

Freddie Mac and Fannie Mae Publish the Updated Interactive (Fillable PDF) Version of the Redesigned URLA

January 29, 2020

Freddie Mac and Fannie Mae (the GSEs) have published the interactive (fillable) PDF versions of the redesigned Uniform Residential Loan Application (URLA) with an effective date of “09/2020”, along with corresponding supporting documents. These interactive forms comprise the final version of the loan application and are to be supported by the industry in system development and preparation of the redesigned URLA and updated GSE-specific automated underwriting system (AUS) specifications for the November 1, 2020 mandate.

Updated Redesigned URLA

The GSEs have published the following interactive components of the redesigned URLA (Freddie Mac Form 65 / Fannie Mae Form 1003):

- **Borrower Information**
- **Additional Borrower**
- **Unmarried Addendum**
- **Lender Loan Information**
- **Continuation Sheet**

A detailed description of changes included on the interactive form is presented in [Appendix 1](#).

Supporting Documents Published with this Announcement

The GSEs have updated and published the following URLA and the Uniform Loan Application Dataset (ULAD) supporting documents:

- **URLA Instructions** – Provides joint GSE guidance for completing the URLA.
- **URLA Rendering Design Options** – Describes form rendering design options and flexibilities for changing the style and formatting of the redesigned URLA and its components.
- **ULAD Mapping Document** – Ties each data field on the URLA to equivalent data point(s) in the Mortgage Industry Standards Maintenance Organization’s Reference Model Version 3.4 (MISMO v3.4).
- **Comparison of Current vs. Redesigned URLA** – Maps each field on the current URLA form to its equivalent field on the updated redesigned URLA. The document indicates field names that are the same as, slightly modified or deleted from, and added to the redesigned URLA.
- **FAQs** – Lists frequently asked questions (FAQs) with new questions and updates in support of the changes made to the redesigned URLA and the GSEs AUS specs.
- **Numbered URLA Components** – Updated the footer to match the effective date of the redesigned URLA.

Additional Information

The GSEs are on track to publish the Spanish Translation Aid to the redesigned URLA in the second quarter of 2020. A complete [implementation timeline](#) and the supporting materials referenced, can be accessed on Freddie Mac’s [URLA web page](#) and Fannie Mae’s [URLA web page](#)

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.

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.

Appendix 1. Updated URLA Interactive Forms - High Level Field Functionality Differences

Along with the format and content updates to the redesigned URLA, certain functionality problems or inconsistencies with the interactive forms have been addressed. The following table identifies global changes (across all form components) to how certain fields can be completed.

Updated URLA Effective 09/2020		
Form Field Data Entry Type	Example	New Functionality
All radio button fields	Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input type="radio"/> Unmarried	Once any radio button is selected, it may be de-selected, and all radio buttons may be left blank.
All dollar amount fields	Monthly Income (or Loss) \$ 123,456,789.00 Enter: 1234 Display: 1,234.00	<ul style="list-style-type: none"> Allows up to 9 numerals before the decimal Auto-adds commas Allows up to 2 numerals after the decimal If less than 2 decimal places are entered, "0" is appended to the right until 2 decimal places are filled No rounding on dollar amount fields
All dollar TOTALS	Gross Monthly Income Base \$ 270.49 Overtime \$ 110.49 TOTAL \$ 380.98 <i>(instead of 381.00)</i>	Automatic rounding has been eliminated from TOTAL fields
All percent / rate fields	Note Rate 5.3750 % Enter: 5 Display: 5.0000 Enter 13.75 Display 13.7500	<ul style="list-style-type: none"> Allows up to 3 numerals before the decimal Allows up to 4 numerals after the decimal If less than 4 decimal places are entered, "0" will be appended to the right until 4 decimal places are filled. No rounding on percent / rate fields
Most fields that are logically dependent on completion of preceding fields	Type of Credit: <input type="radio"/> I am applying for individual credit . <input type="radio"/> I am applying for joint credit . Total Number of Borrowers: 1	<p>All URLA fields are open for data entry, regardless of the completion or non-completion of preceding fields, except the following on the Lender Loan Information form:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Construction-Conversion/Construction-to-Permanent: <input type="radio"/> Single-Closing <input type="radio"/> Two-Closing Refinance Program: <input checked="" type="radio"/> Other _____ All detail fields under Loan Features

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Form Field Data Entry Type	Example	New Functionality
All address <i>Unit #</i> fields	Unit #: 12345 Unit #: A-355 Unit #: 123 W	Up to 5 digits may be entered (inclusive of dashes or spaces)
All address <i>State</i> drop down boxes	State <div style="border: 1px solid black; padding: 2px; display: inline-block; vertical-align: middle;"> ... DE FL FM GA GU ... </div>	US territories are integrated into the list in alphabetical order (instead of appearing at the bottom)
All date fields	Start Date <input type="text"/> / <input type="text"/> / <input type="text"/> (mm/dd/yyyy)	Entry of letters results in same error message for each subcomponent, "You must enter numerals only, with no decimals."
All phone fields	Home Phone (<input type="text"/>) <input type="text"/> - <input type="text"/>	