



Fannie Mae™

Uniform Residential Loan Application Redesign

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Fannie Mae™

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Why Now....

Improve market relevance

- The URLA has not materially changed in 20+ years and does not reflect recent industry changes.
- We removed fields no longer used for borrower qualification and added information to better support underwriting.
- Design elements consistent with the new Loan Estimate and Closing Disclosure to enhance usability

Increase clarity and understanding

- Consumer-friendly and easier for borrowers to understand.
- Aligned the form with the Loan Estimate and Closing Disclosure forms to achieve a consistent look and feel.

Enhance data quality

- Each URLA field is associated with the most recent MISMO data standard (v3.4), developed and maintained by the industry, and aligned with other UMDP datasets.
- Data consistency (from loan application to closing and delivery) will improve data quality throughout the mortgage lifecycle and enable more efficient data sharing among industry participants.

Improve risk assessment

- More robust and granular data will enhance underwriting analysis and provide greater certainty.



Overview

The URLA redesign and the development of ULAD is a component of the Uniform Mortgage Data Program (UMDP), and aligns with the UMDP's focus on enhancing data quality, consistency, and clarity to strengthen the loan manufacturing process

This initiative comprises three related efforts:

URLA

- **Introduction of the redesigned URLA (Fannie Mae Form 1003/Freddie Mac Form 65)**
 - Addresses industry changes, including GSE-policy and HMDA changes
 - Launched on August 23, 2016

ULAD

- **Creation of a MISMO® v3.4 dataset that maps to the URLA**
 - Provides lenders/vendors with data mapping information enabling MISMO compliant implementation of URLA data in industry supporting systems.

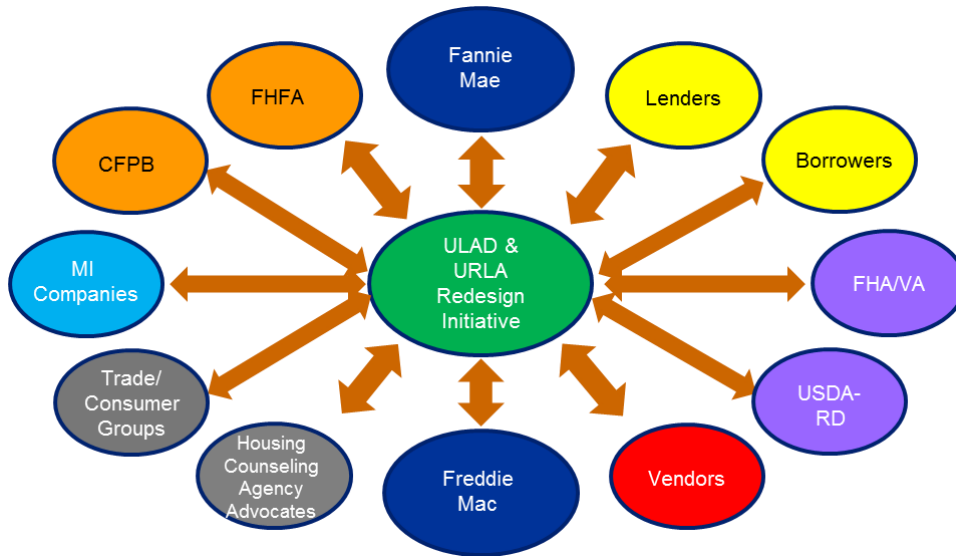
AUS

- **Implementation and collection of the ULAD through the GSEs' separate automated underwriting systems (Desktop Underwriter® and Loan Product AdvisorSM)**
 - No separate collection mechanism for the URLA



Industry Outreach

Collaboration with industry stakeholders has been a critical on-going activity throughout the project



- **Outreach Includes:**

- Data Survey
- Inter-agency meetings
- Usability Testing
- MISMO Collaboration
- Meetings with the Trades (ex. MBA)
- Webinars
- Conference Presentations



Benefits to Borrowers

Easier to Complete and Review

- Ease of use scores from borrowers were twice that of the current form
- Improves form navigation and adds white space and larger font
- Clearly shows borrowers the information used to qualify for a loan

Simplifies the Application Process

- Separates borrower and lender provided information
- Easier for borrowers to complete the form with minimal lender intervention
- One-borrower focus grants greater privacy to multiple borrowers

