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

October 23, 2019

Fannie Mae and Freddie Mac (the GSEs) have published the static components of the updated redesigned Uniform Residential Loan Application (URLA) (Fannie Mae Form 1003 / Freddie Mac Form 65), reflecting revisions announced on August 8, 2019. This static version of the URLA includes all changes to form appearance, allowing industry to scope additional work needed to implement the redesigned form. The GSEs will publish an interactive (fillable) PDF version of the redesigned URLA in early 2020.

A detailed description of each change is presented in Appendix 1. Changes have been made to the Borrower Information, Additional Borrower Information, Lender Loan Information, Continuation Sheet, and Unmarried Addendum components. The Rendering Design Options document has been updated and reposted to reflect these changes.

**NOTE:** The dynamic version of the redesigned URLA has been retired.

The GSEs are on track to publish their respective updated automated underwriting system (AUS) specifications and supporting documents in November 2019, and to announce the updated implementation timeline and mandate before the end of the year.

**Additional Information**

The GSEs 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, are located on Fannie Mae’s URLA web page.

If you have questions about the redesigned URLA, AUS Specifications, or other supporting documents, please contact your GSE representative or email ULAD@FannieMae.com or ULAD@FreddieMac.com.
Appendix 1: Content and Format Changes to the Redesigned Form 1003/Form 65

All content and format changes to each URLA component are illustrated (in red) by URLA section and described by the bullets below.

**Borrower and Additional Borrower Changes**

**Section 1: Borrower Information**

- **List Name(s) of Other Borrowers(s) Applying for this Loan** was expanded to accommodate approximately four rows of text box, and the instruction “*Use a separator between names*” was added.
- Relocated **Military Service** questions to new Section 7: Military Service.
- Removed **Language Preference** questions.

- Address: shortened Street field and added **Unit #** field; shortened City field and added **Country** field
- Changed the format of **Start Date** from *(mm/yyyy)* to *(mm/dd/yyyy)*
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form
- Moved up section to bottom of first page (into space provided by removal of Military Service and Language Preference questions)
- Changed **Effective Date** to **TBD** on all pages of the Borrower and Additional Borrower components
Moved up section to the top of the second page

- Address: shortened Street field and added Unit # field; shortened City field and added Country field
- Changed the format of Start Date from (mm/yyyy) to (mm/dd/yyyy)
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form

Address: shortened Street field and added Unit # field; shortened City field and added Country field

- Changed the format of Start Date and End Date from (mm/yyyy) to (mm/dd/yyyy)
- Relocated Check if you were the Business Owner or Self-Employed to be in the same row as Start Date
- Reformatted and repositioned Previous Gross Monthly Income to match the length of the Gross Monthly Income fields in 1b. and 1c.
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form
1e. is now the last section of **Section 1: Borrower Information**, leaving white space at the bottom of page 2.

- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form.

**Section 5: Declarations**

**5b. About Your Finances**

- F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?
  - [ ] NO  [ ] YES

- G. Are there any outstanding judgments against you?
  - [ ] NO  [ ] YES

- H. Are you currently delinquent or in default on a **Federal** debt?
  - [ ] NO  [ ] YES

- I. Are you a party to a lawsuit in which you potentially have any personal financial liability?
  - [ ] NO  [ ] YES

- J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?
  - [ ] NO  [ ] YES

- K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?
  - [ ] NO  [ ] YES

- L. Have you had property foreclosed upon in the last 7 years?
  - [ ] NO  [ ] YES

- M. Have you declared bankruptcy within the past 7 years?
  - Yes, identify the type(s) of bankruptcy: 
    - Chapter 7
    - Chapter 11
    - Chapter 12
    - Chapter 13
  - [ ] NO  [ ] YES

- Capitalized “Federal” in H. Are you currently delinquent or in default on a **Federal** debt?
**Section 7: Military Service.** This section asks questions about your (or your deceased spouse’s) military service.

- Relocated **Military Service** questions from Section 1.a. to a new **Section 7** preceding the **Demographic Information** section.
- Added instructions to the section heading, "This section asks questions about your (or your deceased spouse’s) military service."
- Changed the format of “expiration date of service/tour” from (mm/yyyy) to (mm/dd/yyyy)

**Section 8: Demographic Information.** This section asks about your ethnicity, sex, and race.

- Renumbered current **Section 7: Demographic Information** to new **Section 8**

**Section 9: Loan Originator Information.** To be completed by your Loan Originator.

- Renumbered current **Section 8: Loan Originator Information** to new **Section 9**
- Added instructions to the section heading, "To be completed by your Loan Originator"
Borrower Only Changes

