Redesigned Uniform Residential Loan Application (URLA)
Redesigned Form 1003 loan application

Quick Facts
A completely redesigned URLA (Fannie Mae Form 1003 / Freddie Mac Form 65) was published with a corresponding dataset – the Uniform Loan Application Dataset (ULAD). This update supports changes in mortgage industry credit, underwriting, and eligibility policies, and regulatory requirements.

Highlights
- Redesigned format to be more consumer-friendly and support accurate data collection and better efficiency
- Professionally designed; consumer and industry tested
- Dynamic electronic form in a fillable format; sections expand/contract based on information provided
- Supports collection of loan application details that are relevant and useful in making an underwriting decision
- Spanish informational version provided
- The URLA will be supported by the ULAD, mapping to the MISMO version 3.4 reference model

URLA Benefits
GREATER EFFICIENCY, TRANSPARENCY, AND CERTAINTY
- Loan application process does not change for lender or borrower
- Cleaner overall look and feel – more white space, easier to navigate
- Consistent and simplified organization of fields and labels
- Clearer upfront instructions to enable borrower self-service
- Defined separation of borrower and lender information
- New and updated fields reflect today’s mortgage lending business, with obsolete fields removed
- Updated government monitoring information in accordance with the new Home Mortgage Disclosure Act (HMDA) requirements

Form Tester Feedback
“Surprise – it took less time to complete than expected!”
~ Anonymous borrower

“Will speed up origination process and allow more loans to be processed and less back and forth with the borrower.”
~ Anonymous lender

Support and Resources
- FannieMae.com URLA page
- FAQs | URLA and ULAD
- eLearning | Redesigned URLA
- November 1, 2016 Announcement
- September 20, 2016 Announcement
- August 23, 2016 Announcement

Contact your Fannie Mae customer account team for questions.