



## BULLETIN 05 02232021

Issued to: All Channels  
Date: 02.23.2021  
Subject: New URLA Implementation Timeline  
Effective: New applications dated on or after March 1, 2021

Guaranty Home Mortgage Corp (GHMC) would like to provide guidance on the implementation of the new Uniform Residential Loan Application (URLA). Effective for new applications dated on or after **Monday, March 1, 2021**, Fannie Mae, Freddie Mac, and USDA will require the new redesigned URLA and the use of their respective reformatted automated underwriting systems. **GHMC's OpenClose website will be updated to accept imports of the new URLA format (MISMO 3.4 file) on March 1, 2021.**

Here are key implementation points:

### **Conventional/FHA/VA products**

- **Current URLA format, FNMA 3.2 file, will be accepted as follows:**
  - **Applications dated on or before February 28, 2021 ONLY**
  - Import (upload) loan to GHMC OpenClose website as follows:
    - **URLA Version dropdown:** Select "**Pre URLA 2020**"
  - Submit to current (legacy) DU or LPA system
    - In GHMC OpenClose website: Select "Submit to AU" in Loan Action dropdown
  - AUS resubmissions in legacy system can be dated after March 1, 2021 provided the initial AUS submission was run on or before February 28<sup>th</sup>.
  
- **New URLA format, MISMO 3.4 file, will be accepted as follows:**
  - **Applications dated on or after March 1, 2021 must be in the new format**
  - Import (upload) loan to GHMC OpenClose website as follows:
    - **URLA Version dropdown:** Select "**URLA 2020**"
  - Submit to new AUS system: DU MISMO V. 3.4 or LPA v5.0.06
    - In GHMC OpenClose website: Select "Services" in Loan Action dropdown
      - Service dropdown: Select "AUS"
      - Service Provider dropdown: Select "Fannie Mae DU" or "Freddie Mac LPA".

For additional information, Fannie Mae and Freddie Mac have resources posted on their websites which cover the new URLA and the Uniform Loan Application Dataset (ULAD) which documents how the URLA is mapped to MISMO v.3.4 data. Below are some informative links:

<https://singlefamily.fanniemae.com/delivering/uniform-mortgage-data-program>

<https://singlefamily.fanniemae.com/delivering/uniform-mortgage-data-program/uniform-residential-loan-application>

<https://sf.freddie.mac.com/tools-learning/uniform-mortgage-data-program/overview>

<https://sf.freddie.mac.com/tools-learning/uniform-mortgage-data-program/ulad>

## **USDA/RD products**

Effective **March 1, 2021**, USDA Single Family Housing Guaranteed Loan Program (SFHGLP) is implementing a new version of the Guaranteed Underwriting System (GUS) to support the new URLA.

GHMC requires that all USDA/RD loans be run through GUS by the originator on USDA's website.

- Import (upload) new URLA (MISMO 3.4 file) to GHMC OpenClose website as follows:
  - **URLA Version dropdown:** Select "**URLA 2020**"
- Upload GUS findings and tri-merged credit report into loan record on GHMC website per current process.

Important GUS conversion dates posted on the USDA website:

- **February 26<sup>th</sup>:** Last day for editing/processing applications in Legacy GUS system.
- **February 27<sup>th</sup>- 28<sup>th</sup>:** ALL SFHGLP systems will be unavailable.
- **March 1<sup>st</sup>:** New GUS system will be live.
  - Applications in Legacy GUS that have not received a Conditional Commitment will need to be reentered into the new GUS system.

For additional information, here is a link to a recent announcement from USDA:

[https://content.govdelivery.com/bulletins/gd/USDARD-2bd9a27?wgt\\_ref=USDARD\\_WIDGET\\_1](https://content.govdelivery.com/bulletins/gd/USDARD-2bd9a27?wgt_ref=USDARD_WIDGET_1)

**Please be sure to reach out to your loan origination system provider to ensure they are prepared to meet the new URLA implementation date of March 1, 2021.**

Please contact your Account Executive for assistance.

We appreciate your business!