

Fannie Mae and Freddie Mac Publish Updated Dynamic and Interactive Redesigned URLA and Supporting Documents

December 19, 2017

Freddie Mac and Fannie Mae (the GSEs) have published updated dynamic and interactive versions of the redesigned Uniform Residential Loan Application (URLA) (Fannie Mae Form 1003) which include the Language Preference question as previously announced by the Federal Housing Finance Agency (FHFA). The layout and content of the final forms are identical to and are replacing the static PDF forms published on each GSE's URLA webpage on [November 17, 2017](#). A table describing the changes to the redesigned Form 1003 components is included in the *Appendix* at the end of this announcement. New and updated supporting documents were also published and are described below.

This final version of Form 1003 allows the industry to begin the process of implementing the redesigned form and updated Desktop Underwriter® (DU®) Specification, along with any necessary technology changes.

Updated Documents

- **Redesigned URLA (Form 1003) Uniform Residential Loan Application**
 - **Final Interactive (.pdf) with the following components:**
 - Form 1003 – Borrower Information
 - Form 1003 – Additional Borrower
 - Form 1003 – Unmarried Addendum
 - Form 1003 – Lender Loan Information
 - Form 1003 – Continuation Sheet
- **DU Specification (DU Spec) Data Requirements**
 - Incorporation of the updated Home Mortgage Disclosure Act (HMDA) Demographic data requirements (already reflected in the HMDA Demographic Information Addendum)
 - Data points to collect the Language Preference information
 - Revised DU Spec business requirements
 - Other updates and revisions to reduce and simplify the data collection

Updated Supporting Documents for Form 1003

In addition to the documents outlined above, Fannie Mae also is publishing updated documentation supporting the implementation of Form 1003. Changes primarily address the final updates to the redesigned Form 1003 components.

- **Instructions for the Uniform Residential Loan Application (Form 1003)** – Reformatted and updated instructions to simplify completion of Form 1003.

REMINDERS:
Using the redesigned Form 1003:
Optional starting July 1, 2019
Required starting February 2020

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- **Rendering Options for the Uniform Residential Loan Application (Form 1003)** – Reorganized guidance for form design and print options to present the overall options first.
 - **Dynamic Form 1003** – An alternate version of the Form 1003 that demonstrates some of the options described in the Rendering Options document and includes the same updates as the interactive Form 1003.
 - **Spanish Translation Aid to Form 1003** – Updated non-executable redesigned Form 1003 translated in Spanish to assist borrowers with completing the form to match the changes in the redesigned Form 1003.
 - Form 1003 – Borrower Information
 - Form 1003 – Additional Borrower
 - Form 1003 – Unmarried Addendum
 - Form 1003 – Continuation Sheet

Updated Form 1003 Mapping Documents

- **Uniform Loan Application Dataset (ULAD) Mapping Document** – The purpose of this document is to show how each data field on the redesigned Form 1003 maps to an equivalent data point in the corresponding MISMO v3.4 Reference Model. The ULAD updates include Language Preference data points, new HMDA data requirements, and other data mapping corrections.
- **Form 1003 Borrower Information Numbered Form** – Renumbered to include the additional Language Preference fields.

New Supporting Documents for Form 1003

- **Differences between the Interactive and Dynamic Form 1003** – This new fact sheet clarifies the purpose of the two document formats and identifies key differences between them.
- **Comparison Document: Current Form 1003 vs. Redesigned Form 1003** – Associates each field in the current Form 1003 to its corresponding field on the redesigned Form 1003. The document indicates field names that are the same as, deleted from, and added to the redesigned Form 1003, and includes corresponding field names that are the same field with a slightly different field name between the current and updated versions.
- **Current Form 1003 (Numbered)** – The current Form 1003 was numbered to support the Comparison document.

Updated Demographic Information Addendum

The Demographic Information Addendum to be used in conjunction with the current Form 1003 was republished with minor corrections to hover textboxes.

- **Form 1003** – Demographic Information Addendum
- **Spanish Translation Aid to Form 1003** – Demographic Information Addendum

Safe Harbor

The Consumer Financial Protection Bureau (CFPB) reviewed updates to the redesigned Form 1003 under the Equal Credit Opportunity Act (ECOA) and Regulation B. On November 20, 2017, CFPB issued a notice of Bureau Official Approval of the redesigned URLA, including the applicant Language Preference question. This approval establishes a Safe Harbor for use of the URLA under ECOA and Regulation B.

For more information, visit the [Federal Register's](#) website and type “2017-25434” into the Search engine.

Additional Information and Training

Fannie Mae is committed to helping our customers and other industry stakeholders understand and adopt the updated DU Specification. We will continue to work closely with lenders and technology solution providers throughout implementation of the redesigned Form 1003. Testing of the new DU Specification submission file begins in January 2019.

The documents referenced in this announcement, as well as other supporting materials, are located on the [URLA page](#).