Borrower Comments on Single Form

- “I made fewer mistakes”*
- “Keeps information private”*
- “Makes review process cleaner”*
- “SURPRISE: took less time to complete than expected”*



Benefits to Lenders

More Relevant

- Features new and updated information reflecting both GSE and other Agency policy and industry changes
- Removes information no longer used to qualify the borrower (such as auto make & model and borrower years of school)

Easier to Use

- Flexible – acknowledges that not all loan applications are the same
- Displays information in an easier to read and complete format
- Clearly separates borrower- and lender-provided information
- Includes standard terms and definitions to promote common understanding

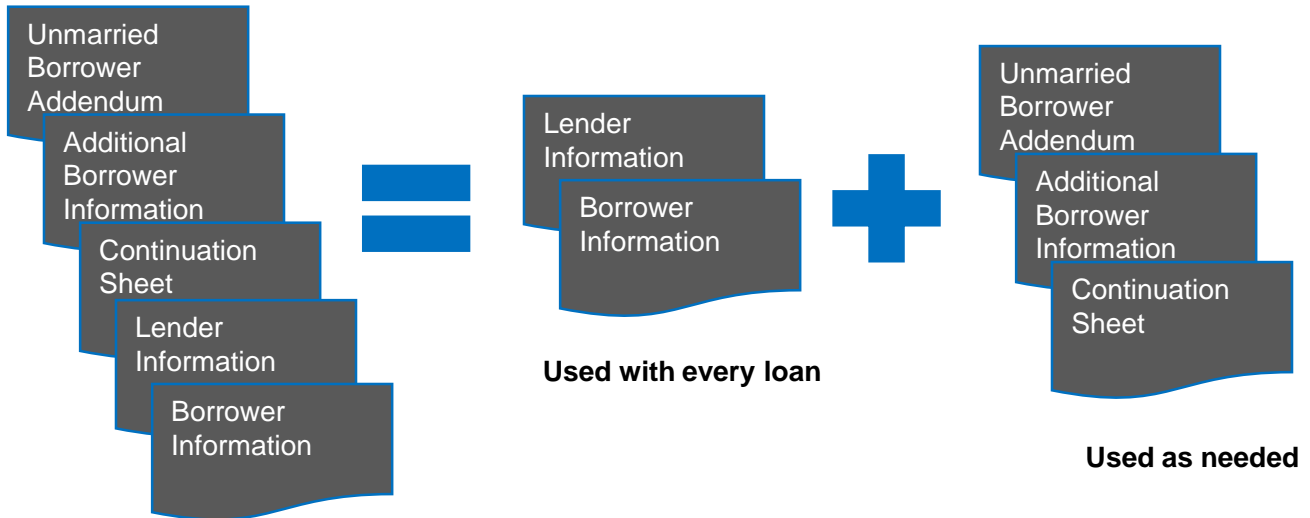
Lender Comments

- “Will speed up the origination process and allow more loans to be processed (less back and forth with consumer; red flags spotted more easily)”
- “A separate single borrower application is an improvement, less chance of missing or inaccurate information and easier to review”
- “Format is readable and usable”



URLA Redesign – 5 Flexible Components

Component Design Provides Maximum Flexibility





URLA Redesign – Dynamic URLA and Rendering Document

A Dynamic URLA and the URLA Rendering Document allows lenders and vendors the opportunity to tailor the URLA to their specific customers

- The Dynamic URLA form accommodates one or two borrowers with variable appearance and length and gives users the ability to collapse sections that do not apply, add table rows to meet the unique requirements of each application, includes drop down menus, and calculates section totals
- The Rendering Document describes form rendering design options and flexibilities applicable to all versions (and components) of the URLA

