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Notification 21-01: Data Standardization

Effective: 01/25/21
Retired: 03/18/22

Summary of Changes

HIGHLIGHTS
Effective for Mortgage Loans Committed on or after January 25, 2021, your underwriting submissions must include structured data sets, in addition to report narratives, for the following third-party reports: • Property Condition Assessment (PCA); • Environmental Site Assessment (ESA); • Seismic Risk Assessment (SRA); and • Zoning.

Primary Changes

Updated the following forms:

- Property Condition Assessment Data Supplement (Form 4099.E) - added new optional:
  - Lack of GFCI in Exterior Locations Indicator;
  - Lack of GFCI in Wet Locations Indicator;
  - Solar PV Module Completed Indicator; and
  - Other Immediate Repair container.
- Environmental Site Assessment Data Supplement (Form 4251.A) -
  - updated to require structured data submissions for Small Mortgage Loan Environmental Screenings;
  - added new optional:
    - Environmental Screening Site Assessment Date; and
    - Environmental Phase 1 Site Assessment Recommended Indicator.
- Seismic Risk Assessment Data Supplement (Form 4093) - added new optional Number of Other Buildings data point.
- Zoning Report Data Supplement (Form 4089) - updated the version number to align with the other forms.

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Questions

Please contact data_standardization@fanniemae.com with any questions.