If you have questions about the redesigned Form 1003, the DU Specification, or other supporting documents, please contact your Fannie Mae representative or email ULAD@fanniemae.com.

Appendix 1. List of Changes to the Redesigned Interactive Form 1003

Description of Change	Form Section
Changed the Effective Date in all footers	All Footers
Added a heading for “Citizenship”	1a. Personal Information
Changed the format of selections for Citizenship so they are not bold	1a. Personal Information
Added a heading for “Type of Credit”	1a. Personal Information
Removed the asterisk after “Unmarried”	1a. Personal Information
Changed the Unmarried selections to be grouped in parenthesis instead of by an asterisk	1a. Personal Information
Added a heading for “Housing” in the Current and Former Address subsections	1a. Personal Information
Changed the order of the selections in the Housing section in the Current and Former Address subsections	1a. Personal Information
Changed “Zip” to “ZIP” in Current, Former, and Mailing address; Employment addresses, REO Schedule, and Property Address	1a. Personal Information 1b. Current Employment/Self-Employment and Income 1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income 1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income 3a. Property You Own 3b. IF APPLICABLE, Complete Information for Additional Property 3c. IF APPLICABLE, Complete Information for Additional Property 4a. Loan and Property Information
Added a Language Preference subsection	1a. Personal Information
Changed “Address” to “Street” in the Employer or Business address line	1b. Current Employment/Self-Employment and Income

Description of Change	Form Section
	1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income 1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income
Changed the title of Section 1d. to: “1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income”	1d. IF APPLICABLE, Complete...
Added a new instruction under Section 1d. to read “Provide at least 2 years of current and previous employment and income.”	1d. IF APPLICABLE, Complete...
Adjusted the order of the selections for income from other sources to be in alphabetical order	1e. Income from Other Sources
Deleted the word “account” from the instructions in line two of Assets	2a. Assets – Bank Accounts, Retirement, and Other Accounts You Have
Deleted the word “asset” from the instructions in line two of Other Assets	2b. Other Assets You Have
Changed “Calculate” to calculate in “For LENDER to calculate:”	3a. Property You Own 3b. IF APPLICABLE, Complete Information for Additional Property 3c. IF APPLICABLE, Complete Information for Additional Property
Added an additional section 3c. to Section 3: Financial Information – Real Estate	3c. IF APPLICABLE, Complete Information for Additional Property
Changed the heading for “Monthly Insurance, Taxes, Association....” In the REO Section	3a. Property You Own 3b. IF APPLICABLE, Complete Information for Additional Property 3c. IF APPLICABLE, Complete Information for Additional Property
Added “(specify) to the “Other” selection under Loan Purpose	4a. Loan and Property Information
Moved “Unit #” to the same line as “Street” in Property Address	4a. Loan and Property Information
Added an additional row to the other new mortgage loans on the property you are buying or refinancing table	4b. Other New Mortgage Loans on the Property you are Buying or Refinancing
Added a heading of “Deposited/Not Deposited” to the gifts or grants table	4d. Gifts or Grants You Have Been Given or Will Receive for this Loan
Added a vertical line to the gifts and grants table between the asset type column and the deposited/not deposited column	4d. Gifts or Grants You Have Been Given or Will Receive for this Loan
Changed the asset type heading in the gifts and grants table by adding a colon and deleting the parenthesis	4d. Gifts or Grants You Have Been Given or Will Receive for this Loan
Added a question mark to the end of the question in 5a.A.(2)	5a. About this Property and Your Money for this Loan

Description of Change	Form Section
<p>Updated the Demographic Information to match CFPB’s published sample:</p> <p>Updated the instructions by capitalizing “Federal”; adding “You may select one or more designations for “Ethnicity” and one or more designations for “Race”; added “please check below.”</p> <p>Added “Check one or more” after “Ethnicity” and “Race”</p> <p>Added a colon after “Ethnicity” and “Race”</p> <p>Changed “Enter” to “Print”</p> <p>Changed “Example” to “For example”</p> <p>Changed “etc.” to “and so on”</p>	Section 7: Demographic Information
Updated checkboxes to radio buttons for each of ‘The Demographic Information was provided through:’ selection options	Section 7: Demographic Information
All “Tip” boxes on every field on each form were updated	All forms

List of Changes to the Dynamic Form 1003

Description of Change	Form Section
<p>Removed the following instructions from the top section:</p> <p>“An asterisk (*) indicates a required field. You can test assistive technologies with this example:</p> <p>Example required field**”</p>	Instructions
Removed the instruction “(may be 0)” from the Number of Dependents	Section 1a. Personal Information
Removed the instruction “Minimum one phone number required, include area code**” in Contact Information	Section 1a. Personal Information
All other updates to the Form 1003 are duplicated in the Dynamic Form 1003	See above

The following documents highlight the changes to the Form 1003 in red:



Form 1003
Borrower (red)



Form 1003 Addl
Borr (red)