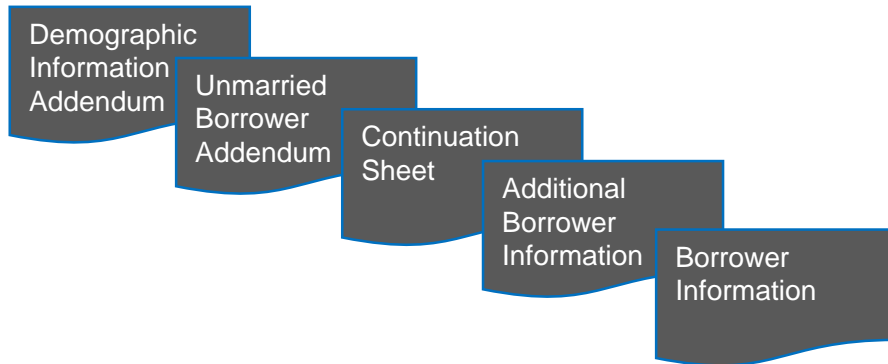
Dynamic URLA

URLA
Rendering
Document



URLA Redesign – Spanish Translation Aid

The Spanish Translation Aid is a non-executable URLA form translated in Spanish to assist Spanish-speaking borrowers with completing and understanding the form that will help improve homeownership for Spanish speaking borrowers





Example 1: Current URLA – Borrower Information

Borrower				III. BORROWER INFORMATION				Co-Borrower							
Borrower's Name (include Jr. or Sr. if applicable)				Co-Borrower's Name (include Jr. or Sr. if applicable)											
Social Security Number		Home Phone (incl. area code)		DOB (mm/dd/yyyy)		Yrs. School		Social Security Number		Home Phone (incl. area code)		DOB (mm/dd/yyyy)		Yrs. School	
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include <input type="checkbox"/> Separated single, divorced, widowed)		Dependents (not listed by Co-Borrower) no. _____ ages _____		<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include <input type="checkbox"/> Separated single, divorced, widowed)		Dependents (not listed by Borrower) no. _____ ages _____									
Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.				Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.											
Mailing Address, if different from Present Address				Mailing Address, if different from Present Address											
<i>If residing at present address for less than two years, complete the following:</i>															
Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.				Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs.											



Example 1: Redesigned URLA – Borrower Information

Section 1: Borrower Information. This section asks about your personal information, employment and other sources, such as retirement, that you want considered to qualify for this loan.

Easier to read and enter information

1a. Personal Information

Name (First, Middle, Last, Suffix)

Social Security Number _____
(or Individual Taxpayer Identification Number)

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)

Date of Birth (mm/dd/yyyy) _____
Citizenship
 U.S. Citizen
 Permanent Resident Alien
 Non-Permanent Resident Alien

Type of Credit

I am applying for **individual credit**.
 I am applying for **joint credit**. Total Number of Borrowers: _____
Each Borrower intends to apply for joint credit. **Your initials:** _____

List Name(s) of Other Borrower(s) Applying for this Loan
(First, Middle, Last, Suffix)

Marital Status

Married
 Separated
 Unmarried
(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

Dependents (not listed by another Borrower)
Number _____
Ages _____

Contact Information

Home Phone () _____
Cell Phone () _____
Work Phone () _____ Ext. _____
Email _____

Current Address

Street _____ Unit # _____
City _____ State _____ Zip _____ Country _____
How Long at Current Address? ____ Years ____ Months Own Rent (\$ _____ /month) No primary housing expense

If at Current Address for LESS than 2 years, list Former Address Does not apply

Street _____ Unit # _____
City _____ State _____ Zip _____ Country _____
How Long at Former Address? ____ Years ____ Months Own Rent (\$ _____ /month) No primary housing expense

Mailing Address- if different from Current Address Does not apply

Street _____ Unit # _____
City _____ State _____ Zip _____ Country _____

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES
If YES, check all that apply:

- Currently serving on active duty with projected expiration date of service/tour ____ / ____ (mm/yyyy)
- Currently retired, discharged, or separated from service
- Only period of service was as a non-activated member of the Reserve or National Guard
- Surviving spouse

Larger Font

Clarity on Multiple Borrowers

Relevant Contact Information

Clarity on Current and Previous Housing

New Military Service



Example 2: Current URLA – Borrower Employment Section

Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job	Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job
		Yrs. employed in this line of work/profession			Yrs. employed in this line of work/profession
Position/Title/Type of Business	Business Phone (incl. area code)		Position/Title/Type of Business	Business Phone (incl. area code)	

If employed in current position for less than two years or if currently employed in more than one position, complete the following:

