



# What You Need to Know About: The New 1003 (URLA) Uniform Residential Loan Application

PRESENTER:

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# New 1003



- Implementation
- Purpose
- Tour of the new 1003



MARCH 2021

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# Implementation Timeline

- Some companies started Aug. 1, 2020
- January 1, 2021 – Redesigned URLA earliest “**effective date**”. Some companies have already started to use the new 1003.
- March 1, 2021 – Everyone **MUST** use redesigned Form 1003 for ALL new loan applications. Apps started before Mar. 1<sup>st</sup> must be submitted before May 1<sup>st</sup>.
- Old 1003 retires March 1, 2022



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# Highlights

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- The redesigned format is more **consumer friendly**
- Professionally designed; consumer & industry tested
- Spanish **information** version is also available



# Update

There are things that your company is probably wrapping up about now and you should have seen communication on from your company.

If there is content in the new 1003 that you don't currently collect you might see changes in what your company wants you to be asking your borrowers at the time of application.

Information is more concise and separated; income, properties etc. More radio buttons and boxes that Does Not Apply, instead of not asked or not answered.



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# BEHIND THE SCENES

## Behind the Scenes

- There should have been updates to internal policies, processes, procedures & trainings
- There will be updates to your Loan Origination Software (LOS).
- It should feel consistent to what we are all doing today.



# BEHIND THE SCENES

## What You Should Be Doing

- Download and familiarizing yourself with the new updated interactive URLA components
- Reading through FAQs and information provided by Fannie and Freddie Mac



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# Purpose or Reasons for the changes

- To finally bring Origination up to where the rest of the Mortgage Value change has been moving toward for the last 10 years.
- Uniform Loan App Dataset (ULAD)
- Uniform Appraisal Dataset (UAD)
- Uniform Closing Dataset (UCD) and
- Uniform Loan Delivery Dataset (ULDD)





# The new 1003 might have as many as five (5) components

1. Borrower info.
2. Continuation Sheet (which could be page 2, 3 etc.)
3. Additional Borrower
4. Unmarried addendum
5. Lender Loan Information

**BLACK required, BLUE may be needed**



# Form 1003 Sections – Borrower Information Nine (9) Sections (Similar to LE and CD)

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1. Borrower Information
2. Assets & Liabilities
3. Real Estate
4. Loan Property Information
5. Declarations
6. Acknowledgements & Agreements
7. Military Service
8. Demographic Info
9. LO Information

# The New 1003

- Please go to the new nine (9) page application to follow along with this webinar:
- <https://singlefamily.fanniemae.com/media/7896/display>



# Some things added, some removed

- From the last 1003 they've added cell phone and email.
- Today many borrowers have different sources of income.
- Taken off is car information.
- Why do we need: number of doors (car), years of schooling?
- The 1003 (URLA) really needed an update.
- For example, income amounts, and sources are much better.
- This was done **with** industry and consumers.



# The application is much better

- With us doing more on the phone, with mobile apps, borrower filled etc.
- This form is easier for the borrower to complete
- This form takes much of the guesswork out of the process.
- This application is more exact, meaning:
- Was the question borrower ignored? Does it not apply?
- Did the LO forget to ask the question?



To be completed by the **Lender**:

Lender Loan No./Universal Loan Identifier \_\_\_\_\_

Agency Case No. \_\_\_\_\_

## Uniform Residential Loan Application

**Verify and complete the information on this application.** If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

**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) \_\_\_\_\_

**Alternate Names** – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) \_\_\_\_\_

**Social Security Number** \_\_\_\_\_ – \_\_\_\_\_ – \_\_\_\_\_

(or Individual Taxpayer Identification Number)

**Date of Birth**

(mm/dd/yyyy)

\_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Citizenship**

☐ U.S. Citizen

☐ Permanent Resident Alien

☐ Non-Permanent Resident Alien

**Type of Credit**

☐ I am applying for **individual credit**.

☐ I am applying for **joint credit**. Total Number of Borrowers: \_\_\_\_\_

Each Borrower intends to apply for joint credit. **Your initials:** \_\_\_\_\_

**List Name(s) of Other Borrower(s) Applying for this Loan**

(First, Middle, Last, Suffix) – Use a separator between names

**Marital Status**

☐ Married

☐ Separated

☐ Unmarried

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

**Dependents** (not listed by another Borrower)

Number \_\_\_\_\_

Ages \_\_\_\_\_

**Contact Information**

**Home Phone** (\_\_\_\_) \_\_\_\_ – \_\_\_\_

**Cell Phone** (\_\_\_\_) \_\_\_\_ – \_\_\_\_

**Work Phone** (\_\_\_\_) \_\_\_\_ – \_\_\_\_

**Ext.** \_\_\_\_\_

**Email** \_\_\_\_\_

**Current Address**

Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Unit # \_\_\_\_\_

Country \_\_\_\_\_

Note: The Loan Amount section has been moved. “Other Borrower” section added. Alternate Names section is changed. Marital Status categories has new options.

