

Fannie Mae and Freddie Mac Publish Implementation Timeline and Supporting Documents for Revised URLA and Updated AUS Specifications

December 18, 2019

Fannie Mae and Freddie Mac (the GSEs) have published the revised implementation timeline for the redesigned Uniform Residential Loan Application (URLA) and updated automated underwriting systems (AUS). **The new mandate date for the use of the redesigned URLA and AUS specifications is November 1, 2020.**

URLA Implementation Timeline

2019	2020				2021
TESTING		PRODUCTION			
INDUSTRY PREP	FULL FUNCTIONALITY	LIMITED PRODUCTION	OPEN PRODUCTION	MANDATE	RETIREMENT DATE
January 2019 – March 8, 2020	March 9, 2020– Ongoing	June 1 – August 31, 2020	September 1 – October 31, 2020	November 1, 2020	November 1, 2021
October 23, 2019 Mockup of redesigned URLA published. November 12, 2019 Revised AUS Specs distributed. Q4 2019 Implementation Timeline published. January 2020 English Interactive URLA available.	UPDATED FUNCTIONALITY INTEGRATION TEST PERIOD			PIPELINE TRANSITION PERIOD	
	March 9, 2020 Freddie Mac Customer Test Environment and Fannie Mae Integration Environment full functionality available for testing.	PRODUCTION READINESS PERIOD			
		June 1, 2020 Freddie Mac and Fannie Mae scheduled implementations begin. Aggregators, software partners and lenders will have controlled access to the GSEs AUS and GUI production environment. Three criteria for participation must be met: 1. GSE AUS testing 2. Partner readiness questionnaire 3. Approval to use URLA before Effective Date	September 1, 2020 Redesigned URLA earliest "Effective Date." Coordinated Aggregator & software partner Implementation Date. Lenders may begin submitting to GSEs' AUS production environment.	November 1, 2020 Lenders must use the redesigned URLA (Form 65/Form 1003) and updated AUS datasets for all new submissions on or after this date. Applications received prior to this date stay within the AUS format on which they were initially submitted. If a legacy AUS file was submitted prior to the mandate, the submitted file may remain in legacy format and the lender may complete the loan using the 7/05 (rev. 6/09) URLA, even after the mandate date.	November 1, 2021 Pipeline transition period ends. Current URLA (Form 65/Form 1003) and loan application submission files based on legacy AUS specifications will no longer be accepted.

The implementation timeline includes six segments that are described in detail below.

Industry Prep

On January 1, 2019, the Freddie Mac customer test environment (CTE) and Fannie Mae Integration Environment began accepting MISMO V3.4 loan application submission files in their AUSs from directly integrated customers. These test environments remain accessible. Revisions based on the latest URLA changes and specification updates will start being applied to the test environments soon. Details about the updated URLA documents and AUS specifications referenced below are provided in the joint GSE announcements published on [August 8, 2019](#), [October 23, 2019](#), and [November 12, 2019](#). Many of the AUS specification updates were made in response to customer feedback from early testing.

INDUSTRY PREP

January 2019 – March 8, 2020

PURPOSE: Provide industry with the information needed to prepare for the implementation of the redesigned URLA and updated AUS datasets

MILESTONES:

- January 2019: GSE testing of the updated AUS specifications based on MISMO V3.4 began
- October 23, 2019: Published static components of the updated URLA (Freddie Mac Form 65/Fannie Mae Form 1003) non-fillable PDF versions to illustrate changes to the appearance and contents of the form
- November 12, 2019: Published updated GSE AUS specifications addressing URLA modifications and customer test findings
- December 18, 2019: Published the updated GSE URLA/AUS Implementation Timeline and updated supporting documents
- January 2020: Publish updated URLA interactive forms (fillable PDF versions), Form Rendering Guidelines, and Instructions

WHO: All participants in the loan application process

INDUSTRY ACTIVITIES:

- Review URLA static / URLA interactive forms
 - Software providers and lenders identify changes needed to graphical user interfaces (GUIs), user guides, and technical support documents
 - Loan Officers and their teams determine changes needed to training materials, scripts, and supporting processes and procedures
- Review updated AUS specifications
 - Directly integrated software providers and lenders identify changes needed to develop interfaces and implement updates
 - Work with each GSE to obtain updated certification/validation test cases

Full Functionality Testing

The GSEs encourage directly integrated lenders and software partners to complete preparations for accessing the AUS test environments and/or continue integration testing now through March 9, 2020 when the AUS test environments will be fully provisioned with capabilities supporting the November 2019 specifications.