Borrower		IV. EMPLOYMENT INFORMATION (cont'd)		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)
		Monthly Income \$			Monthly Income \$
Position/Title/Type of Business	Business Phone (incl. area code)		Position/Title/Type of Business	Business Phone (incl. area code)	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)
		Monthly Income \$			Monthly Income \$
Position/Title/Type of Business	Business Phone (incl. area code)		Position/Title/Type of Business	Business Phone (incl. area code)	



Example 2: Redesigned URLA – Borrower Employment Section

1b. Current Employment and Income		<input type="checkbox"/> Does not apply
Employer or Business Name _____ Phone (____) ____ - _____		Gross Monthly Income Base \$ _____/month Overtime \$ _____/month Bonus \$ _____/month Commission \$ _____/month Military Entitlements \$ _____/month Other \$ _____/month TOTAL \$ _____/month
Address _____		
City _____ State _____ Zip _____		
Position or Title _____	Check if this statement applies: <input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.	
Start Date ____ / ____ (mm/yyyy)	How long in this line of work? ____ Years ____ Months	
<input type="checkbox"/> Check if you are the Business Owner or Self-Employed	<input type="checkbox"/> I have an ownership share of less than 25%. <input type="checkbox"/> I have an ownership share of 25% or more.	Monthly Income (or Loss) \$ _____

- Clear data requirements for self-employed borrowers
- Greater transparency into borrower’s monthly income
- Flexibility to repeat or collapse sections as applicable to the transaction



Example 3: Current URLA – Assets and Liabilities Section

VI. ASSETS AND LIABILITIES (cont'd)					
Name and address of Bank, S&L, or Credit Union		Name and address of Company		\$ Payment/Months	\$
Acct. no.	\$	Acct. no.			
Stocks & Bonds (Company name/ number & description)	\$	Name and address of Company	\$ Payment/Months	\$	
		Acct. no.			
Life insurance net cash value	\$	Name and address of Company	\$ Payment/Months	\$	
Face amount: \$					
Subtotal Liquid Assets	\$				
Real estate owned (enter market value from schedule of real estate owned)	\$				
Vested interest in retirement fund	\$				
Net worth of business(es) owned (attach financial statement)	\$	Acct. no.			
Automobiles owned (make and year)	\$	Alimony/Child Support/Separate Maintenance Payments Owed to:	\$		
Other Assets (itemize)	\$	Job-Related Expense (child care, union dues, etc.)	\$		
		Total Monthly Payments:	\$		
Total Assets a.	\$	Net Worth (a minus b)	\$	Total Liabilities b.	\$

The assets and liabilities section is combined, has limited space for additional information, and forces the borrower to a continuation sheet in most cases.



Example 3: Redesigned URLA – Assets Section

- Assets and Liabilities are in separate sections for greater flexibility
- More guidance on types of assets and how to enter the information on the form
- Greater clarity on the kinds of assets a borrower may have
- Ability to add as many assets as needed
- Ability to indicate a borrower does not have additional assets

Section 2: Financial Information — Assets and Liabilities.

This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets — Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the account types listed here:

- Checking
- Certificate of Deposit
- Stock Options
- Bridge Loan Proceeds
- Trust Account
- Savings
- Mutual Fund
- Bonds
- Individual Development Account
- Cash Value of Life Insurance (used for the transaction)
- Money Market
- Stocks
- Retirement

+/-	Account Type - use list above	Financial Institution	Account Number	Cash or Market Value
-	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
-	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
+	Provide TOTAL Amount Here			\$ <input type="text"/>

2b. Other Assets You Have Does not apply

Include all other assets below. Under Asset Type, choose from the asset types listed here:

- Earnest Money
- Proceeds from Real Estate Property to be sold on or before closing
- Employer Assistance
- Trade Equity
- Proceeds from Sale of Non-Real Estate Asset
- Sweat Equity
- Rent Credit
- Unsecured Borrowed Funds
- Secured Borrowed Funds
- Other

+/-	Asset Type - use list above	Cash or Market Value
-	<input type="text"/>	\$ <input type="text"/>
-	<input type="text"/>	\$ <input type="text"/>
+	Provide TOTAL Amount Here \$ <input type="text"/>	



Example 3: Redesigned URLA – Liabilities Section

2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe Does not apply

List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:
• Revolving (e.g., credit cards) • Installment (e.g., car, student, personal loans) • Open 30-Day (balance paid monthly) • Lease (not real estate) • Other

