

Extended URLA Implementation Timeline

April 14, 2020

Freddie Mac and Fannie Mae (the GSEs) will extend the implementation timeline for the redesigned Uniform Residential Loan Application (URLA) and automated underwriting systems (AUSs) to support the industry during the COVID-19 pandemic. **The new mandate date for the use of the redesigned URLA and AUS specifications is March 1, 2021.**

The extension provides lenders and other stakeholders additional time to prepare and implement the redesigned URLA (Freddie Mac Form 65 and Fannie Mae Form 1003) and the updated automated underwriting system (AUS) data specifications (Freddie Mac Loan Product Advisor® v5.0.06 and Fannie Mae Desktop Underwriter® (DU®) DU Specification MISMO V. 3.4) based on Mortgage Industry Standards Maintenance Organization (MISMO) v3.4.

August 1, 2020: Limited Production Begins

As announced in December 2019, the Limited Production Period 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. Lenders will have controlled access to the GSEs’ AUS production environments based upon validation of eligibility requirements and completion of the Partner Readiness Questionnaire. Only participants who have completed these prerequisites and received GSE approval will be allowed to submit loans using the redesigned URLA prior to its new effective date of January 1, 2021.

January 1, 2021: Open Production Begins

Starting January 1, 2021, all lenders may submit the MISMO v3.4 loan application submission files to GSE-specific AUS production environments using the redesigned URLA.

NOTE: *Freddie Mac and Fannie Mae are updating the effective date in the footer of the redesigned URLA to 1/2021.*

March 1, 2021: Mandate and Pipeline Transition Period Begins

All lenders are required to submit the MISMO v3.4 loan application submission files to the GSEs’ AUS production environments using the redesigned URLA beginning March 1, 2021.

NOTE: *Freddie Mac and Fannie Mae will continue to process applications received prior to the mandate date 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 the legacy format and the lender may complete the loan using the 07/05 (Rev. 06/09) URLA, even after the mandate date.*

March 1, 2022: Retirement Date

On March 1, 2022, no current URLA and loan application submission files based on previous AUS specifications, regardless whether they are dated before March 1, 2021, will be accepted.

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
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				
	March 9, 2020 Freddie Mac Customer Test Environment and Fannie Mae Integration Environment full functionality available for testing.	PRODUCTION READINESS PERIOD		PIPELINE TRANSITION PERIOD	
		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. Three criteria for participation must be met: 1. GSE AUS testing 2. Partner readiness questionnaire 3. Approval to use URLA before Effective Date	January 1, 2021 Redesigned URLA earliest "Effective Date." Coordinated Aggregator & software partner Implementation Date. Lenders may begin submitting to GSEs' AUS production environment.	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. 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.	March 1, 2022 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.

Additional Information

A complete [implementation timeline](#) and the supporting materials referenced can be accessed on the Freddie Mac [URLA web page](#) and the Fannie Mae [URLA web page](#).

If you have questions about these updates, please contact your GSE representative or ULAD@FreddieMac.com or ULAD@FannieMae.com.