

Loan Originator and Appraiser Identifier FAQs

February 4, 2010

These FAQs are provided to answer questions about the new loan originator and appraiser identifiers that are required to be provided for all mortgage loans delivered to Fannie Mae with applications dated on or after July 1, 2010. The FAQs combine new content with material from the *Announcement 09-11 Mortgage Loan Data Requirements FAQs* distributed on May 1, 2009 and the *Technology-Related FAQs* last updated on November 19, 2009.

For details of the data requirements, refer to the [2000-Character Loan Delivery File Format](#) and [Field Definitions](#) documents on eFannieMae.com.

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General Information

Q1. What is the purpose of the Nationwide Mortgage Licensing System (NMLS)?

The NMLS, which was created by Congress as part of the S.A.F.E. Act, is the legal system of record for licensing in all participating states, the District of Columbia and U.S. Territories. It is designed to streamline the licensing process, improve supervision, and increase transparency in the mortgage industry. In participating jurisdictions, NMLS is the official and sole system for companies and individuals seeking to apply for, amend, renew, and surrender licenses managed in the NMLS on behalf of the jurisdiction's governmental agencies. The NMLS contains a single record for each mortgage lender, broker, branch, and loan originator. NMLS itself does not grant or deny license authority. For more information on the NMLS, please see <http://www.stateregulatoryregistry.org/NMLS/>.

Q2. What is the S.A.F.E. Act?

The Secure and Fair Enforcement for Mortgage Licensing Act of 2008, or S.A.F.E. Act, is a federal law that was enacted to protect consumers from unfair, deceptive, and fraudulent practices on the part of mortgage loan originators during the mortgage lending process. The S.A.F.E. Act was adopted by Congress as Title V of the Housing and Economic Recovery Act of 2008.

Q3. Are lenders required to provide the loan originator and appraiser identifiers for government-insured or -guaranteed loans delivered to Fannie Mae?

No. Lenders are not required to provide the data for government-insured or -guaranteed loans.

Fannie Mae System and Form Updates

Q4. When will the loan originator and appraiser identifiers be required in Loan Delivery?

The loan originator and appraiser identifiers will be required in Loan Delivery for mortgage loan applications dated on or after July 1, 2010.

Q5. After July 1, 2010, if a lender delivers mortgage loans to Fannie Mae without the loan originator and appraiser identifiers, will Loan Delivery return an error or warning message?

If the loan originator or loan origination company identifiers are not delivered, lenders will not receive a warning message. Once all states are in compliance with the S.A.F.E. Act and the mandatory date for federal registration has been reached, Fannie Mae will issue warning messages.

Beginning on January 1, 2011, Fannie Mae will issue warning edits at loan delivery if the appraiser identifier is not provided. A warning message will not prevent the loan from being imported into Loan Delivery or submitted to Fannie Mae.

Q6. If a lender delivers mortgage loans containing the loan originator and appraiser identifiers before July 1, 2010, will Loan Delivery return an error message?

No. Lenders may include the loan originator and appraiser identifiers in delivery files prior to July 1, 2010, but the data will be ignored until our Loan Delivery system changes are in place to store the data beginning March 1, 2010. Lenders will not receive an error if they provide this data before March 1.

Q7. What data will be added to Fannie Mae systems and forms to support the loan originator and appraiser identifier requirements?

The additional data requirements include:

- Loan Originator Identifier
- Loan Origination Company Identifier
- Appraiser State License Number
- Supervisory Appraiser State License Number

See Q8 for additional information.

Q8. When will the loan originator and appraiser identifiers be implemented in Fannie Mae systems and forms?

The loan originator and appraiser identifiers have been or will be implemented in the following systems and forms:

System	Data Supported	Data Required
Desktop Originator [®] (DO [®])/Desktop Underwriter [®] (DU) [®] User Interface	September 19, 2009	July 1, 2010
Loan Delivery	March 1, 2010	July 1, 2010

File/Form	Data Supported	Data Required
1003 v3.2 and MISMO AUS v2.3.1 Mortgage Loan Application Data Files	September 19, 2009	July 1, 2010
2000-Character Loan Delivery File	May 1, 2009	July 1, 2010
Uniform Residential Loan Data Form 1003 (Updated to support the Loan Originator ID and Loan Origination Company ID)	June 29, 2009 The updated Fannie Mae Form 1003 (6/09) is currently available and ready for use; it will be available February 22, 2010 for users to download via the DO/DU user interface.	July 1, 2010
Residential Loan Application for Reverse Mortgages Form 1009 (Updated to support Loan Originator ID and Loan Origination Company ID)	July 2009	July 1, 2010
Uniform Residential Appraisal Report Form 1004	No updates are necessary because the form 1004 already captures the Appraiser and Supervisory Appraiser State License Number.	July 1, 2010

Q9. Are the loan originator and appraiser identifiers required to be entered in DO/DU?

No. DO/DU was updated on September 19, 2009 to support the data; however, DO/DU will not return an error if these fields are not provided and the loan casefile may be underwritten through DU without these fields.

Loan Originator and Loan Origination Company Identifier Requirements

Q10. What is the definition of loan originator?