+/-	Account Type - use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before Closing	Monthly Payment
-	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/>	<input type="checkbox"/>	\$ <input type="text"/>
+	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

2d. Other Liabilities and Expenses Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:
• Alimony • Child Support • Separate Maintenance • Job Related Expenses • Other

+/-	Liability or Expense Type - use list above	Monthly Payment
-	<input type="text"/>	\$ <input type="text"/>
+	<input type="text"/>	<input type="text"/>

- More guidance on types of liabilities and how to enter the information on the form
- Greater clarity on the kinds of liabilities a borrower may have
- Ability to add as many liabilities as needed
- Ability to indicate a borrower does not have liabilities



Example 4: Current URLA - REO Section

Schedule of Real Estate Owned (If additional properties are owned, use continuation sheet.)

Property Address (enter S if sold, PS if pending sale or R if rental being held for income) ▼	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
		\$	\$	\$	\$	\$	\$
	Totals	\$	\$	\$	\$	\$	\$



Example 4: Revised URLA - REO Section

Section 3: Financial Information — Real Estate. This section asks you to list all properties you currently own and what you owe on them. *I do not own any real estate*

Borrowers can indicate no real estate owned

3a. Property You Own

If you are refinancing, list the property you are refinancing FIRST.

Address

Street Unit # City State Zip

Property Value	Status: Sold, Pending Sale, or Retained	Monthly Insurance, Taxes, Association Dues, etc. Not Included in Mortgage Payment	For Investment Property Only	
			Monthly Rental Income	For LENDER to Calculate: Net Monthly Rental Income
\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

Simplifies Net Rental Income by allowing Borrowers to enter their gross rents and Lenders can calculate the underwritten rent for investment properties

Mortgage Loans on this Property Does not apply

Borrowers can indicate debt free real estate owned

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
<input type="text"/>	<input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	<input type="checkbox"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	<input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	<input type="checkbox"/>	<input type="text"/>	\$ <input type="text"/>

Borrowers can enter HELOC information



Demographic Information of Borrower

Lenders are required to start collecting the Demographic Information for new loan applications starting on 1/1/2018

OPTIONS:

- Use the current URLA 7/05 (revised 6/09) with following stipulations:
 - May put an 'X', 'leave blank' or 'shade out' the **Information for Government Monitoring Purposes** section; Add
 - Demographic Information Addendum page; OR
 - CFPB's Attachment A; OR
 - Lender Custom Form with the new Demographic Information fields
 - Optionally replace the Government Monitoring Purposes section with the Demographic Information section

THE DETAILS OF TRANSACTION		THE DECLARATION			
		Borrower		Co-Borrower	
1. Subprime Status	Is your borrower "Sub" or in question a through a previous delinquency or "Sub" for reporting?	Yes	No	Yes	No
2. Borrower's origin (paid for)	Is this a provided statement or delinquency report? Federal, state or other loan company, financial institution, bank, or other provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Other Credit (paid)	Are you obligated by any other: 1) delinquency or 2) other credit report?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Other Credit (unpaid)	Are you a co-borrower or add-on on a loan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. FHLB/MSB Funding Fee Waived	Are you a U.S. citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Loan Amount (initial or full)	Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Cash Back to Borrower (initial or full)	Do you intend to accept the property in your primary residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Cash Back to Borrower (initial or full)	If "Yes," complete question in table below. If "No," complete question in table below. If "Yes," complete question in table below. If "No," complete question in table below. If "Yes," complete question in table below. If "No," complete question in table below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Demographic Information Addendum.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being satisfied. For residential mortgage lending, federal law requires that we ask applicants for their demographic information: ethnicity, sex, and race in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. **The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it.** However, if you choose not to provide the information and you have made this application in person, federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application.

Instructions: You may select one or more "Hispanic or Latino" origins and one or more designations for "Race" if you do not wish to provide some or all of this information, select the applicable check box.

Ethnicity

Hispanic or Latino

Mexican Puerto Rican Cuban

Other Hispanic or Latino - Enter origin:

Examples: Argentinian, Colombian, Dominican, Nicaraguan, Salvadorian, Spanish, etc.