Section 2: Financial Information—Assets and Liabilities

2b. Other Assets and Credits You Have □ Does not apply

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

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

<table>
<thead>
<tr>
<th>Asset or Credit Type – use list above</th>
<th>Cash or Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Provide TOTAL Amount Here</td>
<td>$</td>
</tr>
</tbody>
</table>

- Added “…and Credits…” to the section heading and edited section completion instructions to read: “…and credits below. Under Asset or Credit Type…”
- Separated and grouped types into “Assets” and “Credits” categories and added two new Credit types: “Lot Equity” and “Relocation Funds”
- Added “or Credit Type…” to the Type column heading / interactive form dropdown box heading
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form
- Added a fourth line item to the section

Section 3: Financial Information—Real Estate

3a. Property You Own

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
<th>Country</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Value</th>
<th>Status: Sold, Pending Sale, or Retained</th>
<th>Intended Occupancy: Investment, Primary Residence, Second Home, Other</th>
<th>Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment</th>
<th>For 2-4 Unit Primary or Investment Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Mortgage Loans on This Property □ Does not apply

<table>
<thead>
<tr>
<th>Creditor Name</th>
<th>Account Number</th>
<th>Monthly Mortgage Payment</th>
<th>Unpaid Balance To be paid off at or before closing</th>
<th>Type: FHA, VA, Conventional, USDA-RD, Other</th>
<th>Credit Limit (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td>□</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td>□</td>
<td>$</td>
</tr>
</tbody>
</table>

The following changes apply to Sections 3a, 3b and 3c:

- Changed Unit # length to five characters and repositioned address fields to make room for Country field
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form
- Added a new field: “Intended Occupancy with values Investment, Primary Residence, Second Home, Other” that will be interactive form dropdown box choices
- Renamed the field label “For Investment Property Only” to “For 2-4 Unit Primary or Investment Property.”
Section 4: Loan and Property Information

- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form.
- Removed "FHA Secondary Residence" from radio button choices for Occupancy and made it its own field with a checkbox to indicate yes or no.

- Added a new enumeration, "Lender," to the list of sources and interactive form dropdown box choices.
- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form.
Section 6: Acknowledgments and Agreements

Acknowledgments and Agreements

Definitions:
- "Lender" includes the Lender’s agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficiary or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties’ service providers, successors or assigns.

I agree to, acknowledge, and represent the following:
(1) The Complete Information for this Application
The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief.
I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
Any intentional or negligent misrepresentation of information may result in the imposition of:
(a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
(b) criminal penalties on me, including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 et seq.).
(2) The Property’s Security
The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.
(3) The Property’s Appraisal, Value, and Condition
Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.
(4) Electronic Records and Signatures
The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

If this application is created as (or converted into) an “electronic application”, I consent to the use of “electronic records” and “electronic signatures” as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
I intend to sign and have signed this application either using my:
(a) electronic signature; or
(b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.
I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.
(5) Delinquency
The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information
By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:
(a) process and underwrite my loan;
(b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
(c) inform credit and investment decisions by the Lender and Other Loan Participants;
(d) perform audit, quality control, and legal compliance analysis and reviews;
(e) perform analysis and modeling for risk assessments;
(f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
(g) other actions permissible under applicable law.

Borrower Signature ___________________________ Date (mm/dd/yyyy) __/__/____

Additional Borrower Signature ___________________________ Date (mm/dd/yyyy) __/__/____

- Introductory statement replaced by Definitions section
- Paragraph (1) Removed a phrase in second bullet, indented text under (a) and (b), and capitalized “Federal”
- Paragraph (2) Removed single bullet
- Paragraph (4) Indented text under (a) and (b) and capitalized “Federal”
- Paragraph (6) Renamed and replaced entire section.
- Added “Additional” to second borrower signature line
Lender Loan Information Changes

### L1. Property and Loan Information

**Transaction Detail**
- ☐ Conversion of Contract for Deed or Land Contract
- ☐ Renovation
- ☐ Construction-Conversion/Construction-to-Permanent
  - ☐ Single-Closing
  - ☐ Two-Closing
- Construction/Improvement Costs $____________

**Lot Acquired Date**  /  /  (mm/dd/yyyy)

**Original Cost of Lot** $____________

**Project Type**
- ☐ Condominium
- ☐ Cooperative
- ☐ Planned Unit Development (PUD)
- ☐ Property is not located in a project

- **Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form**
- **Changed the format of Lot Acquired Date from (mm/yyyy) to (mm/dd/yyyy)**

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### L2. Title Information

**Title to the Property Will be Held in What Name(s):**

**Estate Will be Held in**
- ☐ Fee Simple
- ☐ Leasehold Expiration Date  /  /  (mm/dd/yyyy)

**Manner in Which Title Will be Held**
- ☐ Sole Ownership
- ☐ Life Estate
- ☐ Tenancy in Common
- ☐ Joint Tenancy with Right of Survivorship
- ☐ Tenancy by the Entirety

