

FORM 1003 UNIFORM RESIDENTIAL LOAN APPLICATION (URLA)

effective date for implementation of the new form: January 1, 2018

The completely redesigned forms include among other things, an updated section for the collection of the new and expanded race and ethnicity sub categories. Lenders are required (unless exempt) to collect the new and expanded information on loan applications taken on or after January 1, 2018.

A demographic information addendum is available that will provide lenders the ability to collect the new information now while using their current URLA dated 07/05. If the addendum is used, the section for government monitoring in the 07/05 URLA must be crossed out. All versions of the updated URLA 1003 including the supporting forms and addendums are available from Conmar.

Issues to think about for your credit union:

Form 1003 is NOT required unless:

1.) it is required by credit union policy, 2.) the credit union sells conforming loans on the secondary market.

The overwhelming majority of Conmar credit union clients do not sell their loans so they prefer not to use the monster form 1003. They use Conmar's mortgage application form with built in demographic information which complies with HMDA data collection requirements.

Conmar has updated its mortgage application form to include the new expanded race and ethnicity sub categories. For those accounts that currently have our mortgage application (with demographic info) we will be updating your form with the new demographic section prior to January 2018. If you have our mortgage application (without demographic info) you have two options; 1) have your current form modified to include the integrated demographic section provided your form has adequate space, or 2) use the demographic addendum.

Demographic Information Addendum

This form is also available now. It may be used with any application for any loan product to comply with HMDA collection information. The separate demographic addendum CAN BE used prior to January 2018 for those credit unions that wish to get a head start on using the new data collection section.

Please contact your Conmar customer service representative for more information or to request updated forms. The URLA 1003 and supporting forms MAY NOT be used prior to January 2018. However, our goal is to submit updated forms to credit union clients and/or data processors in adequate time for mapping to data processing or loan origination systems.

**As of this writing, the tentative effective date is January 1, 2018 However Fannie Mae and Freddie Mac (the GSEs) have not yet announced a mandatory effective date for converting to the new form. Conmar will continue to provide ongoing information as January 1, 2018 approaches and will have new forms ready no matter what date is established.*

The information contained in this notice is provided with the understanding that the author and company are not engaged in rendering legal advice. As such, information should not be used as a substitution for consultation with credit union legal counsel