



## Appraisal Tip from Axis, Your Appraisal Partner

### UCDP – a vocabulary lesson

On December 1, a new phase in the GSE's [UMDP](#) begins...appraisals for all major forms, including non-UAD forms must be submitted through the Uniform Collateral Data Portal or [UCDP](#) (see side box). As with [UAD](#), there are some critical definitions we think you should know:

#### What is UCDP?

The Uniform Collateral Data Portal® (UCDP®) is a single portal through which lenders will electronically submit appraisal reports for conventional mortgages delivered to Fannie Mae or Freddie Mac.

Appraisal report forms for all conventional mortgage loans delivered to Fannie Mae on or after March 19, 2012, must be submitted to UCDP if:

- The loan application is dated on or after December 1, 2011, and
- An appraisal report is required.



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- **Portal** – all loans requiring an appraisal and that may be sold to Fannie and Freddie require that the appraisal be submitted and accepted through the portal prior to loan delivery to Fannie/Freddie.
- **MSIMO XML** – all appraisals must be submitted to the portal in an electronic version. The accepted electronic format is called MISMO XML. Appraisers will now submit appraisals to lenders and AMCs in this format as well as a first generation pdf.
- **SSRs** – all appraisals that are successfully uploaded to the UCDP will receive a Submission Summary Report (SSR) – this is the critical evidence that is needed to prove to the investor that the appraisal was successfully submitted to UCDP.
- **Doc File ID #** - Upon submission to the portal, the appraisal is given a unique identifier called a Doc File ID. It assists in the management of any resubmissions and is listed on the SSR.
- **Hard Stops** – the GSEs have developed [compliance check rules](#) that can force a “hard stop” to the submission process. Appraisers will need to correct many of the hard stops, though lenders can override certain hard stops if the lender is certain that the appraiser is accurate.

*Axis Appraisal Management is the **national** solution for **local** appraisals.*