with a text change • 3 edits changing severity from Warning to Warning-to-Fatal • 1 edit changing severity from Warning-to-Fatal to Fatal • 5 new edits with a severity of Informational • 8 new edits with a severity of Warning • 8 new edits with a severity of Warning-to-Fatal

For information on EarlyCheck enhancements prior to January 2020, please refer to the Release Notes archive document available on the EarlyCheck homepage.