Redesigned Uniform Residential Loan Application
(Form 1003)

Overview
A completely redesigned Uniform Residential Loan Application (URLA/Fannie Mae Form 1003) was published with a corresponding Desktop Underwriter® (DU®) data specification. The DU Specification MISMO v. 3.4 (DU Spec) supports changes in mortgage industry credit, underwriting, and eligibility policies, as well as new regulatory requirements.

Highlights
- Format redesigned to be more consumer-friendly and support accurate data collection and better efficiency
- Professionally designed; consumer and industry tested
- Supports collection of loan application details that are relevant and useful in making an underwriting decision
- Spanish, Korean, Vietnamese, Tagalog, and Traditional Chinese informational versions available

Form 1003 Benefits
- Greater Efficiency, Transparency, and Certainty
- Loan application process does not change for lender or borrower
- Cleaner overall look and feel – more white space, easier to navigate
- Consistent and simplified organization of fields and labels
- Clearer upfront instructions to enable borrower self-service
- Defined separation of borrower and lender information
- New and updated fields reflect today’s mortgage lending business, with obsolete fields removed
- Updated government monitoring information in accordance with the new Home Mortgage Disclosure Act (HMDA) requirements

Support and Resources
- Fannie Mae URLA page
- FAQs | URLA and ULAD
- eLearning | Getting Started with the Redesigned 1003
- Form 1003 Implementation Timeline
- Form 1003 Lender Readiness Checklist
- Form 1003 Announcements

Contact your Fannie Mae customer account team with questions.