

MPF Announcement

June 17, 2019 2019-33

Alert

Policy Update ■

New Policy
Reminder

Clarification ■

Training Information

Audience

Program Management ■

Origination ■

Quality Control ■

Servicing

Underwriting ■

Compliance/Legal

Product

MPF Xtra® ■

MPF® Direct ■

MPF Government MBS ■

MPF Traditional ■

Effective Date:

Immediately

The Redesigned Uniform Residential Loan Application (URLA) Optional Use Period Postponed

In January 2018, [MPF Announcement 2018-1](#) was published and advised PFIs that the MPF Program adopted Fannie Mae and Freddie Mac's implementation timeline for the redesigned URLA and related automated underwriting system specifications. Allowing lenders to begin using the redesigned URLA starting July 1, 2019, and requiring its use beginning in February 2020 for all new loan applications.

It was recently announced by Fannie Mae and Freddie Mac, that the optional use period for the redesigned URLA and corresponding datasets will not begin on July 1, 2019 as previously scheduled.

We will continue to monitor the implementation of the URLA and will announce any updates as soon as information becomes available.

For additional information, underwriting system requirements, and training regarding the redesigned URLA, PFIs can refer to Fannie Mae's [URLA webpage](#).

REFERENCE

[MPF Announcement 2018-1](#)

[Optional Use Period for the Uniform Residential Loan Application Will Not Begin July 1, 2019](#)

[Fannie Mae URLA Webpage](#)

Please note you can access the [MPF Guides](#) and [MPF Announcements](#) on our [MPF Website](#).

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Optional Use Period for the Uniform Residential Loan Application Will Not Begin July 1, 2019

June 12, 2019

At the direction of the Federal Housing Finance Agency (FHFA), Fannie Mae and Freddie Mac (the government-sponsored enterprises, or GSEs) are communicating that the optional use period for the redesigned Uniform Residential Loan Application (URLA) form and corresponding datasets will not begin on July 1, 2019 as previously scheduled.

The effective date of the form will be revised and an updated version will be provided at a later date.

Over the coming weeks, FHFA will engage with appropriate stakeholders and agencies to finalize issuance of an updated URLA form, corresponding datasets and a new implementation timeline.

The GSEs appreciate the industry's work and feedback on the URLA project. We will continue to support our customer test environment and work with the lenders and technology software partners as a new timeline is determined.