



The following document addresses some of the questions asked during the February 10, 2021 webinar presented by Radian (*Redesigned Loan Application Sneak Peek*). While we have made every effort to accurately answer these questions, we advise that you to follow the instructions for completing the new Uniform Residential Loan Application (URLA).

Instructions can be found at: <https://singlefamily.fanniemae.com/media/17391/display>

Q: Does the lender need to sign twice- once for each borrower in Section 9? Once for the borrower and once for the co-borrower?

A: Yes, they must sign in Section 9.

Q: Are you limited to 5 accounts in asset section for bank accounts?

A: No, additional assets outside of the first 5 would go on the Continuation Sheet. However, your LOS might list them all in a row. It should function the same way as it does today for your LOS.

Q: Can an individual unrelated to the borrower still be used as a co- borrower with the Additional Borrower Page?

A: Yes, still the same process as today. The Additional Borrower form is for any other borrowers.

Q: Do you know if it's required to check the N/A boxes above the sections when they will not be completed.

A: It depends on your LOS. It's not required on the paper application.

Q: Where do you enter seller credits?

Q: Is the form "dynamic" meaning that it expands the sections as you keep adding liabilities, etc.?

A: No, additional liabilities outside of the first 5 would go on the Continuation Sheet. However, your LOS might list them all in a row. It should function the same way as it does today for your LOS.

Q: If borrowers are jointly responsible for a mortgage that will be paid off, will both borrower sections include that mortgage?

A: No. If the mortgage appears on the credit report, it will only reflect on the primary borrower's liabilities, assuming the credit report was pulled with both borrowers.

Q: For those of us without an online application, will we have to provide the borrower more than one PDF...borrower, additional borrower, unmarried addendum, etc. Is there ONE document for a joint

application or ONE document for a single, unmarried borrower that we could use instead of providing multiple PDFs?

A: You can download and merge all the PDFs to form one document, but no, they do not provide individually tailored documents.

Q: I have not seen one document available on the Fannie Mae website. I see one PDF for the Borrower and another PDF for an additional borrower. Can you specifically direct where to find ONE pdf to send to joint borrowers? If we have to send two pdfs, then the assets will not consolidate over to the main borrower application.

A: Assets should not be duplicated if they are joint. However, if they are not the same accounts, they would need to be added for each borrower if they want to be included. See next question for more info.

Q: if an additional borrower has assets and liabilities of their own, where are they to be listed? Sec 2 of additional borrower does not have lines for it. Where are they listed?

A: There are two options: Add the co-borrower's information (assets/liabilities) on the primary borrower's URLA form in the lines provided or on the continuation sheet, OR complete a full URLA, not the Additional Borrower URLA form. See: <https://singlefamily.fanniemae.com/media/17391/display>

Q: If a borrower has a joint asset does the co-borrower have to also input the asset?

A: No - it would only go on the Primary Borrower's URLA form

Q: if we give out paper applications, can we still use the old URLA and transfer that information into the new URLA?

A: Starting March 1, everything should be on the new form. The old form will be obsolete in one year.

Q: If you click "does not apply" does it hide the box?

A: No, but it eliminates the option to complete the fields.

Q: In the REO section, can the Rental Properties section expand? Also, the field, "For Lender to calculate net monthly rental income", will this calculate within the document OR is this field to be used only as a manual input/override?

A: No, the Rental Properties section cannot be expanded but you can use multiple forms to complete all the information. However, this should all be input into your LOS, so that may impact how it looks. And no, the form will not automatically calculate the rental income, but again, your LOS might.

Q: is it correct that there is no proposed monthly payment or a section to display the interest rate?

A: No, this falls into Section L3 of the Lender Loan Information page.

Q: is Section 2c Expandable? Since mortgages are not included in drop down box, will the information on mortgages automatically auto fill in 3a?

A: None of the sections are expandable on the form, but you can use the continuation sheet. Section 3A should be automatically populated by your LOS with all the debts shown on the credit report. If you

need to manually input, you can choose "Other" and then the mortgage, however the REO section should be the primary section for all additional mortgage liens.

Q: Is the method of application was taken (i.e. face-to-face, phone, etc.) still captured somewhere?

A: Yes, Section 8 of the primary form.

Q: Is there a Details of Transaction section?

A: Yes, it is part of the Lender Loan section. Section L3 highlights this.

Q: Is there a field for an estimated property value?

A: Section 4a under Property Value.

Q: I am uncertain of what states are considered Community Property States. Is there a list of states somewhere?

A: <https://www.investopedia.com/personal-finance/which-states-are-community-property-states/>

Q: Is there a place that shows number of payments remaining for liabilities (i.e. less than 10 payments)?

A: Not on the form, but your LOS may have this ability.

Q: Is there a summary of all assets, liabilities, and net worth?

A: There is no summary but there are totals in each section.

Q: Is there the ability to add information not listed in the drop down box?

A: Choose "Other" and then add the item.

Q: Where is the mortgage rate and term located?

A: L3 has all the mortgage loan info including rate and term

Q: Type of credit – Does the customer initial when applying for joint credit?

A: Yes

Q: Where does the HMDA purpose show up? I was thinking it would be under the Lender Loan Information, but I don't see it listed anywhere in the application.

A: It is located in Section 8.

Q: Where should self-employed income appear?

A: Self-employed income should be listed under base income.

Q: Does an additional borrower have to fill out a complete application or just the Additional Borrower page?

A: That's their choice. It should mainly be for an additional borrower, but if they have completely separate liabilities and assets, it might make sense to have them complete a 2nd URLA form, not the Additional Borrower form.

Q: Would it be a "best practice" to check the box "does not apply" when those sections are blank

A: Yes.

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