Not Hispanic or Latino

I do not wish to provide this information

Race

American Indian or Alaska Native - Enter name of enrolled or group/tribe:

Asian

Asian Indian Chinese Filipino

Japanese Korean Vietnamese

Other Asian - Enter race:

Examples: Hmong, Laotian, Thai, Tibetan, Cambodian, etc.

Black or African American

Native Hawaiian or Other Pacific Islander

Native Hawaiian Guamanian or Chamorro Samoan

Other Pacific Islander - Enter race:

Examples: Ijiraq, Tongan, etc.

Sex

Female

Male

I do not wish to provide this information

To Be Completed by Financial Institution for application taken in person:

Was the ethnicity of the borrower collected on the basis of visual observation or surname? NO YES

Was the sex of the borrower collected on the basis of visual observation or surname? NO YES

Was the race of the borrower collected on the basis of visual observation or surname? NO YES

The demographic information was provided through:

Face-to-face interview (includes electronic) Media or video component Telephone interview Fax or Mail Email or Internet

Borrower's Race:

Delivers Residential Loan Application

Residence: New York State

Revised 08/2014 - Effective 07/2018



Demographic Information of Borrower

CFPB has introduced new and expanded race and ethnicity subcategories called “Demographic Information” (DI), which replaces the “Information for Government Monitoring Purposes” (GMI) section.

Ethnicity: *Check one or more*

Hispanic or Latino

Mexican Puerto Rican Cuban

Other Hispanic or Latino - *Print origin:* _____

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

Not Hispanic or Latino

I do not wish to provide this information

Sex

Female

Male

I do not wish to provide this information

Race: *Check one or more*

American Indian or Alaska Native - *Print name of enrolled or principal tribe:* _____

Asian

Asian Indian Chinese Filipino

Japanese Korean Vietnamese

Other Asian - *Print race:* _____

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

Black or African American

Native Hawaiian or Other Pacific Islander

Native Hawaiian Guamanian or Chamorro Samoan

Other Pacific Islander - *Print race:* _____

For example: Fijian, Tongan, and so on.

White

I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

Was the ethnicity of the Borrower collected on the basis of visual observation or surname? NO YES

Was the sex of the Borrower collected on the basis of visual observation or surname? NO YES

Was the race of the Borrower collected on the basis of visual observation or surname? NO YES

The Demographic Information was provided through:

Face-to-Face Interview (includes Electronic Media w/ Video Component) Telephone Interview Fax or Mail Email or Internet

NOTE: HMDA Adjustments approved by MISMO include:

- **Enumerations:** HMDA Race Designation Type: Other Asian | Other Pacific Islander
- **Data Points:** HMDA Race Designation Other Asian Description | HMDA Race Designation Other Pacific Islander Description



URLA Comparison Current vs Redesigned

Uniform Residential Loan Application

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or the income or assets of the Borrower's spouse or other person who has community property or similar rights pursuant to applicable state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person who has community property or similar rights and the Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

0.3 Borrower 0.4 Co-Borrower

Added Numbered Data Points

to both Current and Redesign

I. TYPE OF MORTGAGE AND TERMS OF LOAN					
1.1 Mortgage Applied for:	<input type="checkbox"/> VA	<input type="checkbox"/> USDA/Rural Housing Service	Agency Case Number 1.2	Lender Case Number 1.3	
	<input type="checkbox"/> FHA	<input type="checkbox"/> Conventional	<input type="checkbox"/> Other (explain): 1.1.1		
Amount	Interest Rate	No. of Months	Amortization Type: 1.7	<input type="checkbox"/> Fixed Rate	<input type="checkbox"/> Other (explain): 1.7.1
\$ 1.4	1.8.2	1.9	<input type="checkbox"/> GPM	<input type="checkbox"/> ARM (type): 1.7.2	
II. PROPERTY INFORMATION AND PURPOSE OF LOAN					
2.1 Subject Property Address (street, city, state & ZIP)					
Legal Description of Subject Property (attach description if necessary)					
2.5 Purpose of Loan <input type="checkbox"/> Purchase <input type="checkbox"/> Refinance <input type="checkbox"/> Construction <input type="checkbox"/> Construction-Permanent <input type="checkbox"/> Other (explain): 2.5.1					
Property will be: 2.6 <input type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment					
2.7 Complete this line if construction or construction-permanent loan.					
Year Lot Acquired	Original Cost	Amount Existing Liens	(a) Present Value of Lot	(b) Cost of Improvements	Total (a + b)
2.7.1	\$ 2.7.2	\$ 2.7.3	\$ 2.7.4	\$ 2.7.5	\$ 2.7.6
2.8 Complete this line if this is a refinance loan.					
Year Acquired	Original Cost	Amount Existing Liens	Purpose of Refinance	Describe Improvements	<input type="checkbox"/> made <input type="checkbox"/> to be made
2.8.1	\$ 2.8.2	\$ 2.8.3	2.8.4	2.8.5	
Title will be held in what Name(s) 2.9			Manner in which Title will be held 2.10		Estate will be held in: 2.11
			<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date) 2.11.1		
2.12 Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)					