FULL FUNCTIONALITY TESTING

March 9, 2020 – Ongoing

PURPOSE: Provide industry with a dedicated period to test with GSE AUSs, including GUIs, that reflect AUS specification revisions published in November 2019

MILESTONE: March 9, 2020

- Directly integrated lenders and software providers may begin testing their loan application submission files
- GUI capability is available

WHO: Directly integrated lenders and software providers

INDUSTRY ACTIVITIES:

- Testing with the GSEs

FULL FUNCTIONALITY TESTING

March 9, 2020 – Ongoing

- Directly integrated lenders and software providers begin testing loan application submission files with the GSEs
- GSE customers begin interacting with the updated AUSs through newly designed GUI
- Software partners begin working through GSE-specified AUS test cases with each GSE
- Testing with trading partners
 - When the test cases are successfully completed, software providers can test with their clients in their own technical environments
 - Lenders coordinate and communicate their readiness with their trading partners (MI companies, aggregators, correspondents, etc.) to establish how they will implement and interact with the updated URLA and AUS specifications
- Testing internally
 - Loan Officers and their teams undergo training on the redesigned URLA and accompanying supporting processes and procedures

Limited Production

This phase can be thought of as a “test and learn” period. The GSEs will begin accepting the MISMO V3.4 loan application submission files in production on a limited basis. Aggregators, software partners, and lenders will have controlled access to the GSEs’ AUS and GUI production environments. Controlled access will be granted upon validation of prerequisites and completion of a readiness questionnaire. Only participants in the Limited Production phase will be allowed to use the redesigned URLA.

LIMITED PRODUCTION

June 1 – August 31, 2020

PURPOSE:

- To provide a production implementation opportunity for early adopters and identify/address any unexpected issues prior to the open production period
- To allow additional time for aggregators and correspondents to coordinate entry to production

MILESTONE: Entry to the GSEs’ production environments must be scheduled with the GSEs starting on June 1 through August 31, 2020, and is contingent upon meeting GSE Limited Production entry requirements as defined below

WHO: Any AUS directly integrated customer who has demonstrated technical and operational readiness to the GSEs

INDUSTRY ACTIVITIES:

In order to enter Limited Production directly integrated customers must:

- Complete AUS Testing by successfully submitting specified test cases and meeting all AUS technical requirements
- Complete the Partner Readiness Questionnaire that satisfactorily demonstrates that front office, internal touch points, and external trading partners are ready to use the redesigned URLA and updated AUS datasets, and that readiness has been communicated to these partners
- Receive GSE Permission to Participate using the URLA prior to the effective date of September 1, 2020

Open Production

Starting September 1, 2020, all lenders may submit the MISMO V3.4 loan application submission files to the GSEs’ AUS production environments and begin using the redesigned URLA.

OPEN PRODUCTION

September 1 – October 31, 2020

PURPOSE:

- Establish the URLA Effective Date on September 1, 2020, following Limited Production testing with directly integrated lenders and software providers, enabling all industry to begin using the redesigned form
- Provide a period prior to the URLA/AUS mandate during which any AUS customer may begin using the redesigned URLA and updated AUS datasets
- Provide a date prior to the URLA/AUS mandate that aggregators and correspondents may choose to move into production together
- Limit the amount of time prior to the URLA/AUS mandate that parallel systems need to be maintained

