



Fannie Mae™

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Fannie Mae  
Desktop Underwriter Specification MISMO V3.4  
Implementation Guide

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## Table of Contents

Chapter 1: Introduction .....	4
Introduction.....	4
Purpose.....	4
Scope.....	4
Before Starting .....	4
Chapter 2: Implementation Options - Overview .....	6
Understanding the MISMO v3.4 Reference Model Build 324 .....	6
The MISMO v3.4 Reference Model .....	6
Navigating the MISMO v3.4 Reference Model.....	7
Contents of the MISMO v3.4 Logical Data Dictionary (LDD) .....	7
Understanding Fannie Mae’s DU Spec.....	7
Navigating the Fannie Mae DU Spec .....	8
The DU Map Tab .....	8
Understanding Conditionality .....	10
Government Loans.....	11
FHA Loans.....	11
VA Loans .....	11
Credit Request.....	11
EarlyCheck.....	11
Chapter 3: Planning For Implementation.....	12
Changing from the 1003 v3.2 flat file to an XML file.....	12
The 1003 v3.2 Flat File.....	12
The Structure of the Loan Application Submission File.....	12
Upgrading from the MISMO DTD XML file to a MISMO Schema Based XML file .....	13
Moving from a 1003 flat file or a DTD file to an XML schema-based file.....	13
Creating XML Schema based submission file .....	13
Chapter 4: Understanding the DU Spec from a Business Perspective.....	14
What Information is in the redesigned Form 1003 vs. the DU Specification? .....	14
Describing the Information contained in the DU Specification.....	14
XML Content Section .....	14
Form Header Section .....	14



Section 1: Borrower Information .....	15
Section 2: Financial Information – Assets and Liabilities .....	16
Section 3: Financial Information – Real Estate.....	17
Section 4: Loan and Property Information.....	18
Section 5: Declarations .....	18
Section 6: Acknowledgements and Agreements.....	18
Section 7: Demographic Information of Borrower .....	19
Section 8: Loan Originator Information.....	20
Lender Information .....	20
Chapter 5: Frequently Asked Questions .....	22
Chapter 6: Form 1003 Sections vs. MISMO Data Structures .....	51
Appendix A.....	78
Glossary of terms .....	78



## Fannie Mae Implementation Guide Revision History

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December 18, 2019	2.4	Minor formatting changes throughout document. Updated Chapter 2: Credit Request paragraph. Updated Chapter 4: Section names corrected to match redesigned URLA. FAQs: Updated 5, 7, 8, 9, 11, 14, 15, 22, 23, 28, 30, 31, 32, and added 11 new. Updated Chapter 6: Updated all diagrams for legend change and content.
May 15, 2019	2.3	Updated Chapter 6: Form Header, 1a, L4 FAQs: Updated 8, 10, 13, 21, 23, 25 and added 11 new.
February 26, 2019	2.2	FAQs: Updated 13, 21, 23, 25 New 14, 15, 22, 26, 27, 28 Updated Section 5: Declarations Updated Chapter 6: 1b, 1d, 3a, 4c, 5ab, 7, L1, L4
January 17, 2019	2.1	Updates related to the new Fannie Wrapper and associated links; Updates to FAQs; and a few minor typos corrected
October 2, 2018	2.0	Update of all sections
August 29, 2017	1.0	Initial publication



# Chapter 1: Introduction

This chapter includes the following topics:

- Introduction
- Purpose of document
- Document organization
- Before You Start

## Introduction

Fannie Mae and Freddie Mac (the GSEs), in an effort to promote further alignment in the mortgage industry, have developed the Uniform Loan Application Dataset (ULAD), a common dataset, in support of the redesigned Uniform Residential Loan Application (URLA). The ULAD Mapping Document maps each Form 1003 field to a corresponding Mortgage Industry Standards Maintenance Organization (MISMO®) v3.4 data point. MISMO, a subsidiary of the Mortgage Bankers Association (MBA), has developed a data standard for the exchange of mortgage related data aimed at reducing costs and increasing transparency. Leveraging the MISMO standard, Fannie Mae has developed and published the updated data requirements specification for Desktop Underwriter® (DU®), referred to as the DU Specification (DU Spec), which includes the ULAD and additional information to support data collection for Conventional, FHA, and VA loans.

## Purpose

The DU Spec is intended to serve as the requirements for business and technical organizations to create the new DU Loan Application Submission files based on the MISMO v3.4 Reference Model. The DU Spec provides an overview of the data architecture, including reference information about the allowable structures, sequence, values, conditionality and format of the DU Loan Application Submission files. The DU Spec also describes how the data from the Residential Loan Data 1003 v3.2 flat file and the MISMO v2.3.1 XML file compares to the data mapped to the MISMO v3.4 Reference Model. This document, the Desktop Underwriter Specification MISMO V3.4 Implementation Guide, provides additional supporting information for business and technical organizations as they implement the new DU Spec.

## Scope

The following is a summary of the document chapters and purpose:

- Chapter 2 - provides an overview of the MISMO v3.4 Reference Model, the associated schemas, and the corresponding MISMO Logical Data Dictionary (LDD). This chapter also provides an outline of the DU Spec, with important information about the data mapping, conditionality, conditionality statements, cardinality, and implementation notes.
- Chapter 3 - provides helpful information to support the planning and implementation of the data requirements outlined in the DU Spec. This chapter describes the concepts of transitioning from the 1003 v3.2 flat file or MISMO v2.3.1 DTD to the MISMO v3.4 XML file. In addition, this chapter also includes sample steps to create an XML schema-based Loan Application Submission file.
- Chapter 4 - provides information to help clarify the different purposes of the ULAD Mapping Document and the DU Spec (from a business point of view).
- Chapter 5 - provides FAQs for creating and testing Loan Application Submission files (XML).
- Chapter 6 - includes a set of diagrams that show the MISMO v3.4 data structures that support each section of the Form 1003.
- Appendices - contains a Glossary.

## Before Starting

This section aims to provide a basic understanding of how to read the DU Spec and experienced developers may want to skip to the next chapter. To upgrade your business solution to work with MISMO v3.4, you



will need to understand the MISMO Reference Model and its supporting artifacts. Refer to the section [Understanding the MISMO v3.4 Reference Model Build 324](#) for more information.

## Comparing the Form 1003 to the MISMO Data Model

In certain scenarios it may be helpful to create a side by side comparison of the Form 1003 and the corresponding MISMO model diagrams as depicted in Chapter 6. This side by side view will help you understand the hierarchical manner of the data relationships in MISMO to the fields in the Form 1003 sections.

- Specific business sections on the form will map to specific data structures in the model (i.e., Assets, Liabilities, Acknowledgements, Lender Information, etc.)
- Consult these diagrams that describe the business functions based on the DU Spec requirements for underwriting a loan (Chapter 6) to understand the data hierarchy involved per business function.