The S.A.F.E. Act defines a loan originator as an individual who takes a residential mortgage loan application and offers or negotiates terms of a residential mortgage loan for compensation or gain.

Q11. When will the federal banking agencies, Federal Financial Institutions Examination Council, and Farm Credit Administration have a system for registering employees of federally insured depository institutions and their subsidiaries?

A specific date has not been set, but Fannie Mae will communicate updates to lenders as more information becomes available. Lenders are expected to comply with their regulators' requirements as systems and processes are established.

Q12. Who should lenders contact with system questions regarding the NMLS?

The NMLS call center is available at 240-386-4444 to answer system questions.

Q13. How do lenders determine whether they are required to register with NMLS?

Each company is responsible for making its own determination regarding applicability of the S.A.F.E. Act registration requirements to its business. For more information and resources, refer to the [State Regulatory Registry](#) (SRR) Web site and the [NMLS Resource Center](#) (or call the NMLS call center at 240-386-4444). Federally regulated institutions should contact their federal regulator.

Q14. If the state in which the loan was originated has yet to require loan originators or loan origination companies to obtain identifiers, what should be delivered to Fannie Mae?

The lender is not required to populate the Loan Originator or Loan Origination Company ID fields if the state has yet to require loan originators or companies to obtain identifiers.

Q15. States have various implementation dates for compliance with the S.A.F.E. Act. At what point is delivery of the unique identifiers mandatory?

Once the requirement for state licensure under the NMLS has been fully implemented, the unique identifiers are required to be delivered for all loan originators and loan origination companies if the loan has an application date on or after July 1, 2010. If the unique identifiers have been obtained prior to the requirement to be registered with the NMLS, lenders are encouraged to deliver the data.

Q16. Is the state-issued loan originator's license number required to be delivered to Fannie Mae?

No. If the loan originator has a state-issued license number separate from the unique identifier provided by the NMLS, it is not required to be delivered. Fannie Mae only requires the delivery of the numeric unique identifier provided by the NMLS.

Q17. If the lender is a federally regulated institution and the lender's federal regulator has yet to require the lender to obtain Loan Originator or Loan Origination Company identifiers, what should be delivered?

Once it is a requirement of the regulator to obtain the loan originator or loan origination company identifiers, lenders must begin to deliver the data for mortgages with application dates on the date the requirement is effective. The lender is not required to populate the Loan Originator or Loan Origination Company ID fields if the lender's federal regulator has yet to require loan originators or companies to obtain identifiers.

Q18. What Loan Originator ID and Loan Origination Company ID should be entered if there is more than one loan originator on a particular loan?

The Loan Originator ID and Loan Origination Company ID entered should be associated with the loan originator who signs the Uniform Residential Loan Application (Fannie Mae Form 1003 / Freddie Mac Form 65).

Q19. If a loan is originated by a mortgage broker and sold to Fannie Mae by a Fannie Mae lender, which unique identifier should be delivered?

The mortgage broker's unique identifier must be delivered.

Q20. If a loan is originated by a correspondent lender, sold to a Fannie Mae lender and delivered to Fannie Mae, which unique identifier should be delivered?

The correspondent lender's unique identifier must be delivered.

Q21. If a lender uses a Web-based application for which there is no loan originator, what should be entered in DO/DU for the Loan Originator ID?

For consumer, Realtor, and other Web-based systems that receive borrower applications without a loan originator initially assigned to work on a loan casefile with the borrower, the lender's system should submit a value of "1" to DO/DU for the Loan Originator ID. Sending a value of "1" in this field will indicate that an originator has not yet been assigned to work on the loan casefile. Once a loan originator is assigned to the loan casefile, the "1" should be overwritten with the Loan Originator ID associated to the loan originator.

Appraiser Identifier Requirements

Q22. If the loan originator and loan origination company identifiers are not available, are the appraiser identification numbers required to be delivered?

Yes, the appraiser identification numbers are required to be provided for all mortgages delivered to Fannie Mae with applications dated on or after July 1, 2010.

Q23. When a review appraisal is performed on a loan, which appraiser license number is required to be delivered?

The license number of the appraiser whose appraisal was used to make an underwriting decision and approve the loan must be provided.

Q24. What information should the lender provide to Fannie Mae if two appraisals are performed for a particular loan?

The lender should provide the license or certification number of the appraiser whose appraisal report and value conclusions were used to underwrite the loan and make the lending decision.

Q25. What information should the lender deliver to Fannie Mae if a DU Property Inspection Report (Form 2075) is performed?

The lender should enter the license or certification number of the appraiser who performed the inspection.

Q26. If a loan is eligible to be delivered with a Property Inspection Waiver (PIW) or DU Refi Plus™ property fieldwork waiver and no appraisal was performed, what should be entered in the Appraiser State License Number and Supervisory Appraiser State License Number fields?

The term “**Other**” should be entered in the Appraiser State License Number and Supervisory Appraiser State License Number fields if the lender is delivering a loan that was eligible to be delivered with a Property Inspection Waiver (PIW) or DU Refi Plus property fieldwork waiver, and no appraisal was performed.