



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

November 20, 2003

MORTGAGEE LETTER 2003-20

TO: ALL APPROVED MORTGAGEES

SUBJECT: Revised Uniform Residential Loan Application (URLA)

The Uniform Residential Loan Application (URLA), shared by Fannie Mae, Freddie Mac, the Department of Veterans Affairs, Rural Housing Services, and the Federal Housing Administration (FHA) has been revised. These revisions are in response to additional collection requirements mandated by the Federal Reserve System under Regulation C (Home Mortgage Disclosure Act (HMDA)) (12 CFR Part 203), as well as the USA Patriot Act (Pub. L. 107-56, 115 Stat. 272 (2001)). The revised form will be required for all mortgage loan applications taken on and after January 1, 2004. Lenders may begin using the revised URLA immediately, but are cautioned that changes to the FHA Connection to capture the revised data fields will not be available until January 2004.

The URLA was also updated to cover all means of transmission or delivery, including those that use electronic applications that may be governed under federal and state laws, such as the federal Electronic Signatures in Global and National Commerce Act (E-SIGN) and the Uniform Electronic Transactions Act (UETA). In addition to any other changes to the URLA that were previously authorized, lenders may also add spaces to collect borrowers e-mail addresses to the extent permitted by applicable law.

The sections of the URLA that were changed are described below:

- Section I. Type of Mortgage and Terms of Loan, for type of mortgage applied for, Farmers Home Administration (FmHA) was changed to U.S. Department of Agriculture (USDA)/Rural Development.
- Section III. Borrower Information, age was changed to actual date of birth.
- Section III. Address, one of the spaces available for previous address was changed to provide for a mailing address when it is different from the present address.

- Section IX. Acknowledgment and Agreement was modified for clarification and expanded to address electronic and facsimile transmission of the application. In addition, this clarification eliminates the need for a lender to modify the Acknowledgment and Agreement when the application relates to a second mortgage.
- Section X. Information for Government Monitoring Purposes was changed to include borrower ethnicity, modify the race classifications and permit multiple entries for individual borrowers, and to include the Internet as an option by which the application is taken.

Lenders may obtain the revised form at Fannie Mae's website, www.efanniemae.com. To obtain the form from Fannie Mae's homepage, under the "Single Family" drop down menu, select "Originating and Underwriting," then "Selling and Servicing Forms," and then the specific form to be viewed, downloaded, or printed. Lenders that do not have access to the Internet may obtain the revised URLA from their forms vendor. HUD will also provide the revised forms on January 1, 2004, through its forms database website: <http://www.hudclips.org/cgi/index.cgi>.

If you have any questions regarding this Mortgagee Letter, please contact your Homeownership Center (HOC), using the toll-free numbers, in Atlanta (888-696-4687), Denver (800-543-9387), Philadelphia (800-440-8647), or Santa Ana (888-827-5605).

Sincerely,

John C. Weicher
Assistant Secretary for Housing-
Federal Housing Commissioner