

Redesigned Uniform Residential Loan Application (URLA)

Overview

A completely redesigned URLA (Fannie Mae Form 1003 / Freddie Mac Form 65) was published with a corresponding dataset, the Uniform Loan Application Dataset (ULAD). This update supports changes in mortgage industry credit, underwriting, and eligibility policies, as well as new regulatory requirements.

Highlights

- Redesigned format to be more consumer-friendly and support accurate data collection and better efficiency
- Professionally designed; consumer and industry tested
- Dynamic electronic form in a fillable format; sections expand/contract based on information provided
- Supports collection of loan application details that are relevant and useful in making an underwriting decision
- Spanish informational version provided
- The URLA will be supported by the ULAD, mapping to the MISMO® version 3.4 reference model

URLA 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

Redesigned URLA Borrower Section

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) _____ Social Security Number _____
(or Individual Taxpayer Identification Number)

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) _____ Date of Birth (mm/dd/yyyy) _____ U.S. Citizen
 Permanent Resident Alien
 Non-Permanent Resident Alien

I am applying for individual credit. I am applying for joint credit. Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. Your initials: _____ List Name(s) of Additional Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) _____

Marital Status Married Separated Unmarried* **Dependents (not listed by another Borrower)** Number _____ Ages _____ **Contact Information** Home Phone () - _____ Cell Phone () - _____ Work Phone () - _____ Ext. _____ Email _____

*Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship

Current Address Street _____ City _____ State _____ Zip _____ Country _____ Unit # _____
How Long at Current Address? _____ Years _____ Months Own No primary housing expense Rent (\$ _____/month)

If at Current Address for LESS than 2 years, list Former Address Does not apply
Street _____ City _____ State _____ Zip _____ Country _____ Unit # _____
How Long at Former Address? _____ Years _____ Months Own No primary housing expense Rent (\$ _____/month)

Mailing Address – if different from Current Address Does not apply
Street _____ City _____ State _____ Zip _____ Country _____ Unit # _____

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? NO YES
If YES, mark all that apply: Currently serving on Active Duty with projected expiration date of service/tour ____/____/____ (mm/yyyy)
 Currently retired, discharged, or separated from service
 Duty period of service was as a non-activated member of the Reserve or National Guard

Form Tester Feedback

“Surprise – it took less time to complete than expected!”
~ Anonymous borrower

“Will speed up origination process and allow more loans to be processed and less back and forth with the borrower.”
~ Anonymous lender

Support and Resources

- [Fannie Mae URLA page](#)
- [FAQs | URLA and ULAD](#)
- [eLearning | Getting Started with the Redesigned 1003](#)
- [November 1, 2016, Announcement](#)
- [September 20, 2016, Announcement](#)
- [August 23, 2016, Announcement](#)

Contact your Fannie Mae customer account team with questions.