## Identify Data Issues

- 1) After constructing the Loan Application Submission file, make sure to validate the file:
  - a. Most XML editors will allow the user to save a file even if it does not pass validation. It is a best practice to validate the Loan Application Submission file prior to submission to Fannie Mae.
  - b. The validation should be against the associated schemas: the MISMO v3.4 Build 324 Schema (Schema) and the DU Wrapper Schema that Fannie Mae will provide. Please refer to <http://www.mismo.org/standards-and-resources/residential-specifications/mismo-version-34> and <https://www.fanniemae.com/content/tool/ulad-du-schema-extensions.zip> respectively.
  - c. XML errors should be resolved prior to submitting the Loan Application Submission file to DU.
- 2) Helpful hints to resolve issues or errors in the creation of the Loan Application Submission file:
  - a. When trying to find and compare data, the DU Spec follows the order of the Form 1003 layout; whereas the Loan Application Submission file follows the MISMO v3.4 Build 324 Schema hierarchy which is mostly in alphabetical order. The DU Spec can be reorganized to match the schema hierarchy by sorting on the MISMO v3.4 XPATH column for alphabetical order.
  - b. The Containers in a Parent Container may not always be in alphabetical order. For example, the MISMO Containers under PARTY are not aligned in alphabetical order; however, it should be taken into consideration when building the Loan Application Submission file and validating it against the schema. The validation may generate an error if you are strictly following the alphabetical order. Refer to example 1 below where we demonstrate the Elements (Containers) are not in alphabetical order as in the XML:

```
<PARTIES>
<!--Borrower Personal Information-->
  <PARTY>
    <INDIVIDUAL>
      <ALIASES>
        <ALIAS>
          <NAME>
            <FirstName>SUE</FirstName>
            <LastName>SUMMER</LastName>
            <MiddleName>VICTORIA</MiddleName>
          </NAME>
        </ALIAS>
        <ALIAS>
```

Not In Alphabetic Order

Elements

- TAXPAYER\_IDENTIFIERS
- REFERENCE
- EXTENSION
- ADDRESSES
- INDIVIDUAL
- LANGUAGES
- LEGAL\_ENTITY
- ROLES



## Chapter 2: Implementation Options - Overview

This chapter includes the following topics:

- Understanding the MISMO v3.4 Reference Model Build 324
- Understanding Fannie Mae's DU Spec
- Government Loans
- Credit Request
- EarlyCheck™

### Understanding the MISMO v3.4 Reference Model Build 324

The DU Spec is based on the MISMO v3.4 Reference Model Build 324. In order to create a Loan Application Submission file that works with MISMO v3.4 we recommended you have a full understanding of the MISMO v3.4 Reference Model and its supporting artifacts. Getting familiar with MISMO key terms will help in navigating through MISMO v3.4 and its supporting documents. Refer to the *Glossary* section of this document for more information on key MISMO terms.

#### The MISMO v3.4 Reference Model

The MISMO v3.4 Reference Model is a framework representing data and the collection of data grouped under a consistent concept. The model includes over 10,000 data points and enumerations with definitions and allowable values. The schema is a representation of this data and relationships and must be used when implementing the Loan Application Submission file.

MISMO v3.4 Reference Model is organized in a hierarchical structure with containers and data points that originate from a single ancestor, the MESSAGE container. The following (Figure. 1) is a sample representation of the schema and the hierarchical relationships between containers.

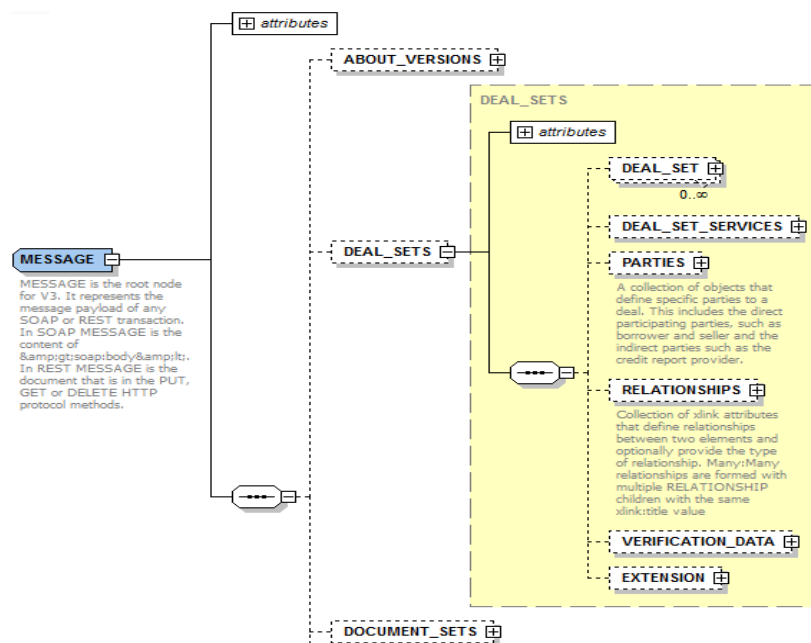


Figure. 1 Hierarchical relation of containers in Deal Sets structure

The MISMO v3.4 Reference Model includes several supporting documents for the data model and are available on the MISMO.org website.



### Navigating the MISMO v3.4 Reference Model

The use of an XML editor, which offers a graphical user interface (GUI) for visualizing XML documents, may be used to display the hierarchical order of the model starting at the root container and following downward by expanding with child containers. See Figure. 2.

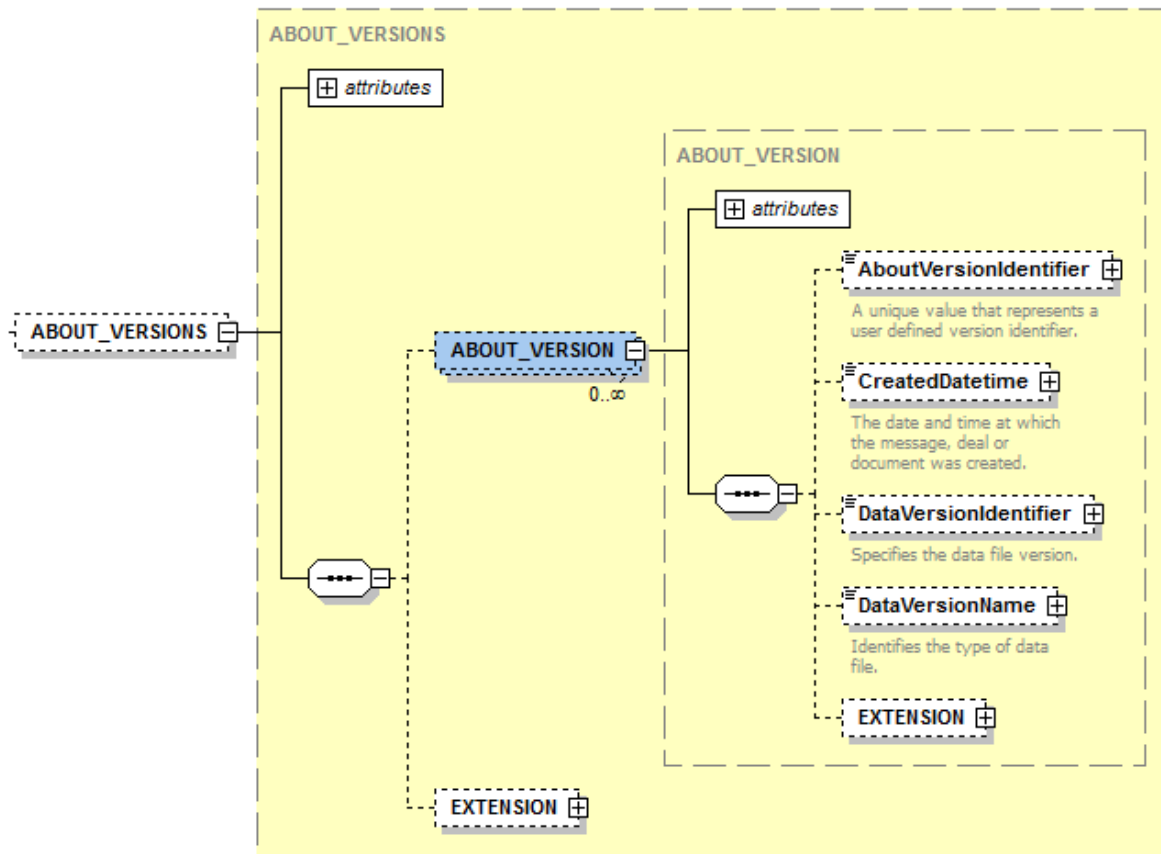


Figure. 2 Example of a Complex Type container and a Single Type container

### Contents of the MISMO v3.4 Logical Data Dictionary (LDD)

The LDD is a Microsoft Office Excel® workbook containing information about all the data components of the MISMO v3.4 Reference Model. The file includes a set of different tabs organized in alphabetical order, as follows:

- LDD Report\_V3.4.0.0\_B324 provides an inventory of the version 3.4 model content, including:
  - Data point names and definitions
  - Containers in which the data points reside
  - Attributes
  - ArcRoles
  - Enumerations

### Understanding Fannie Mae's DU Spec

The implementation of the DU Spec to create a Loan Application Submission file for DU will require familiarity with the MISMO v3.4 XML Schema and its corresponding LDD. The DU Spec is based on the structures and definitions in the schema as well as the LDD documents and provides specific information on how to create the XML file for DU.