**For Refinance: Title to the Property is Currently Held in What Name(s):**

**Trust Information**
- ☐ Title Will be Held by an Inter Vivos (Living) Trust
- ☐ Title Will be Held by a Land Trust

**Indian Country Land Tenure**
- ☐ Fee Simple On a Reservation
- ☐ Individual Trust Land (Allocated/Restricted)
- ☐ Tribal Trust Land On a Reservation
- ☐ Tribal Trust Land Off Reservation
- ☐ Alaska Native Corporation Land

- **Removed colon from the **Leasehold: Expiration Date field and changed the format from (mm/yyyy) to (mm/dd/yyyy)**
- **Italicized the parentheticals**
- **Under **Indian Country Land Tenure** removed the parenthesis for (On a Reservation) and (Off Reservation)**

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### L3. Mortgage Loan Information

**Mortgage Type Applied For**
- ☐ Conventional
- ☐ USDA-RD
- ☐ FHA
- ☐ VA
- ☐ Other:____________

**Terms of Loan**
- Note Rate ________%
- Loan Term ________ (months)

**Amortization Type**
- ☐ Fixed Rate
- ☐ Other (explain):____________

**Mortgage Lien Type**
- ☐ First Lien
- ☐ Subordinate Lien

**Proposed Monthly Payment for Property**
- First Mortgage (P & I) $__________
- Subordinate Lien(s) (P & I) $__________

- **Italicized the parentheticals**
- **Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form**
### L4. Qualifying the Borrower – Minimum Required Funds or Cash Back

<table>
<thead>
<tr>
<th>DUE FROM BORROWER(S)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Sales Contract Price</td>
<td>$</td>
</tr>
<tr>
<td>B. Improvements, Renovations, and Repairs</td>
<td>$</td>
</tr>
<tr>
<td>C. Land <em>(if acquired separately)</em></td>
<td>$</td>
</tr>
<tr>
<td>D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <em>(See Table 3a. Property You Own)</em></td>
<td>$</td>
</tr>
<tr>
<td>E. Credit Cards and Other Debts Paid Off <em>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</em></td>
<td>$</td>
</tr>
<tr>
<td>F. Borrower Closing Costs <em>(including Prepaid and Initial Escrow Payments)</em></td>
<td>$</td>
</tr>
<tr>
<td>G. Discount Points</td>
<td>$</td>
</tr>
<tr>
<td><strong>H. TOTAL DUE FROM BORROWER(S) (Total of A thru G)</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

### TOTAL MORTGAGE LOANS

<table>
<thead>
<tr>
<th>I. Loan Amount</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan Amount Excluding Financed Mortgage Insurance <em>(or Mortgage Insurance Equivalent)</em> $</td>
<td>$</td>
</tr>
<tr>
<td>Financed Mortgage Insurance <em>(or Mortgage Insurance Equivalent)</em> Amount $</td>
<td>$</td>
</tr>
<tr>
<td>J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <em>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</em></td>
<td>$</td>
</tr>
<tr>
<td><strong>K. TOTAL MORTGAGE LOANS (Total of I and J)</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

### TOTAL CREDITS

| L. Seller Credits *(Enter the amount of Borrower(s) costs paid by the property seller)* | $ |
| M. Other Credits *(Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)* | $ |
| **N. TOTAL CREDITS (Total of L and M)** | $ |

### CALCULATION

<table>
<thead>
<tr>
<th>Line H</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL DUE FROM BORROWER(S)</strong></td>
<td>$</td>
</tr>
<tr>
<td>Line K</td>
<td>$</td>
</tr>
<tr>
<td>Line L</td>
<td>$</td>
</tr>
<tr>
<td><strong>LESS TOTAL MORTGAGE LOANS (Line K) AND TOTAL CREDITS (Line N)</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>Cash From/To the Borrower</strong> <em>(Line H minus Line K and Line L)</em></td>
<td>$</td>
</tr>
<tr>
<td><strong>NOTE:</strong> This amount does not include reserves or other funds that may be required by the Lender to be verified.</td>
<td>$</td>
</tr>
</tbody>
</table>

- Eliminated automatic rounding of all amount fields; values will be truncated to two decimal places on the interactive form
- Italicized the parentheticals
- Moved instructions for **E. Credit Cards and Other Debts Paid Off** to a second line.
- Added instructions to **L. Seller Credits**
- Added instructions to **M. Other Credits**
L5. Homeownership Education and Counseling

- Removed L5. Homeownership Education and Housing Counseling section
- Changed Effective Date to TBD on all pages of the Lender Loan Information component

Continuation Sheet Changes

- Added “Additional” to second borrower signature line.
- Changed Effective Date to TBD

Unmarried Addendum Changes

- Changed Effective Date to TBD