To be completed by the Lender: Lender Loan No./Universal Loan Identifier: 8.01 Agency Case No.: 8.02

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information		Social Security Number 1a.3	
1a.1 Name (First, Middle, Last, Suffix) 1a.1.1, 1a.1.2, 1a.1.3, 1a.1.4		(or Individual Taxpayer Identification Number)	
Alternate Names - List any names by which you are known or any names (First, Middle, Last, Suffix) 1a.1.1, 1a.1.2, 1a.1.3, 1a.1.4		Date of Birth (mm/dd/yyyy) 1a.5	<input type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien
<input type="radio"/> I am applying for individual credit. <input type="radio"/> I am applying for joint credit. Total Number of Borrowers: 1a.6 Each Borrower intends to apply for joint credit. Your Initials: _____		List Name(s) of Other Borrower(s) Applying for This Loan (First, Middle, Last, Suffix) 1a.6.1, 1a.6.2, 1a.6.3, 1a.6.4	
1a.7 Marital Status	Dependents (not listed by another Borrower) Number 1a.8 Ages 1a.8.1	Contact Information	
<input type="radio"/> Married <input type="radio"/> Separated <input type="radio"/> Unmarried* *Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship		Home Phone (1a.9) _____	
		Call Phone (1a.10) _____	
		Work Phone (1a.11) _____	Ext. 1a.11.1
		Email 1a.12	
1a.13 Current Address			
Street 1a.13.1		City 1a.13.4	Zip 1a.13.5
Country 1a.13.6		State 1a.13.2	Unit # 1a.13.3
Years 1a.13.7		Months 1a.13.8	Own <input type="checkbox"/> Rent (1a.14.2) /month <input type="checkbox"/> No primary housing expense
1a.15 If at Current Address for LESS than 2 years, list Former Address <input type="checkbox"/> Does not apply			
Street 1a.15.1		City 1a.15.3	Zip 1a.15.4
Country 1a.15.6		State 1a.15.2	Unit # 1a.15.5
Years 1a.15.7		Months 1a.15.8	Own <input type="checkbox"/> Rent (1a.16.2) /month <input type="checkbox"/> No primary housing expense
1a.17 Mailing Address - if different from Current Address <input type="checkbox"/> Does not apply			
Street 1a.17.1		City 1a.17.3	Zip 1a.17.5
Country 1a.17.6		State 1a.17.2	Unit # 1a.17.4
1a.18 Military Service - Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? <input type="checkbox"/> NO <input type="checkbox"/> YES If YES, mark all that apply: <input type="checkbox"/> Currently serving on active duty with projected expiration date of service/ tour: 1a.18.1 / (mm/yyyy) <input type="checkbox"/> Currently retired, discharged, or separated from service <input type="checkbox"/> Only period of service was as a non-activated member of the Reserve or National Guard <input type="checkbox"/> Surviving spouse			
1b.5 1b. Current Employment/Self-Employment and Income <input type="checkbox"/> Does not apply			
Employer or Business Name 1b.2		Phone (1b.3) _____	Gross Monthly Income
Address 1b.4.1		City 1b.4.2	Base \$ 1b.10.1 /month
State 1b.4.3		Zip 1b.4.4	Overtime \$ 1b.10.2 /month
			Bonus \$ 1b.10.3 /month
			Commission \$ 1b.10.4 /month
Position or Title 1b.5		<input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.	
1b.6 Start Date (mm/yyyy)		Military Entitlements \$ 1b.10.5 /month	
1b.7 How long in this line of work? _____ Years _____ Months			



URLA Comparison – Current vs Redesigned cont.