## Navigating the Fannie Mae DU Spec

The DU Spec is organized in named tabs in a Microsoft Office Excel workbook. The following is a list of the tabs and a brief description, where necessary, in the DU spec:

- Read Me
- Tab Description
- Column Description
- DU Map Updates – Highlights changes since the previous published version.
- DU Map – contains Data Points with Definitions, Parent Containers, XPATHs, Enumerations, Attributes, etc. Note: All Data Points have a Unique Identifier that will help the reader with mapping the spec to the Form 1003, when necessary.
- DU Enumerations – Includes the allowable values that are supported by DU and the enumeration definition provided by MISMO. Note: All DU Spec enumerations are linked to the Map tab through the Unique Identifier.
- Cardinality – Defines the minimum and maximum number of times that containers can repeat in DU.
- ArcRoles – List of supported Xlinks (ArcRoles) required by DU to relate data (e.g., liability to an asset) or associate information that appears multiple times (i.e. relate the income types of a borrower who has multiple current employments).
- DU Removals – List of current DU data points and EDI codes that will no longer be supported in the DU Spec.

## The DU Map Tab

The DU Map Tab is the core of the DU Spec. The columns are grouped under section headings to make it easier for lenders and technology solution providers to understand the data mapping. Refer to Figure 3 which illustrates the sections and columns. The following sections describe how each group of columns can be used to help you understand the DU Spec and how it maps to the redesigned Form 1003 and previous DU specifications.

DU Map														
Legend														
Section Header Rows				Sub-section Header Rows				Attribute Rows						
Identification Reference				RD 1003 3.2 Table Reference				MISMO v3.4 Information						
Unique ID	Sort ID	Form Field ID	Form Field Name	DU Element ID	DU Element Name	DU Field Information	MISMO 2.3.1 Mapping	MISMO v3.4 XPath	MISMO v3.4 Parent Container	MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format	
0.0001	8	B.01   L.01   UA.01	Lender Loan No./Universal Loan Identifier	01A-050	Case Number	Alphanumeric	<MORTGAGE_TERMS LenderCaseIdentifier>	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_IDENTIFIER	LOAN_IDENTIFIER	LoanIdentifierType	The type of identifier used for a loan.	LenderLoan	Enumerated	
MISMO v3.4 Attribute Information				Conditionality Information						Implementation Information				
MISMO v3.4 Attribute Name	MISMO v3.4 Attribute Definition	DU Attribute Enumeration	MISMO v3.4 Usage Description	Desktop Underwriter (DU)	FHA (G)	VA (G)	Credit Request (CR)	Early Check (EC)	Conditionality Statements for DU, CR, and EC	Conditionality Statements for FHA and VA (G)	Implementation Notes for DU, CR, and EC	Implementation Notes for FHA and VA (G)		
				O	C	C	O	R		IF MortgageType = "FHA" OR "VA"		Use the LoanIdentifierType of LenderLoan for FHA and VA loans.		

Figure. 3 List of Columns in the DU Map tab

## Identification Reference Columns

These four columns correlate the MISMO data points to the corresponding redesigned Form 1003 fields and ease the navigation and sorting on the DU Map tab.



- The original order of the DU Spec is in the order of the fields in the redesigned Form 1003 “URLA Borrower Information Numbered Form” and “URLA Lender Loan Information Numbered Form.”
- The Unique ID field is a unique numeric reference number for each data point in the DU Spec. If there is a specific question regarding a data point, be sure to provide the Unique ID in your communication to Fannie Mae.
- The Sort ID column provides the ability to reorganize the data based on the original DU Spec order.
- The Form Field ID is a numeric value assigned to each field in the redesigned Form 1003. The Form Field Name is the corresponding field name for the Form Field ID.
- The Form Field Name contains the name of the field as shown on the Form 1003 documents for each Form Field ID.
- The Form Field IDs can be found in the “1003 - Borrower Information Numbered Form” and “1003 - Lender Loan Information Numbered Form.” These components of the redesigned Form 1003 and all the other components and versions of redesigned forms and supporting documents can be found on the Fannie Mae URLA webpage at:

<https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>

### ***Residential Loan Application Data Format Columns (RLD 1003 3.2 Table Reference)***

The DU Spec includes four columns to help identify the existing DU Element (ID # and Name) that corresponds to the new DU Map MISMO v3.4 data point. These columns include:

- DU Element ID
- DU Element Name
- DU Field Information
- MISMO 2.3.1 Mapping

This information is taken from the Residential Loan Data Format 1003, V. 3.2 Integration Guide found on the Fannie Mae Technology Integration for DU web page at:

<https://www.fanniemae.com/singlefamily/technology-integration?taskId=task-97>

### ***MISMO v3.4 Information Columns***

The following is a set of six columns (in Figure. 3) used to identify the MISMO v3.4 data points within the DU Spec:

- Data Point XPATH
- Parent Container
- Data Point Name
- Data Point Definition
- Valid Enumerations accepted by DU
- Data Format

### ***MISMO v3.4 Attribute Information Columns***

The Attribute columns provide additional information about the behavior of the MISMO containers (i.e. repeating containers for multiple instances, etc.) and are not considered part of the data point mappings.

### ***Conditionality Information Columns***

These columns contain the conditionality for the following types of Loan Application Submission files for DU:

- DU (Conventional)
- FHA (Government)
- VA (Government)
- Credit



- EarlyCheck

*Note: The conditionality for each of the data points has been listed in separate columns for clarity and ease of use for the different products.*

The conditionality statements are considered “pseudo code” and should not be used for production code. The conditionality statements illustrate the expected behavior of conditional data points.

### **Implementation Information Columns**

These columns contain information, in addition to the conditionality for each data point, about the usage and expected behavior for the data points and are grouped in two categories: (1) DU, Credit Request, and EarlyCheck; (2) FHA, VA.

The DU Spec contains additional data points not represented on the Form 1003. To identify the data points not on the form, click on the column “Form Field Name” and filter by ‘Not on Form.’

### **Understanding Conditionality**

Conditionality defines the behavior associated with a data point and will vary according to the underwriting requirements for different loan products. There are three types of conditionality in the DU Spec:

- Required (R) - The associated data point must always be included in the Loan Application Submission file.
- Conditional (C) - The associated data point must be included in the Loan Application Submission file when a defined business condition exists as articulated in the Conditionality Statement.
- Optional (O) - The associated data point may be included in the Loan Application Submission file if the data is collected by the business and/or technical organization.

The conditionality has been determined by following business criteria established by Fannie Mae Credit Policy. The following key questions were considered when building the conditionality formulae:

- Is this data point a key component of the dataset that will always be part of the transaction no matter how the transaction varies?
- What is the business condition or transaction characteristics that determines whether the data point is required?
- Is the data point unique within the transaction, or is it one of a possible group or series, that would lead to the need to provide more than one instance?
- Is this in line with Fannie Mae Credit Policy business rules?

