

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

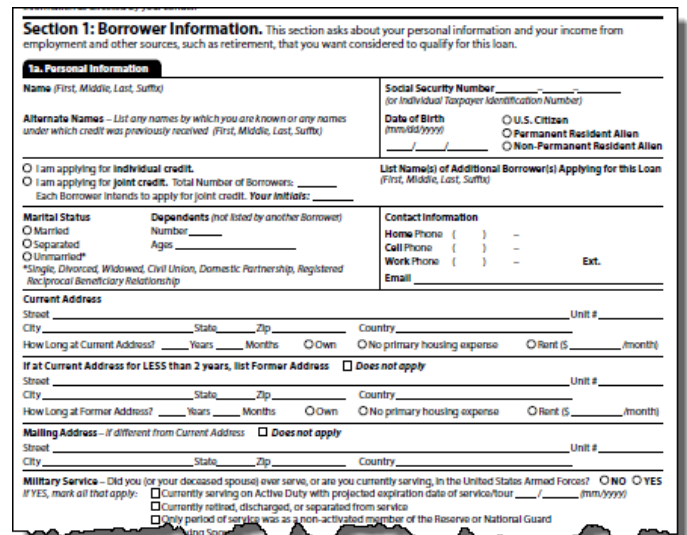
- Format redesigned to be more consumer-friendly and support accurate data collection and better efficiency
- Professionally designed; consumer and industry tested
- Supports collection of loan application details that are relevant and useful in making an underwriting decision
- Spanish, Korean, Vietnamese,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

Redesigned Form 1003 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.** List Name(s) of Additional Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) _____
 I am applying for **joint credit.** Total Number of Borrowers: _____
Each Borrower intends to apply for joint credit. Your initials: _____

Marital Status Married Separated Divorced Widowed Single
Dependents (not listed by another Borrower)
Number _____ Ages _____
*Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship

Contact Information
Home Phone () - _____
Cell Phone () - _____
Work Phone () - _____ Ext. _____
Email _____

Current Address
Street _____ Unit # _____
City _____ State _____ Zip _____ Country _____
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

City _____ State _____ Zip _____ Country _____
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 _____ Unit # _____
City _____ State _____ Zip _____ Country _____

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
 Only 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](#)
- [Form 1003 Implementation Timeline](#)
- [Form 1003 Lender Readiness Checklist](#)
- [Form 1003 Announcements](#)

Contact your Fannie Mae customer account team with questions.