










Get Ready for ULAD with Loan Product Advisor[®]

INTERACTIVE TIMELINE FOR LENDERS WITH CUSTOM-BUILT LOAN ORIGINATION SYSTEMS

This interactive timeline allows you to click a checkbox and mark it complete. Track and save your progress each step of the way on your path-to-readiness.

2020				2021
Q1 January–March	Q2 April–June	Q3 July–September	Q4 October–December	Q1 January–March
Build, Test and Adjust	Test and Verify		Verification and Readiness	Production Rollout
<ul style="list-style-type: none"> <input type="checkbox"/> Bookmark Freddie Mac Uniform Residential Loan Application (URLA) web page to retrieve Loan Product Advisor technical specifications and resources. Contact your Freddie Mac representative if you have questions. <p>January 29, 2020. Updated URLA Interactive Forms available on URLA web page. </p> <ul style="list-style-type: none"> <input type="checkbox"/> Review updated URLA forms to determine if you need to make changes to application screens or documentation. <input type="checkbox"/> Continue development of your new Loan Product Advisor interface. <p>March 9, 2020. Freddie Mac testing environment v5.0.06 full functionality available for testing. </p> <ul style="list-style-type: none"> <input type="checkbox"/> Test your Loan Product Advisor v5.0.06 file for data completeness, validity, calculation accuracy, consistency and reasonableness. <input type="checkbox"/> Schedule your appointment to begin testing in Freddie Mac's Loan Product Advisor testing environment and validate your test environment credentials by contacting your Freddie Mac representative. <p>March 19, 2020-SOFR Update Freddie Mac posts updated v5.0.06 Spec with SOFR index values and minor error fixes. </p> <ul style="list-style-type: none"> <input type="checkbox"/> Review updated Spec to be become aware of error fixes. Determine if you will implement SOFR index value before the mandate (not mandatory). <input type="checkbox"/> Reach out to internal¹ and external² business partners in your origination chain to determine their planned implementation timeline(s). 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue and complete your Loan Product Advisor full integration development. <p><small>Note: Formal verification testing is required prior to participating during the Limited Production Period.</small></p> <ul style="list-style-type: none"> <input type="checkbox"/> If you have not done so, call your Freddie Mac representative to schedule verification testing and validate your test environment credentials. <input type="checkbox"/> Continue/repeat/complete testing of your Loan Product Advisor v.5.0.06 interface so you're prepared for formal verification testing. <p>April 14, 2020. GSEs announce extension of URLA Implementation Timeline to support lenders working through COVID-19 pandemic impacts on their resources and publish adjusted timeline. </p> <ul style="list-style-type: none"> <input type="checkbox"/> Work with your Freddie Mac representative to adjust final verification testing plans as needed. <input type="checkbox"/> If you plan to request entry into the Limited Production period work with your Freddie Mac representative to understand the required criteria. <input type="checkbox"/> Reach out to your internal and external business partners to understand the impact of the timeline extension on their transition to the redesigned URLA and Loan Product Advisor v5.0.06 specifications and data. <input type="checkbox"/> Work with your staff as needed to identify and plan for operational changes needed to support your updated LOS/POS. 	<p>August 1, 2020–December 31, 2020: Limited Production Period. The limited Production period opens for controlled access to Loan Product Advisor v.5.0.06 production system. The following criteria for participation must be met:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Up until November 14, 2020, if you are interested in participating in the Limited Production-Period, contact your Freddie Mac representative to obtain the Partner Readiness Questionnaire. <input type="checkbox"/> Validate that your software partners are on Freddie Mac Software Partners verification list. <input type="checkbox"/> Submit Partner Readiness Questionnaire. <input type="checkbox"/> Secure approval to use the redesigned URLA prior to the effective date. <p>July 1, 2020. Deadline to submit Partner Readiness Questionnaire to request inclusion in first set of Limited Production Period participants. Submission should be after Formal verification testing is completed. </p> <p><small>Note: Partner Readiness Questionnaires can also be submitted throughout the Limited Production Period.</small></p> <ul style="list-style-type: none"> <input type="checkbox"/> Complete testing of your Loan Product Advisor v5.0.06 interface so you're prepared for formal verification testing. <input type="checkbox"/> Demonstrate successful verification test submissions to your Freddie Mac representative and activate your production access to Loan Product Advisor v5.0.06 when ready. <input type="checkbox"/> Once confirmed, communicate your implementation date to all your business partners and confirm their readiness to migrate. <input type="checkbox"/> Check implementation readiness of customer-facing staff and internal and external business partners. <input type="checkbox"/> Show staff where to access <Freddie Mac-provided training> for the redesigned Uniform Residential Loan Application (URLA). 	<p>November 15, 2020. Deadline to submit Partner Readiness Questionnaire to request participation in the Limited Production Period. </p> <ul style="list-style-type: none"> <input type="checkbox"/> Complete verification testing of your Loan Product Advisor v5.0.06 interface in preparation for the January 1, 2021 Open production release. <input type="checkbox"/> Confirm your technical and operational readiness to implement the redesigned URLA and Loan Product Advisor v5.0.06. 	<p>January 1, 2021. Begin using Loan Product Advisor v5.0.06 in production to submit loans to Freddie Mac. </p> <p>Congratulations! You are ready for the March 1, 2021 mandate </p> <p>March 1, 2021. Freddie Mac requires all loans with an application date of March 1, 2021 or later to be submitted using the redesigned URLA and Loan Product Advisor v5.0.06. </p> <p><small>Note: If a Loan Product Advisor v4.0.nn file is submitted prior to the mandate, the submitted file may remain in the v4.0.nn format and the lender may complete the loan using the 7/05 (rev. 6/09) URLA, even after the mandate date.</small></p>

¹Any division within your organization that currently consumes AUS data (risk management, quality control, etc.)

²Service providers (for example, MI companies, title insurers, credit reporting companies and technical affiliates) as well as aggregators, correspondents and brokers.