The following are conditionality examples in the DU Spec:

- **Required** data point: *MortgageType*
  - *MortgageType* = “Conventional” OR “FHA” OR “VA” OR “USDA Rural Development” and is required in each transmission
  - Required data points will not have a conditionality statement as they are always needed
- **Conditionally Required** data point: *BorrowerResidencyBasisType*
  - *BorrowerResidencyBasisType* = IF (*BorrowerResidencyType* = “Current” AND exists) OR (*BorrowerResidencyType* = “Prior” AND exists) is required when the borrower has provided a current or prior address information
  - Conditionally required data points will always have a conditionality statement



- **Optional** data point: *PropertyAcquiredDate* is not needed for DU but may be provided if collected.
  - Optional data points do not have conditionality requirements.

## Government Loans

FHA loans and VA loans supported by DU have different data needs than do Conventional loans; and consequently, they have different conditions and conditionality statements.

### **FHA Loans**

The FHA Loan conditionality and the corresponding conditionality statements in the DU Spec were reviewed by FHA and correspond to the 2019 version of the FHA Total Scorecard Underwriting requirements. Lenders and technology solution providers (TSPs) should use the information in the FHA column for data point usage.

### **VA Loans**

The VA Loan conditionality and the corresponding conditionality statements in the DU Spec are used by the VA. The DU Spec contains a number of data points used by the VA that are not included in the Form 1003. Lenders and TSPs should use the information on all the VA fields (including those not present in the Form 1003) in the VA column for the data points used for VA loans.

## Credit Request

There are no changes to the single borrower credit request; however, for a joint credit report the file must contain the following ArcRole “SharesJointCreditReportWith”. For further information on the ArcRole, please consult the FAQ section of this document. The DU Spec has been updated so the data needed for a credit request can be submitted in an XML format. These data points are identified within the DU Map Tab in the Credit Request column of the Conditionality Information columns.

## EarlyCheck

The current process for EarlyCheck will remain the same; however, there are changes in conditionality for existing data points and new data points. The conditionality for EarlyCheck is included in the DU Spec. These data points are identified in the DU Map tab in the EarlyCheck column of the Conditionality Information columns.



## Chapter 3: Planning For Implementation

This chapter includes the following topics:

- Changing from the 1003 v3.2 flat file to an XML file
- Upgrading from the MISMO DTD XML file to a MISMO Schema Based XML file
- Creating an XML Schema based XML file

### Changing from the 1003 v3.2 flat file to an XML file

The following provides details on how to move from a 1003 v3.2 flat file to an XML schema submission file.

#### The 1003 v3.2 Flat File

Flat files have a fixed length file format which is the solution used when data is in a flat table; however, in the updated Loan Application Submission file, data will be grouped and organized in a Fannie Mae relational database. The relational database will require relational links to other tables (e.g., borrower information, property information, etc.), that can be better accomplished with the use of an XML file. In addition, special characters (e.g., a comma in the address text or field separators inside the flat file) may break and corrupt the data submission in the flat file. By using an XML file that is hierarchical and object-oriented, lenders and TSPs are less likely to encounter these issues.

#### The Structure of the Loan Application Submission File

The XML is a file with a well-defined structure which provides flexibility to represent complicated data structures. There are several advantages of using XML over a fixed length file format. Here are a few important ones:

1. *Organization.* An XML file can have nested objects with data organized by groups in hierarchical order. XML files have tag values that can be easily configured by searching through the tags and changing the value making the data easier to retrieve and update with an XML structure than in the case of a fixed length file format.
2. *Attributes.* It is possible to assign attributes to a given XML element beyond the data value of that container. In the DU Spec, there are attributes to provide more information about the data order, the role of an associated loan, and the version of the MISMO reference model. An example of the use of attributes for data order is to add a sequence number attribute to identify the different employers that a borrower may have when the borrower reports multiple current jobs.
3. *Context.* The data contained within a fixed length file format is meaningless if the position, field length and data explanation are not known. This is not the case with an XML file. The hierarchical nature of an XML file provides a greater degree of context to the information. An example of this is a street is part of an address, which is part of an owned property record which is also a part of a borrower's asset record. This structure in XML shows how a header is not needed and the relationship of the street address to the asset. Refer to Example 2 to visualize the concept in an XML code:

```
<ASSET>
  <OWNED_PROPERTY>
    <PROPERTY>
      <ADDRESS>
        <AddressLineText>123 Main St.</AddressLineText>
        <CityName>Metropolis</CityName>
      </ADDRESS>
    </PROPERTY>
  </OWNED_PROPERTY>
</ASSET>
```

Example 2 XML code example to illustrate absence of a header



## Upgrading from the MISMO DTD XML file to a MISMO Schema Based XML file

The MISMO v2.3.1 DTD file format is based on an older industry standard Document Type Definition (DTD) that is no longer supported by MISMO. The MISMO reference model Fannie Mae is using is version 3.4 and is a schema-based XML file format that represents data and groupings of data associated with business functions.

### Moving from a 1003 flat file or a DTD file to an XML schema-based file

If this is your first time creating an XML schema-based file, consider using an XML editor with advanced tools for editing an XML. An XML editor will help create a Loan Application Submission file and make it easier to debug the file by validating it against the MISMO schema and the Fannie Mae extended schemas. Additionally, there are vendor systems and other tools that allow for automatic XML file creation from the lender's source data. Regardless to the vendor system or tool, the resulting Loan Application Submission file must conform to the MISMO schema and the Fannie Mae extended schema files.

The MISMO v3.4 Reference Model and documents that support the data model have a suffix of "B324" which refers to the latest build of version 3.4 officially released by MISMO. Fannie Mae recommends reviewing these documents using an XML editor to better help you understand the MISMO v3.4 data model structures. This will make it easier to understand how to transition from a flat file to an XML schema-based file.

### Creating XML Schema based submission file

The MISMO\_3.4.0\_B324.xsd file is the schema for the DU Spec. Depending on the XML editor tool, the XML file should be placed in the same folder where the MISMO schema file is saved.

An XML editor will first need to identify a root element to create the XML file. MESSAGE should be chosen at the root as this denotes the parent container and common ancestor to all containers within the XML file for the DU Spec. Refer to Figure 4 for creating a root element.

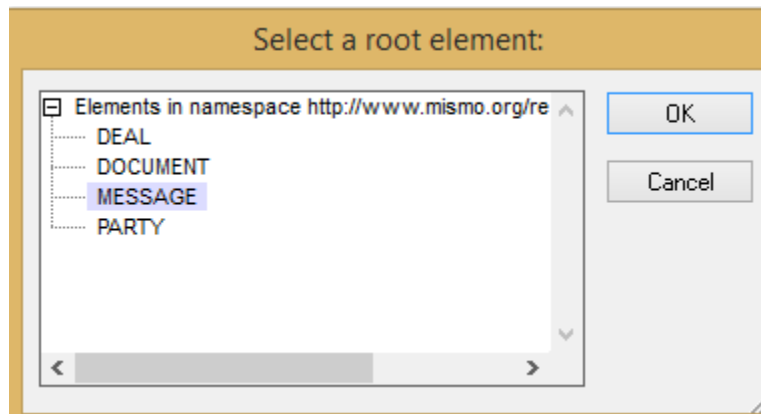


Figure. 4 Establishing a Root element - Dialog Box in Altova XMLSpy ®

After indicating the root element, the editor should render an XML page where the Loan Application Submission file can be constructed step by step by adding the data points from the DU Spec. For more information on creating XML schema-based files, please refer to the W3 XML Tutorial on the <http://www.w3schools.com> website.



