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Sample

Chapter 1 Introduction

This guide is intended to provide detailed instructions for the completion of the redesigned Uniform Residential Loan Application (URLA). This form is also known as Freddie Mac Form 65 or Fannie Mae Form 1003. [Sample Client], as the lender, must provide completed initial and final URLAs for each loan file it closes.

1.1 Purpose of the Redesigned URLA

Fannie Mae and Freddie Mac, under the conservatorship of the Federal Housing Finance Agency (FHFA), issued an expanded and redesigned URLA.

The redesigned URLA includes 48 new data points including additional demographic information to help the Consumer Financial Protection Bureau (CFPB) and other regulatory agencies to identify patterns of discrimination in the mortgage industry.

In addition to the interactive and dynamic URLAs and addendum forms, Fannie Mae and Freddie Mac offer resources for the redesigned URLA including the following:

- eLearning tutorial
- Fact sheets
- Instructions
- Comparisons of the redesigned form to the previous form
- Spanish translations of the form
- Uniform Loan Application Dataset (ULAD) mapping for integration with loan operating systems

These resources are available at [Fannie Mae's Uniform Residential Loan Application](#) or [Freddie Mac's Uniform Residential Loan Application & Uniform Loan Application Dataset](#).

1.2 Effective Date

Revisions to the Home Mortgage Disclosure Act (HMDA) required the collection of additional data points beginning January 1, 2018. These data points must be included as part of the early 2019 HMDA reporting process.

Lenders may begin using the redesigned URLA on July 1, 2019. In the interim, lenders may use the [Demographic Information Addendum](#) for collection of such additional data points. The redesigned

Chapter 2 Revised URLA Form

The following sections provide instructions for completing the revised URLA. The [dynamic form](#) and [interactive forms](#) are available through Fannie Mae. The dynamic form allows for contraction and expansion of certain sections to adjust for customization based on the borrower's situation. Both forms may be used to take an application manually.

Fannie Mae also provides a [redesigned URLA with DU mapping specifications](#).

If using an LOS to capture application information, lenders must verify availability and accuracy of all data fields with the LOS owner.

The Header

<i>To be completed by the Lender:</i>	
Lender Loan No./Universal Loan Identifier	Agency Case No.

The Universal Loan Identifier (ULI) is a unique number specific to each application. The ULI begins with the lender's Legal Entity Identifier (LEI) and is followed by up to 23 additional letters and/or numbers assigned by the lender, ending with a two-character check digit.

Additional Borrowers

The lender may use a separate URLA form to capture co-borrower information or addendums may be used. These addendums may include:

- [Additional Borrower Addendum](#)
- [Unmarried Addendum](#)
- [Continuation Sheet](#)

Non-Borrowing Spouse

The revised URLA does not include specific requirements for documenting a non-borrowing spouse living in a community property state. Lenders may use an addendum to complete a loan application for a non-borrowing spouse. Lenders are advised to follow applicable state laws.

2.1 Section 1: Borrower Information

This section captures personal information and income from employment and other sources, such as retirement, that will be used for loan qualification.

2.1.1 Section 1a. Personal Information