# Answers

- Loan Amount - Page 5 Section 4
- Now “**Additional Borrower**” instead of Co-Borrower.
- This is not another nine (9) pages but only four (4).
- This form can be found here:
- <https://singlefamily.fanniemae.com/media/7946/display>



To be completed by the **Lender:**

Lender Loan No./Universal Loan Identifier \_\_\_\_\_

Agency Case No. \_\_\_\_\_

## Uniform Residential Loan Application — Additional Borrower

Verify and complete the information on this application as directed by your Lender.

**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) \_\_\_\_\_

**Alternate Names** – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)  
\_\_\_\_\_  
\_\_\_\_\_

**Social Security Number** \_\_\_\_\_ – \_\_\_\_\_ – \_\_\_\_\_

(or Individual Taxpayer Identification Number)

**Date of Birth**

(mm/dd/yyyy)

\_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Citizenship**

☐ U.S. Citizen

☐ Permanent Resident Alien

☐ Non-Permanent Resident Alien

**Type of Credit**

☐ I am applying for **individual credit**.

☐ I am applying for **joint credit**. Total Number of Borrowers: \_\_\_\_\_

Each Borrower intends to apply for joint credit. **Your initials:** \_\_\_\_\_

**List Name(s) of Other Borrower(s) Applying for this Loan**

(First, Middle, Last, Suffix) – Use a separator between names

**Marital Status**

☐ Married

☐ Separated

☐ Unmarried

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)

**Dependents** (not listed by another Borrower)

Number \_\_\_\_\_

Ages \_\_\_\_\_

**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 **Housing** ☐ No primary housing expense ☐ Own ☐ Rent (\$ \_\_\_\_\_ /month)

**If at Current Address for LESS than 2 years, list Former Address** ☐ Does not apply

Street \_\_\_\_\_

Unit # \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Country \_\_\_\_\_

How Long at Former Address? \_\_\_\_ Years \_\_\_\_ Months **Housing** ☐ No primary housing expense ☐ Own ☐ Rent (\$ \_\_\_\_\_ /month)

**Mailing Address** – if different from Current Address ☐ Does not apply

Street \_\_\_\_\_

Unit # \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Country \_\_\_\_\_



# Additional Borrower :

- One thought: Do I use the Additional Borrower form or a brand New 1003?
- Section 1. Borrower Information.
- Section 2. Assets and Liabilities.
- Section 3. Real Estate.
- Section 4. Loan and Property Information.
- Contains only the following statement for the additional Borrower to complete: **My information for Section 2,3,4, is listed on the 1003 with (Name of Borrower).**



**Include income from other sources below. Under Income Source, choose from the sources listed here:**

- |                        |                        |                               |                      |                        |                   |
|------------------------|------------------------|-------------------------------|----------------------|------------------------|-------------------|
| • Alimony              | • Child Support        | • Interest and Dividends      | • Notes Receivable   | • Royalty Payments     | • Unemployment    |
| • Automobile Allowance | • Disability           | • Mortgage Credit Certificate | • Public Assistance  | • Separate Maintenance | • Benefits        |
| • Boarder Income       | • Foster Care          | • Mortgage Differential       | • Retirement         | • Social Security      | • VA Compensation |
| • Capital Gains        | • Housing or Parsonage | • Payments                    | (e.g., Pension, IRA) | • Trust                | • Other           |

**NOTE:** *Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.*

Income Source – use list above	Monthly Income
	\$
	\$
	\$
Provide TOTAL Amount Here	\$ 0.00

## Section 2: Financial Information — Assets and Liabilities.

My information for Section 2 is listed on the Uniform Residential Loan Application with \_\_\_\_\_  
(insert name of Borrower)

## Section 3: Financial Information — Real Estate.

My information for Section 3 is listed on the Uniform Residential Loan Application with \_\_\_\_\_  
(insert name of Borrower)

## Section 4: Loan and Property Information.

My information for Section 4 is listed on the Uniform Residential Loan Application with \_\_\_\_\_  
(insert name of Borrower)

**Borrower Name:** \_\_\_\_\_

Uniform Residential Loan Application — Additional Borrower  
Freddie Mac Form 65 • Fannie Mae Form 1003  
Effective 1/2021

# Additional Borrower contains the following sections:

- Section 5. Declarations. Identical to section on the URLA.
- Section 6. Acknowledgments and Agreements. Contains only the following statement for the additional Borrower to complete: **“My signature for Section 6 is on the Uniform Residential Loan Application with (name of Borrower).”**
- Section 7. Military Service. Section 8. Demographic Information. and Section 9. Loan Originator Information. **Identical to section on the URLA.**



## Uniform Residential Loan Application

**Verify and complete the information on this application.** If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

**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) \_\_\_\_\_

**Alternate Names** – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) \_\_\_\_\_

**Social Security Number** \_\_\_\_\_  
(or Individual Taxpayer Identification Number)

**Date of Birth**  
(mm/dd/yyyy)

\_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Citizenship**

☐ U.S. Citizen

☐ Permanent Resident Alien

☐ Non-Permanent Resident Alien

**Type of Credit**

☐ I am applying for **individual credit**.