## Chapter 4: Understanding the DU Spec from a Business Perspective

This chapter includes the following topics:

- What information is in the redesigned Form 1003 vs. the DU spec?
- Describing the information contained in the DU Specification
- Implementing ArcRoles in the XML file

This section will provide business teams with a better understanding of the data needed for DU. For further information on how to complete the Form 1003, review the Form 1003 Instructions on the URLA Web Page.

### What Information is in the redesigned Form 1003 vs. the DU Specification?

The redesigned Form 1003 has sections populated by the borrower and other sections populated by the lender. The DU Spec is sorted in the order of the sections of the redesigned Form 1003 and includes data that is not captured in the form. This additional data is used to support the underwriting of loans submitted to DU and DU for Government Loans (DUG). The data that is not on the form is identified in the DU Map tab with “Not on Form” in the form field name column. Keep in mind, not every data point on the redesigned Form 1003 is included in the DU Spec.

### Describing the Information contained in the DU Specification

Refer to the DU Spec for specific information on each data point’s conditionality on the Technology Integration for DU web page at:

<https://www.fanniemae.com/singlefamily/technology-integration?taskId=task-97>

It is important to understand when and why information is needed and how conditionality is used with the data points.

### XML Content Section

This section does not appear in the redesigned Form 1003 but will be included in the XML file. This data is used as a File Header (not to be confused with Form Header) and contains the MISMO v3.4 file transmission information for DU.

### Form Header Section

This section is used to provide information about the loan application that could be used by DU and other downstream systems to identify the loan.

MISMO allows multiple identifiers to be associated with each loan. Agency Case Number, FHA Case Number, Universal Loan Identifier (ULI) Number, and the Lender Loan Number are all acceptable loan identifiers. If multiple identifiers exist for a loan, you will be required to indicate the type of identifier to distinguish the different values, for example:

- A loan submitted by a lender will include a *LoanIdentifierType* of “*LenderLoan*” or “*UniversalLoan*” and the corresponding identifier value.
- An FHA loan will require a *LoanIdentifierType* of “*AgencyCase*”.

In the form header section, DU expects to see a value for an *AutomatedUnderwritingCaseIdentifier* on resubmissions. This data point is not on the redesigned Form 1003.





## Section 1: Borrower Information

This section is used to provide information on the applicant.

### 1a. Personal Information

In the redesigned Form 1003 each borrower will provide their name starting with First, Middle, Last and Suffix. For DU to pull a credit report, the First Name and Last Name must always be provided. Middle and Suffix are optional with Suffix being a new data point for DU. The redesigned Form 1003 will ask for the borrower's alternate name following the same order as indicated in the Name field. The data in the Loan Application Submission file will follow the schema which is in alphabetical order (First, Last, Middle, and Suffix). For more information on this subject, refer to Chapter 1, Identify Data Issues.

Each borrower must enter their Social Security Number or Individual Taxpayer Identification Number (ITIN), provide their date of birth, and indicate their legal status (U.S. Citizen, etc.).

#### Marital Status

Each borrower may indicate their marital status. For an unmarried borrower with a partner, lenders may present the Unmarried Addendum to the borrower.

#### Contact Information

Telephone information should not include letters or special characters. International phone numbers may be added without special characters (e.g., "+", etc.). This information is conditional for DU but optional for Government loans. The email address is optionally collected, if provided.

#### Borrower's Address

If a borrower has been at their current address for less than two years, the previous address information should be provided. Mailing address can be provided if it is different from the current address. A borrower will need to indicate if they own the property, pay rent or if they live rent free, indicating no primary housing expense (i.e., they do not pay rent to anyone). DU will collect this information.

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

Each borrower will indicate their current job(s) and income in this table. The employer's name, address, employee's position description and telephone are optional across all types of loan. The start date must be provided for all instances of current employment. The borrower's time in their line of business is only consumed by FHA and should be provided to DU in months, regardless of how the borrower indicates it in the Form 1003. Refer to the DU Spec and search for more information on employment data information and conditionality.

The gross monthly income should be provided by an income type (i.e. base, bonus, etc.) and a corresponding value. Please refer to the DU Spec for a list of enumerations that DU will accept. In addition, DU will also accept Foreign Income and Seasonal Income. These should be provided in your submission file as indicators and the corresponding value even though the URLA form does not specify foreign or seasonal income. The Foreign Income and Seasonal Income indicators are located in an Extension container under the Employment structure, hence the indicator applies to the employer level not to each income type. Please refer to the DU Spec for data point notation and to the FAQ Section in this document for examples.





Each self-employed borrower will not enter an amount for each income type but will indicate only their total monthly income (or loss with a negative value). Additionally, self-employed borrowers should indicate if they have an ownership share of more or less than 25%.

DU does not require the lender to provide the Gross Monthly Income Total for borrowers who are not self-employed. This information is optional and DU will calculate the total by aggregating the income items provided by the borrower. However for self-employed borrowers, DU will require the data point *EmploymentMonthlyIncomeAmount* and this amount may be positive or negative.

**1c. IF APPLICABLE, Complete Information for Additional Employment/Self-Employment and Income**

If a borrower has more than one current job, they will enter that information in this subsection and if needed repeat the subsection for additional current jobs. You should group and relate the borrower's multiple current employers using ArcRoles. Moreover, you should be aware that your Loan Application Submission file will include a method to link multiple employers with corresponding income for one or more borrowers using ArcRoles. If you need more information, refer to the DU Spec under the ArcRoles tab and the ArcRoles supporting documentation on the URLA web page at:

<https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>

**1d. IF APPLICABLE, Complete Information for Previous Employment/Self-Employment and Income**

The information in this section is similar to the tables in 1b and 1c above, except the borrower will only provide the total income per month (not broken down by income type) and indicate if they were the business owner or self-employed.

DU expects to receive the data point *EmploymentIncomeIndicator* in the loan application file to identify income from employment or self-employment as true. This indicator is used to differentiate self-employment/employment income from other-sourced non-employment income, for which the indicator is false.

**1e. Income from Other Sources**

A borrower that has income from non-employment sources should use the list provided in the Form 1003 to indicate the income type and corresponding monthly income amount. For income from other sources, the *EmploymentIncomeIndicator* should be false. For more information on income, please consult the Frequently Asked Questions in Chapter 5.

## **Section 2: Financial Information – Assets and Liabilities**

This section is used to provide information on the borrower's assets, debts, and expenses that will be considered when qualifying the borrower for the loan. Regardless of how many times shared assets and liabilities may be listed on the Form 1003, when submitting shared assets and liabilities in the Loan Application Submission file they should only be submitted once.

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

Borrowers that have liquid asset accounts will identify the type, the financial institution, the account number and indicate a cash or market value per account. The list provided in the Form 1003 should be used as a reference to help borrowers complete this section. DU will calculate the total based on the information provided on this table.



## 2b. Other Assets and Credits You Have

Borrowers can identify other non-account assets and credits such as earnest money, cash from the expected sale of an asset or real estate property, etc. DU will accept credit amounts as valid sources of borrower funds to close a mortgage loan transaction (i.e., Lease Purchase Funds, Sweat Equity, Trade Equity from Property Swap, etc.). DU will calculate the total based on the information provided on this table.

## 2c. Liabilities – Credit Cards, Other Debts, and Leases that You Owe

Borrowers with liabilities such as Installments loans, Leases (other than Real Estate), and Revolving Accounts (i.e., Credit Cards, Open 30-Day) will report outstanding balances in this section. If a liability with an associated unpaid balance is reported, DU will expect to find information about the corresponding type of account such as Creditor name, account number and monthly payment. DU has the ability to auto populate liabilities from the credit report, which lenders can decide to accept or not. DU expects that liabilities with a zero balance, such as an Open 30-Day account paid monthly, to be reported.