MILESTONE: Industry participants may enter production on a date of their choice any time between September 1 and October 31, 2020

WHO: Any industry participant who is ready and did not enter production during the Limited Production period

INDUSTRY ACTIVITIES:

- Directly integrated lenders and software providers must successfully complete integration testing by submitting specified test cases and meeting all AUS technical requirements
- When ready, begin using the redesigned URLA (Effective Date September 1, 2020) and submitting MISMO v3.4 AUS data

Mandate and Start of Pipeline Transition Period

Starting November 1, 2020, all lenders must submit the MISMO V3.4 loan application submission files to the GSEs' AUS production environments and use the redesigned URLA.

MANDATE AND START OF PIPELINE TRANSITION PERIOD

November 1, 2020 – October 31, 2021

PURPOSE:

- Set deadline by which industry must use the redesigned URLA that became effective on September 1, 2020, and the updated AUS MISMO v3.4 datasets
- Accommodate legacy AUS files that were submitted prior to the mandate by allowing the submitted file to remain in legacy formats and the lender to complete the loan using the 7/05 (rev. 6/09) URLA for up to one year after the mandate date. Examples include prequalification files and construction loans.

MILESTONES:

- November 1, 2020 is the Mandate Date
- November 1, 2020 – October 31, 2021 is the Pipeline Transition period

WHO: All industry participants

INDUSTRY ACTIVITIES:

- Lenders must use the redesigned URLA (Form 65/Form 1003) and updated AUS datasets for all new submissions on or after this date
- Assess any open files previously submitted to an AUS and develop approach for completing the file(s) prior to October 31, 2021
- Identify any open file(s) which likely will not be closed prior to October 31, 2021, and notify the GSE(s) as soon as possible

Retirement Date

On Nov. 1, 2021, the current URLA (Form 65/Form 1003) and loan application submission files based on previous AUS specifications will no longer be accepted.

RETIREMENT DATE

November 1, 2021

PURPOSE: Set deadline on and after which the 7/05 (rev. 6/09) URLA, MISMO v2.n AUS datasets, and DU v3.2 Flat File will no longer be accepted or supported

MILESTONE: November 1, 2021

WHO: All industry participants

INDUSTRY ACTIVITIES:

- Lenders ensure that all loan applications are originated on the 9/2020 URLA
- Lenders submit all underwriting files using MISMO v3.4 AUS datasets

URLA/ULAD Supporting Documents Published with this Announcement

The following Fannie Mae-specific documents also have been published:

- **DU Implementation Guide MISMO V.3.4 (DU Implementation Guide)** – The DU Implementation Guide provides supporting information for business and technical users for implementation of the updated loan application submission files. The guide was updated to reflect changes from the latest URLA revision, DU Specification updates, and industry feedback from testing.
- **DU Specification MISMO V.3.4 Test Case Suite** – The DU Test Case Suite includes a business narrative, MISMO V.3.4 XML file, and populated redesigned URLA forms for some of the test case scenarios. The data and forms were updated based on the latest DU Specification and updated URLA forms.
- **Fannie Mae DU Wrapper** – The DU Wrapper was updated based on the latest DU Specification. This file is designed to help DU customers accomplish the following:
 1. Import and instantiate the ULAD and DU extensions in the same file
 2. Validate that any ULAD and/or DU EXTENSION containers and data points are added to the XML file in the correct area of the file

The GSEs are on track to publish the interactive (fillable) PDF version of the updated redesigned URLA in January 2020.

Additional Information

We are committed to helping our customers and other industry stakeholders understand and adopt the updated redesigned URLA and AUS specifications. We will continue to work closely with lenders and technology solution providers to assist them throughout the implementation process.

The documents referenced in this announcement, as well as other supporting materials, can be accessed on Freddie Mac's [URLA web page](#) or Fannie Mae's [URLA web page](#).

If you have questions about the redesigned URLA, AUS Specifications, or supporting documents, please contact your GSE representative or email ULAD@FreddieMac.com or ULAD@FannieMae.com.