☐ I am applying for **joint credit**. Total Number of Borrowers: \_\_\_\_\_

Each Borrower intends to apply for joint credit. **Your initials:** \_\_\_\_\_

**List Name(s) of Other Borrower(s) Applying for this Loan**

(First, Middle, Last, Suffix) – Use a separator between names

**Marital Status**

☐ Married

☐ Separated

☐ Unmarried

(Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered  
Reciprocal Beneficiary Relationship)

**Dependents** (not listed by another Borrower)

Number \_\_\_\_\_

Ages \_\_\_\_\_

**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 **Housing** ☐ No primary housing expense ☐ Own ☐ Rent (\$ \_\_\_\_\_ /month)

**If at Current Address for LESS than 2 years, list Former Address** ☐ Does not apply

Street \_\_\_\_\_ Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Country \_\_\_\_\_

How Long at Former Address? \_\_\_\_ Years \_\_\_\_ Months **Housing** ☐ No primary housing expense ☐ Own ☐ Rent (\$ \_\_\_\_\_ /month)

**Mailing Address** – if different from Current Address ☐ Does not apply

Street \_\_\_\_\_ Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Country \_\_\_\_\_

- **Alternative Names** such as junior, senior, maiden or married names.
- **Type of Credit:** Individual or Joint credit and who will sign the note.
- **Dependents** can vary the definition can vary between FHA, VA, USDA and Conventional loans
- **Marital Status** changes.



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# Dependent definition

- A **dependent** is a family member. Examples of dependents for VA purposes are: A spouse; Unmarried children including stepchildren, adopted children who are under the age of 18; or are between age 18 and 23 and attending school full-time; or were seriously disabled prior to reaching age 18.
- Parents in the veteran's direct care (biological, step, adopted, foster, etc.) are defined as those who, for at least one year, "stood in the relationship of a parent to a veteran at any time before his or her entry into active service."



# Section 1b

## 1b. Current Employment/Self-Employment and Income

☐ Does not apply

Employer or Business Name \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Street \_\_\_\_\_ Unit # \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Country \_\_\_\_\_

Position or Title \_\_\_\_\_

Start Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (mm/dd/yyyy)

How long in this line of work? \_\_\_\_ Years \_\_\_\_ Months

**Check if this statement applies:**

☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.

☐ Check if you are the Business Owner or Self-Employed ☐ I have an ownership share of less than 25%. ☐ I have an ownership share of 25% or more. **Monthly Income (or Loss)** \$ \_\_\_\_\_

### Gross Monthly Income

Base \$ \_\_\_\_\_ /month  
Overtime \$ \_\_\_\_\_ /month  
Bonus \$ \_\_\_\_\_ /month  
Commission \$ \_\_\_\_\_ /month  
Military Entitlements \$ \_\_\_\_\_ /month  
Other \$ \_\_\_\_\_ /month  
**TOTAL \$** \_\_\_\_\_ **0.00/month**

- New self-employed areas and percent of ownership, if working for a family member or non arms-length transaction. Also note Military Entitlements. Complete **1c & d** if applicable, less than 2 years or Additional Employment/Self-Employment and Income.



# Military Entitlements

- Are for Active, Reserve, or National Guard duty, excluding Base pay.
- For example, Basic Allowance for Subsistence (BAS), Basic Allowance for Housing (BAH), and other military entitlements shown on the Leave and Earnings Statement (LES).
- Enter Military Base pay in Base.







### 1e. Income from Other Sources

☐ Does not apply

**Include income from other sources below. Under Income Source, choose from the sources listed here:**

- |                        |                        |                               |                      |                        |                   |
|------------------------|------------------------|-------------------------------|----------------------|------------------------|-------------------|
| • Alimony              | • Child Support        | • Interest and Dividends      | • Notes Receivable   | • Royalty Payments     | • Unemployment    |
| • Automobile Allowance | • Disability           | • Mortgage Credit Certificate | • Public Assistance  | • Separate Maintenance | Benefits          |
| • Boarder Income       | • Foster Care          | • Mortgage Differential       | • Retirement         | • Social Security      | • VA Compensation |
| • Capital Gains        | • Housing or Parsonage | Payments                      | (e.g., Pension, IRA) | • Trust                | • Other           |

**NOTE:** Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.

**This is to help in keeping us all ECOA compliant!**

Income Source – use list above	Monthly Income
	\$
	\$
	\$
Provide TOTAL Amount Here	\$ 0.00

## Section 1e

New section: Remember we CANNOT ask if they are receiving alimony, child support, separate maintenance UNLESS they wish to disclose. We always ask if they are paying it for liability and DTI purposes.