## 2d. Other Liabilities and Expenses

Other liabilities and expenses should be reported by the borrower (i.e., Alimony, Child Support, Separate Maintenance, and Job Related Expenses). Job related expenses are generally only required for VA loans and include items such as child care expenses.

## Section 3: Financial Information – Real Estate

This section is used to provide information on real properties the borrower(s) own.

### 3a. Property You Own

Borrowers must identify information on real estate that they own. In the case of a refinance application, DU expects the Loan Application Submission file to include the *OwnedSubjectPropertyIndicator*. The Form 1003 table includes information about the property value, status, intended occupancy, and the associated mortgage unless the borrower owns the property free of liabilities. Note that if the monthly insurance and taxes are included in the mortgage payment, the information should not also be identified separately in Insurance, Taxes, and Association Dues. The nature of this information is distributed among different MISMO containers and it will be necessary to link them to allow DU to understand the relationship, especially in the case of multiple properties and mortgages.

Refer to the corresponding diagram under Chapter 6 to better visualize the above concepts. The diagrams will give you context when discussing the information with your technical team.

### 3b. IF APPLICABLE, Complete Information for Additional Property

The purpose of this table is to identify additional properties. The table could repeat as necessary for additional properties a borrower owns. DU will expect the Loan Application Submission file to include multiple instances to allow reporting of all REO properties that the borrower declares. An ArcRole should be used to associate the REO properties to the corresponding liabilities (mortgages or home equity lines of credit), refer to the ArcRole Tab for more information. The following attribute in example 3 applies:

```
<ASSET SequenceNumber="8" xlink:label="ASSET_8">
```

```
<:LIABILITY SequenceNumber="1" xlink:label="LIABILITY_1">
```

```
<:RELATIONSHIP SequenceNumber="9" xlink:from="ASSET_8" xlink:to="LIABILITY_1"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_LIABILITY"/>
```

Example 3 Example of attribute use in XML



Refer to the ULAD Data Relationships using Xlink and MISMO ArcRoles Guide document and the ULAD ArcRoles tab in the ULAD Mapping document for more information on how to associate an Owned Property to a Liability on the URLA web page at:  
<https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>.

## Section 4: Loan and Property Information

This section is used to gather information on the loan and the subject property. The borrower is required to provide information on the purpose of the loan, the state where the property is located, the property's number of units, and the intended occupancy.

### 4a. Loan and Property Information

Borrowers will indicate the loan amount requested and purpose of the loan, which could be either Purchase or Refinance. There are three types of occupancy on the URLA: (1) Primary Residence, (2) Second Home, and (3) Investment. The FHA Secondary Residence is used in addition to these values. The three values for the occupancy in the DU Spec are enumerated under the *PropertyUsageType*; however, if occupancy will be FHA Secondary Residence, set the *PropertyUsageType*="PrimaryResidence" and use the *FHASSecondaryResidenceIndicator*

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

Borrowers applying for additional loans secured by the subject property must provide the creditor's information and type of lien(s) associated. For example, if the borrower is obtaining a new second mortgage at the same time they are obtaining the first subject mortgage, the information will be entered in this section.

Subordinate Liens beyond the second position need to be designated as "Other" under the *LienPriorityType* for DU.

### 4c. Rental Income on the Property You want to Purchase

If the subject property is a 2-4 Unit Primary or Investment property that the borrower is purchasing, the borrower will provide an estimate of expected monthly rental income. Lenders will calculate a net rental income. (Note that rental income on a property the borrower already owns is entered in section 3.a.)

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

Borrowers who receive gifts and/or grants for the loan, must indicate the amount or market value and the party that provided it. (If the gift or grant has been deposited into an asset account of the borrower, e.g., checking account, then the amount of the gift is included in that asset account in addition to this section.)

## Section 5: Declarations

Almost all the declarations related to the Property and the Borrower's finances must be answered on the Form 1003. The DU Spec does not capture any declaration explanations and therefore they do not need to be included in the Loan Application Submission file.

## Section 6: Acknowledgements and Agreements

FHA loans require the date that the signature was executed to be included in the Loan Application Submission file. The signature date is optional for Conventional and VA loans.



## Section 7: Military Service

This information is required for VA loans and optional for all other types of loans. Each borrower is asked to indicate if they (or their deceased spouse) ever served or are currently serving in the United States Armed Forces.

## Section 8: Demographic Information

This information is not required by DU since this information is not used for underwriting but can be included in the XML if available. However, this information must be provided when delivering the loan to Fannie Mae, so it is required by EarlyCheck.

### Ethnicity and Ethnicity Origin

Ethnicity is reported with *HMDAEthnicityType* under a repeating structure for multiple answers. A borrower may have identified as Hispanic or Latino, Not Hispanic or Latino, or as both. In that case, use the *HMDAEthnicityType* to capture both instances. If the borrower did not wish to provide this information, use the *HMDAEthnicityRefusalIndicator*.

Ethnicity Origin is reported with *HMDAEthnicityOriginType* under a repeating structure for multiple answers, e.g., Cuban, Mexican, Argentinian, Colombian, etc. If the borrower identified with many types included in the enumerations list, report each origin type separately under the repeating container. If the borrower identified with values not included in the enumerations list or a combination, use “Other” and list them under the *HMDAEthnicityOriginTypeOtherDescription* separated by commas. Note that if the borrower did not check the “Other Hispanic and Latino” box, but filled in the blank with an Ethnicity Origin, the lender does not have to send *HMDAEthnicityOriginType*=“Other” and can just send the *HMDAEthnicityOriginTypeOtherDescription* by itself. Refer to example 4 for a combination of four ethnicity origins:

```
<HMDA_ETHNICITY_ORIGINS>
  <HMDA_ETHNICITY_ORIGIN>
    <HMDAEthnicityOriginType>Mexican</HMDAEthnicityOriginType>
  </HMDA_ETHNICITY_ORIGIN>
  <HMDA_ETHNICITY_ORIGIN>
    <HMDAEthnicityOriginType>Cuban</HMDAEthnicityOriginType>
  </HMDA_ETHNICITY_ORIGIN>
  <HMDA_ETHNICITY_ORIGIN>
    <HMDAEthnicityOriginType>Other</HMDAEthnicityOriginType>
    <HMDAEthnicityOriginTypeOtherDescription>Argentinian</HMDAEthnicityOriginTypeOtherDescription>
  </HMDA_ETHNICITY_ORIGIN>
</HMDA_ETHNICITY_ORIGINS>
<HMDA_RACES>
  <HMDA_RACE>
    <HMDA_RACE_DETAIL>
      <HMDARaceType>Asian</HMDARaceType>
    </HMDA_RACE_DETAIL>
  </HMDA_RACE>
</HMDA_RACES>
<EXTENSION>
  <OTHER>
    <ULAD:GOVERNMENT_MONITORING_EXTENSION>
      <ULAD:HMDA_ETHNICITIES>
        <ULAD:HMDA_ETHNICITY>
          <ULAD:HMDAEthnicityType>HispanicOrLatino</ULAD:HMDAEthnicityType>
        </ULAD:HMDA_ETHNICITY>
      </ULAD:HMDA_ETHNICITIES>
    </ULAD:GOVERNMENT_MONITORING_EXTENSION>
  </OTHER>
</EXTENSION>
```

Example 4 Other ethnicity origin types



## Sex

Sex is reported in the *HMDAGenderType* data point under a detail structure for a single answer. If the borrower checked both Male and Female on the Form 1003, use the *ApplicantHasSelectedBothMaleAndFemale* enumeration. If the borrower did not wish to provide this information, then use *HMDAGenderRefusalIndicator*.