A	B	C	D	E	F	G	H
Current URLA Section Name	Current URLA Data Field	Current URLA Data Field ID	Redesigned URLA Section Name	Redesigned URLA Data Field	Redesigned URLA Data Field ID	Redesigned URLA Borrower/Lender	Notes
I TYPE OF MORT AND TERMS OF	Lender Case Number	1.3	Heading	Lender Loan No./Universal Loan Identifier*	B.01, L.01, UA.01	L	
	Amount \$	1.4	4a - Loan and Property Information	Loan Amount \$	4a.1	B	
	Interest Rate %	1.5	L3 - Mortgage Loan Information	Note Rate %	L3.2	L	
	No. of Months	1.6	L3 - Mortgage Loan Information	Loan Term (months)	L3.3	L	
	Amortization Type: Fixed Rate/GPM*/ARM(type) / Other (explain)	1.7	L3 - Mortgage Loan Information	Amortization Type Fixed Rate/ Adjustable Rate/ Other (explain)	L3.5, L3.5.1	L	
	Subject Property Address (street, city, state & ZIP)	2.1 2.1.1, 2.1.2, 2.1.3, 2.1.4	4a - Loan and Property Information	Property Address Street, Unit #*, City, State, Zip, County,	4a.3.1, 4a.3.2, 4a.3.3, 4a.3.4, 4a.3.5, 4a.3.6	B	
	No. of Units	2.2	4a - Loan and Property Information	Number of Units	4a.4	B	
	Legal Description of Subject Property (attach description if necessary)**	2.3					
	Year Built**	2.4					
	Purpose of Loan Purchase/Refinance/Construction/Construction-Permanent /Other (explain).	2.5, 2.5.1	4a - Loan and Property Information	Loan Purpose Purchase/Refinance/Other Construction-Conversion/Construction-to-Permanent	4a.2 L1.3	B	
	Property will be Primary Residence/Secondary Residence/ Investment	2.6	4a - Loan and Property Information	Occupancy (Primary Residence, Second Home, Investment Property, FHA Secondary Residence*)	4a.6	B	
	Complete this line if construction or construction-permanent loan.	2.7	L1 - Property and Loan Information	Construction-Conversion/Construction-to-Permanent	L1.3	L	Bolded line on Current URLA vs checkbox on Redesigned URLA
II TYPE AND PURPOSE OF LOAN	Year Lot Acquired	2.7.1	L1 - Property and Loan Information	Lot Acquired (mm/yyyy)	L1.5	L	
	Original Cost	2.7.2	L1 - Property and Loan Information	Original Cost of Lot \$	L1.6	L	
	Amount Existing Liens \$	2.7.3	3a - Property You Own	Unpaid Balance \$	3a.11	B	
	(a) Present Value of Lot \$**	2.7.4	L1 - Property and Loan Information	No longer collected.			
	(b) Cost of Improvements \$	2.7.5	L1 - Property and Loan Information	Construction/Improvements Costs \$	L1.4	L	
	Total (a + b) \$**	2.7.6		No longer collected.			
	Complete this line if this is a refinance loan.	2.8, 2.8.1		No longer collected.			
	Year Acquired**						





Timing and Next Steps

2019

2020 and beyond ...

1/2019

7/1/2019

2/2020

2/2021



Pipeline Loans Transition Period



**DU / Early Check
Integration test
environment ready**

DU/Early Check
accepts DU Spec
MISMO v3.4

**Industry may begin
using Redesigned
URLA**

**DU/Early Check
Production accepts
DU Spec MISMO
v3.4, 1003 v3.2 flat
file, and MISMO
v2.3.1 file
transactions**

- **Lenders are required to use redesigned URLA for new loans**
- **New Applications (as of App Rec'd Date 2/2020)** must be submitted to DU using DU Spec MISMO v3.4.
- **Pipeline loans (App Rec'd Dates < 2/2020)** use the same formats as initially submitted. (e.g., construction loans)

- **Old URLA forms no longer accepted**
- **DU Specification Transition Period End Date**
- DU/Early Check Accepts ONLY DU/Early Check Transactions based on MISMO v3.4



Questions

Email us at:

- ULAD@fanniemae.com

Visit the Fannie Mae's URLA web page at:

- <https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>