**Section 2: Financial Information — Assets and Liabilities.** This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

**2a. Assets – Bank Accounts, Retirement, and Other Accounts You Have**

**Include all accounts below. Under Account Type, choose from the types listed here:**

- Checking
- Savings
- Money Market
- Certificate of Deposit
- Mutual Fund
- Stocks
- Stock Options
- Bonds
- Retirement (e.g., 401k, IRA)
- Bridge Loan Proceeds
- Individual Development Account
- Trust Account
- Cash Value of Life Insurance (used for the transaction)

Account Type – use list above	Financial Institution	Account Number	Cash or Market Value
			\$
			\$
			\$
			\$
			\$
Provide TOTAL Amount Here			\$ 0.00

## Section 2a

Notes: If the borrower has received a gift or grant, and deposited it in an account, include it in the Cash or Market Value amount for that account. Itemize each gift or grant (even if not yet deposited) in Section 4d.



## 2b. Other Assets and Credits You Have

☐ Does not apply

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

### Assets

- Proceeds from Real Estate Property to be sold on or before closing
- Proceeds from Sale of Non-Real Estate Asset
- Secured Borrowed Funds
- Unsecured Borrowed Funds
- Other

### Credits

- Earnest Money
- Employer Assistance
- Lot Equity
- Relocation Funds
- Rent Credit
- Sweat Equity
- Trade Equity

Asset or Credit Type – use list above

Cash or Market Value

	\$
	\$
	\$
	\$
Provide TOTAL Amount Here	\$ 0.00

## Section 2b

Notes: Other assets that the borrower would like considered in qualifying for the loan.

(Gifts are **not** entered in this section but in Section 4d.)  
Credits they will receive toward the property purchase.



# Credits

1. Earnest Money: Enter this Credit Type and the Cash Value of the deposit submitted with a purchase offer to show that the borrower's offer is being made in good faith.
2. Employer Assistance: Enter this Credit Type and the Cash Value of funds provided by an employer for the transaction.







# Credits

3. Lot Equity: Enter this Credit Type and the Market Value of the net equity in the lot (market value less any outstanding liens) for certain unique transactions.

4. Relocation Funds: Enter this Credit Type and the Cash Value of funds provided by an employer as part of a relocation package.



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# Credits

5. Rent Credit - Enter this Credit Type and the Market Value based on the portion of rental payments credited towards this transaction under a documented rental/purchase agreement.

6. Sweat Equity - Enter this Credit Type and the Cash or Market Value of materials provided for or labor performed on the property

# Credits

7. Trade Equity - Enter this Credit Type and the Market Value of equity assigned to you if you will trade property with the seller as part of this transaction.



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**2c. Liabilities – Credit Cards, Other Debts, and Leases that You Owe**☐ Does not apply**M|E|C**  
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• Revolving (e.g., credit cards) • Installment (e.g., car, student, personal loans) • Open 30-Day (balance paid monthly) • Lease (not real estate) • Other

<b>Account Type – use list above</b>	<b>Company Name</b>	<b>Account Number</b>	<b>Unpaid Balance</b>	<i>To be paid off at or before closing</i>	<b>Monthly Payment</b>
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$

**2d. Other Liabilities and Expenses**☐ Does not apply**Include all other liabilities and expenses below. Choose from the types listed here:**

• Alimony • Child Support • Separate Maintenance • Job Related Expenses • Other

	<b>Monthly Payment</b>
	\$
	\$
	\$

## Section 2c & d

Usually off the credit report. Include: debts not listed on credit report, debts with deferred payments, personal debts that will be paid off at or before closing, even if they will be paid off by the new loan.

# Properties

- Does the borrower have multiple properties?
- Are they owned outright?
- Are the properties income producing?
- Are there mortgages on the properties?
- Does the borrower NOT have any properties?





