

2020-2022: URLA Revised Implementation Timeline

2019	2020-2021				2022
TESTING		PRODUCTION			
INDUSTRY PREP	FULL FUNCTIONALITY	LIMITED PRODUCTION	OPEN PRODUCTION	MANDATE	RETIREMENT DATE
January 2019 – March 8, 2020	March 9, 2020 – Ongoing	August 1 – December 31, 2020	January 1 – February 28, 2021	March 1, 2021	March 1, 2022
<p>October 23, 2019 Mockup of redesigned URLA published.</p> <p>November 12, 2019 Revised AUS Specs distributed.</p> <p>Q4 2019 Implementation Timeline published.</p> <p>January 2020 English Interactive URLA available.</p>	UPDATED FUNCTIONALITY INTEGRATION TEST PERIOD				
	<p>March 9, 2020 Freddie Mac Customer Test Environment and Fannie Mae Integration Environment full functionality available for testing.</p>	PRODUCTION READINESS PERIOD		PIPELINE TRANSITION PERIOD	
		<p>August 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.</p> <p>Three criteria for participation must be met:</p> <ol style="list-style-type: none"> GSE AUS testing Partner readiness questionnaire Approval to use URLA before Effective Date 	<p>January 1, 2021 Redesigned URLA earliest “Effective Date.”</p> <p>Coordinated Aggregator & software partner Implementation Date. Lenders may begin submitting to GSEs’ AUS production environment.</p>	<p>March 1, 2021 Lenders must use the redesigned URLA (Form 65/Form 1003) and updated AUS datasets for all new submissions on or after this date.</p> <p>Applications received prior to this date stay within the AUS format on which they were initially submitted.</p> <p>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.</p>	<p>March 1, 2022 Pipeline transition period ends.</p> <p>Current URLA (Form 65/Form 1003) and loan application submission files based on legacy AUS specifications will no longer be accepted.</p>