## Race

Race is reported in the *HMDARaceType* data point under a repeating structure for multiple answers. If the borrower identified with more than one race included in the enumerations list, report each race separately under the repeating container, e.g., Black or African American, White. If the borrower identified as Other Asian, e.g., Pakistani, Laotian, etc; or as Other Pacific Islander, e.g., Fijian, Tongan, etc., use the *HMDARaceDesignationTypeOtherDescription*.

If the borrower identified as a member of an American Indian or Alaska Native tribe, use the *HMDARaceTypeAdditionalDescription* to provide the name of the tribe as in the following example 5:

```
<HMDA_RACES>
|
| <HMDA_RACE>
| | <HMDA_RACE_DETAIL>
| | | <HMDARaceType>Asian</HMDARaceType>
| | </HMDA_RACE_DETAIL>
| </HMDA_RACE>
| <HMDA_RACE>
| | <HMDA_RACE_DETAIL>
| | | <HMDARaceType>BlackOrAfricanAmerican</HMDARaceType>
| | </HMDA_RACE_DETAIL>
| </HMDA_RACE>
</HMDA_RACES>
```

Example 5 Additional race type description

The MISMO HMDA Implementation Toolkit v.1.16 on the MISMO.org website is a tool that will help implementers understand the usage of the HMDA data in MISMO.

## Section 9: Loan Originator Information

FHA loans require the Loan Originator Organization Name, Loan Originator Name, and NMLS IDs if the information is available. Although this information is optional for Conventional loans, DU will collect it, if made available.

### Lender Loan Information

This section is used to capture the information completed by the lender on the application. It is important to remember that the borrower does not complete any of the data points in this section.

#### L1. Property and Loan Information

The Lender will need to provide certain details regarding the loan transaction. These details can include information around the subject property or borrower residing in a Community Property State, items related to a Construction Loan, Refinance Type and Program, information on Energy Improvements, and the associated Project Type for the subject property.



## L2. Title Information

For all loan types, lenders must submit whether the Estate will be held in Fee Simple or Leasehold. For FHA loans, if the Estate is Leasehold then the expiration date for the lease must be provided.

## L3. Mortgage Loan Information

All the data points in this section are required with the exception of the time periods for the Adjustable Rate. The Proposed Housing Expenses should be provided by indicating each housing expense type and the corresponding monthly payment amount. DU will use this information to calculate the total. Proposed Monthly Payment as a total does not need to be included in the Loan Application Submission file.

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

The loan amount is required regardless of the type of mortgage. The sales contract amount is only required for purchase transactions. All of the data points in this section will be consumed by DU if provided in the Loan Application Submission file. Data points representing the total amounts are optional since DU will calculate the amount based on the information provided. In this section, FHA and VA loans follow the same conditionality approach as DU.

The value for “M. Other Credits” in the DU Spec has been split into two data points: *PurchaseCreditType* and *ClosingAdjustmentItemType*. The respective amounts for these data points shall be provided under *PurchaseCreditAmount* and *ClosingAdjustmentItemAmount*. DU will add these amounts as it does in the case of other total amounts.

There are instances in the DU Spec when multiple data points are used to represent a single value. This is the case when MISMO does not have one data point that includes all different types of values, i.e. Other Credits.

## Homeownership Education and Housing Counseling

This section was removed from the form; however, it remains in the DU Spec as section L5. FHA loans require the counseling type indicators and based on the response provided, the name of the counseling agency, the borrower’s name, and the date of the completion of the housing counseling/education program. Conventional loans conditionally require counseling type indicators. The data points for this section are currently optional for VA loans.





## Chapter 5: Frequently Asked Questions

### 1. What is the difference between the ULAD Mapping Document and the DU Specification (DU Spec)?

The ULAD Mapping document is a one-to-one mapping of MISMO data points to the redesigned Form 1003. It is a joint GSE reference document to help lenders and vendors understand how the form is mapped to MISMO v3.4.

Fannie Mae expects DU customers to use the DU Spec to create the Loan Application Submission file. The DU Spec is not a one-to-one match for the data fields on the redesigned Form 1003. The DU Spec contains additional data elements needed to underwrite a loan and excludes some data points that are on the form, such as Income or Asset totals.

### 2. What documentation or tools are available to understand the MISMO v3.4 Reference Model?

Fannie Mae recommends downloading the MISMO v3.4 Reference Model from the MISMO web site at:

<http://www.mismo.org/standards-and-resources/residential-specifications/mismo-version-34>

The information is compressed in a zip file and includes the LDD, MISMO v3.4 Reference Model and other supporting documents.

### 3. Where could I get more information or additional material on the DU Test Cases?

Consult the Fannie Mae Technology Integration page under the Integration Test Cases section at the following link:

<https://www.fanniemae.com/singlefamily/technology-integration>

### 4. What are attributes? Does the DU Spec include attributes?

The basic building blocks of the XML schema are data points and attributes. An attribute is used to add a unique label to a container or data point and its values must be in quotation marks. The DU Spec contains a list of attributes that is a subset of all available attributes in MISMO. For more information, refer to the attribute columns (MISMO v3.4 Attribute Name, MISMO v3.4 Attribute Definition, and MISMO v3.4 Attribute Usage Description) under the ULAD Mapping document or the DU Spec.

### 5. When is the SequenceNumber attribute used? **UPDATED**

SequenceNumber is not a required attribute but are a best practice when paired with the xlink:label attribute. The SequenceNumber attribute can provide an order for multi-instance containers and is a mechanism to distinguish them from one another. For example, the borrower may report ownership of multiple assets and the following XML illustrates the usage of SequenceNumber to identify each individual ASSET container:



```

<ASSET SequenceNumber="7" xlink:label="ASSET_7">
  <ASSET_DETAIL>
    <AssetCashOrMarketValueAmount>2300.00</AssetCashOrMarketValueAmount>
    <AssetType>ProceedsFromSaleOfNonRealEstateAsset</AssetType>
  </ASSET_DETAIL>
</ASSET>
<ASSET SequenceNumber="8" xlink:label="ASSET_8">
  <OWNED_PROPERTY>
    <OWNED_PROPERTY_DETAIL>
      <OwnedPropertyDispositionStatusType>Retain</OwnedPropertyDispositionStat
usType>
      <OwnedPropertyMaintenanceExpenseAmount>225.00</OwnedPropertyMaintenanceE
xpenseAmount>
      <OwnedPropertySubjectIndicator>true</OwnedPropertySubjectIndicator>
    </OWNED_PROPERTY_DETAIL>
    <PROPERTY>
      <ADDRESS>
        <AddresslineText>1234 Country Rd</AddresslineText>
        <CityName>Wooster</CityName>
        <PostalCode>44691-1234</PostalCode>
        <StateCode>OH</StateCode>
      </ADDRESS>
      <PROPERTY_DETAIL>
        <PropertyEstimatedValueAmount>250000.00</PropertyEstimatedValueAmount>
      </PROPERTY_DETAIL>
    </PROPERTY>
  </OWNED_PROPERTY>

```

## 6. Do attributes have conditionality?

The DU Spec only includes conditionality for two attributes: 1) The *MISMOReferenceModelIdentifier* describes the MISMO version; and 2) the *LoanRoleType* includes two enumerations and needs to be indicated to denote the type of association the loan plays in the transaction (e.g., *RelatedLoan*). Both attributes are required, while the rest of the attributes in the DU Spec have a conditionality indicated as not applicable (N/A).