**Section 3: Financial Information — Real Estate.** This section asks you to list all properties you currently own and what you owe on them. ☐ *I do not own any real estate*



**3a. Property You Own** If you are refinancing, list the property you are refinancing FIRST.

Address		Street		Unit #	
City		State		ZIP	
Country					

Property Value	Status: Sold, Pending Sale, or Retained	Intended Occupancy: Investment, Primary Residence, Second Home, Other	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For 2-4 Unit Primary or Investment Property	
				Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$			\$	\$	\$

Mortgage Loans on this Property ☐ Does not apply

Creditor Name	Account Number	Monthly Mortgage Payment	Unpaid Balance	To be paid off at or before closing	Type: FHA, VA, Conventional, USDA-RD, Other	Credit Limit (if applicable)
		\$	\$	<input type="checkbox"/>		\$
		\$	\$	<input type="checkbox"/>		\$

# Section 3: Financial Information – Real Estate

If a refi. put the property they're refinancing first. Note there is more detailed info. for multiple properties (3b & 3c)

Status – is it sold, pending or retained. Also, note if it is to be paid off.

**Section 4: Loan and Property Information.** This section asks about the loan's purpose and the property you want to purchase or refinance.



**4a. Loan and Property Information**

<b>Loan Amount</b> \$	<input type="text"/>	<b>Loan Purpose</b>	<input type="radio"/> Purchase	<input type="radio"/> Refinance	<input type="radio"/> Other (specify) <input type="text"/>
<b>Property Address</b>	Street <input type="text"/>	Unit # <input type="text"/>			
	City <input type="text"/>	State <input type="text"/>	ZIP <input type="text"/>	County <input type="text"/>	
	Number of Units <input type="text"/>	<b>Property Value</b> \$ <input type="text"/>			
<b>Occupancy</b>	<input type="radio"/> Primary Residence	<input type="radio"/> Second Home	<input type="radio"/> Investment Property	<b>FHA Secondary Residence</b> <input type="checkbox"/>	
<b>1. Mixed-Use Property.</b> If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) <input type="radio"/> NO <input type="radio"/> YES					
<b>2. Manufactured Home.</b> Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) <input type="radio"/> NO <input type="radio"/> YES					

## Section 4

FHA Secondary Residence if applying for an FHA loan that any Borrower will occupy in addition to the primary residence, but for less than six months of the year. This option does not refer to a vacation home.

**4b. Other New Mortgage Loans on the Property You are Buying or Refinancing**

☐ Does not apply



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Creditor Name	Lien Type	Monthly Payment	Loan Amount/ Amount to be Drawn	Credit Limit (if applicable)
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$	\$	\$
	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien	\$	\$	\$

**4c. Rental Income on the Property You Want to Purchase**

**For Purchase Only** ☐ Does not apply

Complete if the property is a 2-4 Unit Primary Residence or an Investment Property	Amount
Expected Monthly Rental Income	\$
<b>For LENDER to calculate:</b> Expected Net Monthly Rental Income	\$

## Section 4b and c

4b - is used for concurrent loans on the same property. **Loan Amount /Amount to be Drawn** - if closed-end or line of credit at closing. **Credit Limit** - the limit if the loan is a line of credit. 4c - expected **Rental Income**



#### 4d. Gifts or Grants You Have Been Given or Will Receive for this Loan

☐ Does not apply

**Include all gifts and grants below. Under Source, choose from the sources listed here:**

- Community Nonprofit
- Federal Agency
- Relative
- State Agency
- Lender
- Employer
- Local Agency
- Religious Nonprofit
- Unmarried Partner
- Other

Asset Type: Cash Gift, Gift of Equity, Grant	Deposited/Not Deposited	Source – use list above	Cash or Market Value
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$

## Section 4d

This section is for gifts/grants that the Borrower may have received and whether the gift/grant was deposited or not.

# Section 5: Declarations

**Section 5: Declarations.** This section asks you specific questions about the property, your funding, and your past financial history.

## 5a. About this Property and Your Money for this Loan

<b>A.</b> Will you occupy the property as your primary residence? If YES, have you had an ownership interest in another property in the last three years? If YES, complete (1) and (2) below: (1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? (2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?	<input type="radio"/> NO <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> YES    
<b>B.</b> If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property?	<input type="radio"/> NO <input type="radio"/> YES
<b>C.</b> Are you borrowing any money for this real estate transaction ( <i>e.g., money for your closing costs or down payment</i> ) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money?	<input type="radio"/> NO <input type="radio"/> YES \$ <input type="text"/>
<b>D.</b> 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? 2. Have you or will you be applying for any new credit ( <i>e.g., installment loan, credit card, etc.</i> ) on or before closing this loan that is not disclosed on this application?	<input type="radio"/> NO <input type="radio"/> YES  <input type="radio"/> NO <input type="radio"/> YES
<b>E.</b> Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes ( <i>e.g., the Property Assessed Clean Energy Program</i> )?	<input type="radio"/> NO <input type="radio"/> YES

There is more truthfulness placed on the borrower. MLOs should review this section carefully with borrowers.



