

AUS Specifications for Desktop Underwriter® (DU®) and Loan Product AdvisorSM, and the Dynamic URLA

September 20, 2016

As a follow-up to the August 23, 2016, release of the redesigned Uniform Residential Loan Application (URLA), Fannie Mae and Freddie Mac (the GSEs) are publishing additional supporting documents for the redesigned URLA along with updated data requirements for our automated underwriting systems (AUS).

These documents provide information to assist lenders and technology solution providers with the analysis and planning necessary to implement the redesigned URLA and updates to your AUS interface datasets.



The updated GSE AUS Specifications, Dynamic URLA, and Spanish Translation Aid provide lenders with a consistent approach and understanding of loan application definitions and data requirements

The GSEs are publishing the following supporting documents for the URLA:

- **AUS Specification for Desktop Underwriter® (DU®) and Loan Product AdvisorSM** – Data interface formats updated to MISMO Version 3.4 with the ULAD data. Because each GSE’s AUS uses URLA data to evaluate loans against their unique credit policies and underwriting guidelines, Fannie Mae and Freddie Mac will continue to maintain separate AUS data specifications.
- **Dynamic URLA (.pdf)** – Fillable URLA - Borrower Information form that accommodates one or two borrowers with variable appearance and length. Users can collapse sections that do not apply and add table rows to meet the unique requirements of each application. Includes drop-down menus and calculates section totals.
- **Spanish Translation Aid to the URLA (.pdf)** – Non-executable URLA form translated in Spanish to assist borrowers with completing the form. It includes the following components:
 - URLA – Borrower Information
 - URLA – Additional Borrower
 - URLA – Unmarried Addendum
- **URLA Rendering Document** – Describes design options and flexibilities for generating the URLA form.

Dynamic URLA vs. Interactive URLA

The Dynamic URLA, and the accompanying URLA Rendering Document, provide lenders and technology solution providers with an opportunity to tailor the URLA to their specific needs. Some of the features of the Dynamic URLA include having a variable length and appearance whereas the Interactive URLA has a fixed length and appearance. The dynamic version also offers lenders and technology solution providers the ability to condense sections of the form and eliminate certain sections that may not apply to a borrower. The URLA Rendering Document lists options on font, tables, shading, text formatting, page numbering, space for barcodes, and other options to customize the look and feel of the URLA.

Important Note: Historically, certain provisions of the URLA had a “safe harbor” under the Equal Credit Opportunity Act (*Regulation B*). The Consumer Financial Protection Bureau (CFPB) is reviewing the redesigned URLA in connection with the Regulation B safe harbor. This review may result in updates to the published documents.

Additional Information and Training

The GSEs will provide an implementation timeline and updates in the coming months. We will also continue to support lenders and technology solution providers throughout implementation and adoption with additional documentation, webinars, and educational outreach. The documents referenced in this announcement and other supporting materials are located on the GSEs’ respective URLA web pages on Fanniemae.com and FreddieMac.com.

If you have questions about the redesigned URLA or the ULAD Mapping Document, please contact your Fannie Mae or Freddie Mac representative, or email ULAD@fanniemae.com and ULAD@freddiemac.com.