

**Enterprise Public Use Database Data Dictionary**

**Multifamily Properties**

**NATIONAL FILE--UNIT CLASS-LEVEL DATA**

Release of 2008 Data

Federal Housing Finance Agency

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Multifamily Properties  
National File--Unit Class-Level Data**

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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.

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 average contract 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.
12	1	Unit Type XX-Number of Bedrooms	1 = 0-1 bedroom 2 = 2 or more bedrooms	
13	5	Unit Type XX-Number of Units		Number of physical units (unadjusted for REMIC weights and participations) of this unit type.
14	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 “especially low income” range; code = 2, “very low income”; code = 3 “low income”; code = 4, “moderate income”; and code = 5, above area median income.
15	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 #14) was determined based on tenant income information. If the Enterprise did not so indicate, field 15 is coded 0.