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## Section 5: Declarations

- For example, on **Question C** may include a rebate of realtor commission on or after closing or guaranteed cash payments from the seller.
- **Question D** - The borrower must disclose all applications for mortgage credit for another property made with another Lender or creditor during the mortgage process.
- **Question E** - The borrower must disclose if there are or will be any **energy liens (PACE or HERO)** on the property being purchased or refinanced that are paid through property taxes. This could be solar or other improvements.



# Section 5b: Declarations continued

## 5b. About Your Finances

<b>F.</b> Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	<input type="radio"/> NO <input type="radio"/> YES
<b>G.</b> Are there any outstanding judgments against you?	<input type="radio"/> NO <input type="radio"/> YES
<b>H.</b> Are you currently delinquent or in default on a Federal debt?	<input type="radio"/> NO <input type="radio"/> YES
<b>I.</b> Are you a party to a lawsuit in which you potentially have any personal financial liability?	<input type="radio"/> NO <input type="radio"/> YES
<b>J.</b> Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	<input type="radio"/> NO <input type="radio"/> YES
<b>K.</b> Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	<input type="radio"/> NO <input type="radio"/> YES
<b>L.</b> Have you had property foreclosed upon in the last 7 years?	<input type="radio"/> NO <input type="radio"/> YES
<b>M.</b> Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13	<input type="radio"/> NO <input type="radio"/> YES

These questions are worded clearer to protect MLOs against fraud by borrowers.





### Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

### I agree to, acknowledge, and represent the following:

#### (1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
  - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
  - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 *et seq.*).

#### (2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

#### (3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

#### (4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
  - (a) electronic signature; or
  - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.
- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

#### (5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

#### (6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

# Section 6

When from  
eleven to  
six.



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# Section 6

**Borrower Signature** \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Additional Borrower Signature** \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Borrower Name:** \_\_\_\_\_  
Uniform Residential Loan Application  
Freddie Mac Form 65 • Fannie Mae Form 1003  
Effective 1/2021

Six legal obligations borrowers  
acknowledge and agree to when  
they sign the application.



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# Section 7

**Section 7: Military Service.** This section asks questions about your (or your deceased spouse's) military service.

## Military Service of Borrower

**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, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour \_\_\_ / \_\_\_ / \_\_\_ (mm/dd/yyyy)

☐ Currently retired, discharged, or separated from service

☐ Only period of service was as a non-activated member of the Reserve or National Guard

☐ Surviving spouse

Along with previous Military Entitlements this is a new section regarding Military Service.



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# Section 8

## Section 8: Demographic Information. This section asks about your ethnicity, sex, and race.

### Demographic Information of Borrower

**The purpose of collecting this information** is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

#### Ethnicity: Check one or more

- ☐ Hispanic or Latino  
☐ Mexican ☐ Puerto Rican ☐ Cuban  
☐ Other Hispanic or Latino – *Print origin:* \_\_\_\_\_

*For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.*

- ☐ Not Hispanic or Latino  
☐ I do not wish to provide this information

#### Sex

- ☐ Female  
☐ Male  
☐ I do not wish to provide this information

#### Race: Check one or more

- ☐ American Indian or Alaska Native – *Print name of enrolled or principal tribe:* \_\_\_\_\_

- ☐ Asian  
☐ Asian Indian ☐ Chinese ☐ Filipino  
☐ Japanese ☐ Korean ☐ Vietnamese  
☐ Other Asian – *Print race:* \_\_\_\_\_

*For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*

- ☐ Black or African American  
☐ Native Hawaiian or Other Pacific Islander  
☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan  
☐ Other Pacific Islander – *Print race:* \_\_\_\_\_

*For example: Fijian, Tongan, and so on.*

- ☐ White  
☐ I do not wish to provide this information

#### To Be Completed by Financial Institution (for application taken in person):

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES  
Was the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES  
Was the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES

#### The Demographic Information was provided through:

- ☐ Face-to-Face Interview (includes Electronic Media w/ Video Component) ☐ Telephone Interview ☐ Fax or Mail ☐ Email or Internet



## **Section 9: Loan Originator Information.** To be completed by your **Loan Originator**.

### **Loan Originator Information**

Loan Originator Organization Name \_\_\_\_\_

Address \_\_\_\_\_

Loan Originator Organization NMLSR ID# \_\_\_\_\_ State License ID# \_\_\_\_\_

Loan Originator Name \_\_\_\_\_

Loan Originator NMLSR ID# \_\_\_\_\_ State License ID# \_\_\_\_\_

Email \_\_\_\_\_ Phone ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

Signature \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

# Section 9 Loan Originator Information

# Form 1003- Lender Loan Information

1. Property and Loan Information
2. Title Information
3. Mortgage Loan Information
4. Qualifying the Borrower

Both pieces together  
equal a Complete  
1003 Loan Application



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## Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

### L1. Property and Loan Information

#### Community Property State

- ☐ At least one borrower lives in a community property state.  
☐ The property is in a community property state.

