

Enterprise Public Use Database Data Dictionary

Multifamily Properties

NATIONAL FILE--UNIT CLASS-LEVEL DATA

Release of 2023 Data

Federal Housing Finance Agency

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The “National File” consists of two parts: one part contains property-level data and the other consists of unit class-level data for all multifamily properties. Property and unit class records are linked by the “Record Number” field. Data are available at <https://www.fhfa.gov/pudbdata>.

Note: Fields are separated by one blank space.

Field #	Field Width	Field Name	Values	Description / Comments
1	1	Enterprise Flag	1 = Fannie Mae 2 = Freddie Mac	Flag identifying whether the mortgage was purchased by Fannie Mae or by Freddie Mac. Fannie Mae and Freddie Mac are collectively referred to as the Enterprises in this document.
2	7	Record Number		Sequential numerical identifier matching the record number in the associated multifamily National File property record. More than one unit class record bearing the same record number will generally be present, corresponding to the different unit types for which the Enterprise reported information for the mortgage. Each “unit type” is defined by a particular number of bedrooms (0, 1, 2, ...) and actual or average rent for the units of that type. Unit types are defined by the Enterprises for each multifamily property. Each individual unit may be reported as a single unit class record, one for each unit in the property.
11	1	Unit Type XX-Number of Bedrooms	1 = 0-1 bedroom 2 = 2 or more bedrooms	
12	6	Unit Type XX-Number of Units	Example of data format: 16.0 = this record represents 16.0 units with the same number of bedrooms and affordability level	Number of units (unadjusted for REMIC weights and participations) of this unit type. Fractional units may occur when affordability is estimated as described in 12 CFR 1282.15(e)
13	1	Unit Type XX-Affordability Level	1 = >=0, <=50% 2 = >50, <=60% 3 = >60, <=80% 4 = >80, <=100% 5 = >100% 9 = Not available	Code = 1 identifies units for which the rent is in the “extremely low” and “very low income” ranges; codes = 2 and 3 “low income”; code = 4, “moderate income”; and code = 5, above area median income.

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14	1	Unit Type XX-Tenant Income Indicator	0 = No or Not provided 1 = Yes	Code = 1 identifies units where the Enterprise indicated that the affordability level (field #13) was determined based on tenant income information. If the Enterprise did not so indicate, field 14 is coded 0.
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