

Wednesday, February 17, 2021

Bulletin #2021-BNDC-001

NOTICE TO BROKER AND NDC CUSTOMERS

The Redesigned Uniform Residential Loan Application (URLA)

As announced in Fannie Mae Lender Letter 2020-10 and Freddie Mac Bulletin 2020-26, FLCBank will start accepting the redesigned URLA/1003 on March 1, 2021. The new file format (Fannie Mae 3.4 or iLAD) is required for loan applications dated March 1, 2021 and after per the GSEs.

For applications dated prior to March 1, 2021: FLCBank will continue to accept loans using the current Fannie Mae format 3.2.

For applications dated March 1, 2021, and after: The process for importing loan applications has not changed; you will find additional options to select when importing your file.

- You will choose the Fannie Mae 3.4 or iLAD option to import loan applications dated March 1, 2021, and after
- Once imported; you must review the FLCBank LOS Lending Portal – URLA screens to ensure the data imported correctly and then run the AUS.

Reminder: Lenders cannot change the 1003 version during the loan origination process

Helpful documents to assist you with the transition

[Click here](#) for **Importing and Editing – MB Lending Portal - URLA**

[Click here](#) for **URLA 1003 New Fields**

[Click here](#) for **Overview of New Redesigned URLA**

The following documents are referenced in the URLA 1003 New Fields document; will assist with new fields location on redesigned URLA/1003.

[Click here](#) for **URLA 1003 form – Numbered**

[Click here](#) for **URLA 1003 form – Lender Loan Information Numbered Info**

[Click here](#) for **URLA 1003 form – Unmarried Numbered**

Important: Downgrading a Fannie Mae 3.4 file to a Fannie Mae 3.2 data file or upgrading a FNMA 3.2 data file to a redesigned Fannie Mae 3.4 or iLAD URLA may cause lost or inaccurate data.