#### Transaction Detail

- ☐ Conversion of Contract for Deed or Land Contract  
☐ Renovation  
☐ Construction-Conversion/Construction-to-Permanent  
☐ Single-Closing ☐ Two-Closing

Construction/Improvement Costs \$ \_\_\_\_\_

Lot Acquired Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (mm/dd/yyyy)

Original Cost of Lot \$ \_\_\_\_\_

#### Refinance Type

- ☐ No Cash Out  
☐ Limited Cash Out  
☐ Cash Out

#### Refinance Program

- ☐ Full Documentation  
☐ Interest Rate Reduction  
☐ Streamlined without Appraisal  
☐ Other \_\_\_\_\_

#### Energy Improvement

- ☐ Mortgage loan will finance energy-related improvements.  
☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program).

#### Project Type

- ☐ Condominium ☐ Cooperative ☐ Planned Unit Development (PUD) ☐ Property is not located in a project

## L1 – Property & Loan Information

Unlike the 1003 which covers the loan and property info from the borrower's perspective, this section covers it from the lender's perspective.





## L2. Title Information

Title to the Property **Will** be Held in What Name(s):

**For Refinance:** Title to the Property is **Currently** Held in What Name(s):

### Estate Will be Held in

- ☐ Fee Simple  
☐ Leasehold Expiration Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (mm/dd/yyyy)

### Manner in Which Title Will be Held

- ☐ Sole Ownership      ☐ Joint Tenancy with Right of Survivorship  
☐ Life Estate            ☐ Tenancy by the Entirety  
☐ Tenancy in Common   ☐ Other

### Trust Information

- ☐ Title Will be Held by an *Inter Vivos (Living)* Trust  
☐ Title Will be Held by a Land Trust

### Indian Country Land Tenure

- ☐ Fee Simple On a Reservation  
☐ Individual Trust Land (*Allotted/Restricted*)  
☐ Tribal Trust Land On a Reservation  
☐ Tribal Trust Land Off Reservation  
☐ Alaska Native Corporation Land

# L2 – Title Information

### L3. Mortgage Loan Information



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Mortgage Type Applied For	Terms of Loan	Mortgage Lien Type
<input type="radio"/> Conventional <input type="radio"/> USDA-RD <input type="radio"/> FHA <input type="radio"/> VA <input type="radio"/> Other: _____	Note Rate _____ % Loan Term _____ (months)	<input type="radio"/> First Lien <input type="radio"/> Subordinate Lien
<b>Amortization Type</b> <input type="radio"/> Fixed Rate <input type="radio"/> Other (explain): _____ <input type="radio"/> Adjustable Rate <b>If Adjustable Rate:</b> Initial Period Prior to First Adjustment _____ (months) Subsequent Adjustment Period _____ (months)	<b>Proposed Monthly Payment for Property</b>	
<b>Loan Features</b> <input type="checkbox"/> Balloon/ Balloon Term _____ (months) <input type="checkbox"/> Interest Only / Interest Only Term _____ (months) <input type="checkbox"/> Negative Amortization <input type="checkbox"/> Prepayment Penalty / Prepayment Penalty Term _____ (months) <input type="checkbox"/> Temporary Interest Rate Buydown/Initial Buydown Rate _____ % <input type="checkbox"/> Other (explain): _____	First Mortgage (P & I) \$ _____	
	Subordinate Lien(s) (P & I) \$ _____	
	Homeowner's Insurance \$ _____	
	Supplemental Property Insurance \$ _____	
	Property Taxes \$ _____	
	Mortgage Insurance \$ _____	
	Association/Project Dues (Condo, Co-Op, PUD) \$ _____	
Other \$ _____		
<b>TOTAL</b> \$ _____ <b>0.00</b>		

## L3 – Mortgage Loan Information



#### L4. Qualifying the Borrower – Minimum Required Funds or Cash Back

##### DUE FROM BORROWER(S)

<b>A.</b> Sales Contract Price	\$	
<b>B.</b> Improvements, Renovations, and Repairs	\$	
<b>C.</b> Land <i>(if acquired separately)</i>	\$	
<b>D.</b> For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$	
<b>E.</b> Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</i>	\$	
<b>F.</b> Borrower Closing Costs <i>(including Prepaid and Initial Escrow Payments)</i>	\$	
<b>G.</b> Discount Points	\$	
<b>H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)</b>	\$	<b>0.00</b>

## L4 – Has four sections

First- due from borrowers



## TOTAL MORTGAGE LOANS

### I. Loan Amount

Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$

Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$

\$ 0.00

### J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)

\$

### K. TOTAL MORTGAGE LOANS (Total of I and J)

\$ 0.00

## L4 – Total Mortgage Loans



## TOTAL CREDITS

<b>L.</b> Seller Credits <i>(Enter the amount of Borrower(s) costs paid by the property seller)</i>	\$ <input type="text"/>
<b>M.</b> Other Credits <i>(Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)</i>	\$ <input type="text"/>
<b>N. TOTAL CREDITS (Total of L and M)</b>	\$ <b>0.00</b>

# L4 – Total Credits

**CALCULATION**TOTAL DUE FROM BORROWER(s) *(Line H)*

\$ 0.00

LESS TOTAL MORTGAGE LOANS *(Line K)* AND TOTAL CREDITS *(Line N)*

– \$ 0.00

**Cash From/To the Borrower (Line H minus Line K and Line N)****NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.**

\$ 0.00

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Mortgage Educators  
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Uniform Residential Loan Application — Lender Loan Information

Freddie Mac Form 65 • Fannie Mae Form 1003

Effective 1/2021

## L4 - Calculation

These sums the total Cash From/To the borrower.

# Additional Forms and Addendums

- 1. Continuation Sheet
- 2. Unmarried Addendum
- 3. Additional Borrower

To be completed by the **Lender:**  
Lender Loan No./Universal Loan Identifier \_\_\_\_\_ Agency Case No. \_\_\_\_\_

**Uniform Residential Loan Application — Continuation Sheet**

Continuation Sheet

Use this continuation sheet if you need more space to complete the Uniform Residential Loan Application.

Borrower Name (First, Middle, Last, Suffix) \_\_\_\_\_

Additional Information

To be completed by the **Lender:**  
Lender Loan No./Universal Loan Identifier \_\_\_\_\_ Agency Case No. \_\_\_\_\_

**Uniform Residential Loan Application — Unmarried Addendum**

For Borrower Selecting the Unmarried Status

**Lenders Instructions for Using the Unmarried Addendum**  
The Lender may use the Unmarried Addendum only when a Borrower selected “Unmarried” in Section 1 and the information collected is necessary to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.  
  
For example, the Lender may use the Unmarried Addendum when the Borrower resides in a State that recognizes civil unions, domestic partnerships, or registered reciprocal beneficiary relationships or when the property is located in such a State. “State” means any state, the District of Columbia, the Commonwealth of Puerto Rico, or any territory or possession of the United States.

If you selected “Unmarried” in Section 1, is there a person who is not your legal spouse but who currently has real property rights similar to those of a legal spouse? ☐ NO ☐ YES

If YES, indicate if civil union, domestic partnership, or registered reciprocal beneficiary relationship currently exists or exists in the future.

☐ Civil Union ☐ Other \_\_\_\_\_  
State: \_\_\_\_\_

To be completed by the **Lender:**  
Lender Loan No./Universal Loan Identifier \_\_\_\_\_ Agency Case No. \_\_\_\_\_

**Uniform Residential Loan Application — Additional Borrower**

Verify and complete the information on this application as directed by your Lender.

**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) \_\_\_\_\_

Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) \_\_\_\_\_

Type of Credit

☐ I am applying for **individual credit**.  
☐ I am applying for **joint credit**. Total Number of Borrowers: \_\_\_\_\_  
Each Borrower intends to apply for joint credit. **Your initials:** \_\_\_\_\_

Social Security Number \_\_\_\_\_  
(or Individual Taxpayer Identification Number)

Date of Birth (mm/dd/yyyy) \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Citizenship  
☐ U.S. Citizen  
☐ Permanent Resident Alien  
☐ Non-Permanent Resident Alien

List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) – Use a separator between names



# Continuation sheet

- The Continuation sheet is a separate sheet when the URLA is being manually completed. Sign the URLA-Continuation Sheet to acknowledge and agree that this supplemental information is accurate.
- If the URLA is being used with the URLA-Additional Borrower, sign the URLA-Continuation Sheet to acknowledge and agree that this supplemental information is accurate.



# Unmarried Addendum

- This optional form is completed by the Lender for each Borrower with an unmarried status only when: A Borrower selected Unmarried for Marital Status on the URLA or URLA-Additional Borrower forms under Section 1a.
- Personal Information, AND The information must be collected to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.



# Fannie and Freddie

- May 2020 – Instructions on completing the new 1003.

**<https://singlefamily.fanniemae.com/media/17391/display>**

- December 8<sup>th</sup> 2020 - Fannie created a 13-page Release Notes document answering even more questions.

- This can be found at:

**<https://singlefamily.fanniemae.com/media/24521/display>**



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**Any Questions?  
Thank You!**