## 7. Is it possible to report an enumeration that is not present in the DU Spec? **UPDATED**

When an enumeration does not exist in the DU Spec, Fannie Mae will allow the use of free-form text data when there is an “Other” enumeration. The lender should include the free-form text in the *TypeOtherDescription* data points. There are no restrictions on text attribute (e.g., font type, case sensitive, etc.) but it is recommended that the use of special characters (such as & | / < > etc.) be limited as not to cause XML formatting errors. In some instances, there are specific descriptions defined in the DU Spec for the *TypeOtherDescription* data points that must be used.

## 8. Is there a MISMO data point to capture the borrower’s signature? **UPDATED**

The Form 1003 includes a section for the borrower’s signature; however, the Loan Application Submission file will only be populated with the date the loan application was signed. Lenders are not required to send a copy of the loan application in PDF but may be required to store a copy of the signed application in the loan file depending on the loan type and investor/insurer/guarantor policies.

## 9. What are extensions? Does the DU Spec file include extensions? **UPDATED**

As defined in the MISMO MEG 25 publication: *The EXTENSION container provides maximum flexibility to a given version of a MISMO message by establishing a structured framework for adding data. Organizations can take advantage of XML Namespaces to place required data points not yet defined in the MISMO standard OR proprietary data points that shall never be included in the MISMO standard into a*





*message for exchange with business partners. The definition of the EXTENSION container makes it possible to add additional content yet still validate against the MISMO standardized schema.*

The DU Spec includes the following Parent Containers within EXTENSION containers:

- LANGUAGE\_EXTENSION
- UNDERWRITING\_VERIFICATION
- ASSET\_DETAIL\_EXTENSION
- DECLARATION\_DETAIL\_EXTENSION
- HMDA\_ETHNICITY
- GOVERNMENT\_MONITORING\_DETAIL\_EXTENSION
- HMDA\_RACE\_DESIGNATION\_EXTENSION
- LOAN\_DETAIL\_EXTENSION
- URLA\_TOTAL\_EXTENSION
- EMPLOYMENT\_EXTENSION
- BORROWER\_FEATURE
- PROPERTY\_VALUATION\_DETAIL\_EXTENSION
- CONSTRUCTION\_EXTENSION

#### **10. What field should be used to identify the “sales price”?**

The data point for “sales price” is *SalesContractAmount* and its unique ID 7.0001 in the DU Spec document. This data point is mapped to the “Sales Contract Price” in the Qualifying the Borrower section of the Lender Loan Information Form in the redesigned Form 1003.

#### **11. Does Fannie Mae support Excessive Contributions? If so, what fields will be used to submit this information? UPDATED**

In 2018, Fannie Mae communicated the retirement of the field “IPCs: Excess Financing Concessions or Sales Concessions Amount” and that it would no longer be used beginning with DU version 10.2. (This element was removed from the 3.4 specification.) When interested party contributions exceed the limits specified in the Selling Guide, they are considered sales concessions. The property’s sales price must be adjusted downward to reflect any Interested Party Contribution that exceed the limit specified in the Fannie Mae Selling Guide. In the case of FHA loans, they only use one total amount for Sales Concessions without indicating a type of concession.

#### **12. If a borrower has income from military employment, where do we place this information on the form? There is only one field in the redesigned Form 1003 for military entitlements, where do you place values for combat pay, quarters allowance, etc.?**

The military base pay should be entered in the Base field of the Gross Monthly Income in the employment sections. The military entitlements and allowances should be totaled and included in the “Military Entitlements” field in the employment sections of the Borrower Information and Additional Borrower Form. Please consult the DU Spec for information on the data structure that will be used in your Loan Application Submission file.

#### **13. Is there a concept of primary employer? If so, when the borrower reports multiple current employers, how do you report a primary or secondary income (do you derive it by highest income, time spent, etc.)**



The employment for the borrower may be reported as either Primary or Secondary by using the *EmploymentClassificationType* in your Loan Application Submission file. The time spent or highest income have no relation to Primary or Secondary employment. When you submit your Loan Application Submission file, you will need to relate the borrower's income with the employer (please refer to ArcRoles in DU Spec or consult the Implementation Guideline) and indicate under the employer container instance if this is the Primary or Secondary employment.

**14. Where can I find the supporting documents for the updated DU Spec? UPDATED**

All of the supporting documents are located on the [Technology Integration for DU webpage](#). Test cases to support implementation of the [DU Specification MISMO V 3.4](#) can be found at [DU Specification MISMO V3.4 Test Case Suite](#). The Extension File to the MISMO v 3.4 Schema, the Fannie Mae DU Extension Schema, and the GSE Extension Schema can all be found at [Fannie Mae DU Wrapper](#) and also on this page is the [DU Implementation Guide MISMO V. 3.4](#). The complete list of all active [DO/DU ARM Plan Numbers](#) are listed under "Data Standards Supporting Resources" section of the Technology Integration page.

**15. What are the plans to support DU interfaces? Are you retiring XIS, making updates to the GUI? UPDATED**

DO and DU via XIS direct integration will be updated to support the new Loan Application Submission file. There are also plans for a new user interface that will support import and editing of the DU Spec data, including the new fields for both DO and DU.

**16. Is there any training on the DU Spec or Redesigned 1003 available?**

Fannie Mae has prepared training material to help DU customers. Please refer to the Training section (located under Help & Training) of the URLA web page:

<https://www.fanniemae.com/singlefamily/uniform-residential-loan-application>

**17. Why are ArcRoles needed? How do I establish an ArcRole for my Loan Application Submission file?**

ArcRoles are needed for situations where a relationship within the XML file is not established through containment. ArcRoles allow for relationships between containers in different areas of the file. These relationships can be established by following the list of available ArcRoles in the corresponding ArcRole tab of the DU Spec. For more information on the notation or a step-by-step explanation on how to build an ArcRole, please refer to the following GSE Joint publication:

[https://www.fanniemae.com/content/technology\\_requirements/ulad-data-relationships.pdf](https://www.fanniemae.com/content/technology_requirements/ulad-data-relationships.pdf)

**18. What is the behavior of DU regarding ArcRoles? Do I get an error if my Loan Application Submission file does not pass validation? What conditions could result in validation errors?**

ArcRoles require that all labels included in the ArcRole syntax are unique within the file. This is necessary to create relationships without ambiguity. For example - two assets cannot have the same value for the xlink:label.

An error in DU will be generated if the ArcRole doesn't pass validation and it will stop the transaction to allow you to make corrections.



To prevent fatal errors, you need to ensure that the xlink:label values used for each ArcRole is valid and unique. For guidance in the creation of ArcRoles, please refer to the DU Spec under the ArcRoles tab and to the GSE Joint publication mentioned in FAQ 17.

### **19. What is a schema validation?**

When a DU customer submits a Loan Application Submission file to DU, an XML interrogation process performs a series of steps to ensure the file is both well-formed and valid with respect to the MISMO schema, the ULAD extension schema and the DU extension schema. The validation is used to determine compliance against MISMO specifications set forth in the MISMO Engineering Guidelines (MEGs), for example, containers must follow the hierarchical order established in the schema, containers must be in capital letters, etc. Please refer to the MISMO Engineering Guidelines for a complete list.

### **20. What is DU validation and where can information be found relevant to DU errors and messages?**

A validation process will take place on a Loan Application Submission file after DU has determined it to be both well-formed XML and schema compliant. The validation process will then determine if the file is compliant to the DU Specifications. For more details, see “Generating the DU Loan Application Submission File” within the [DU V. 10.3 Update MISMO V 3.4 Early Readiness Integration Impact Memo | Jan. 1, 2019](#) available on the Technology Integration for DU webpage.

### **21. Where should questions regarding implementation or the DU Spec be submitted?**

Customers should contact the following teams for support on any questions related to implementation or the DU Spec:

Integration Team: [integration\\_support@fanniemae.com](mailto:integration_support@fanniemae.com)

ULAD Team: [ulad@fanniemae.com](mailto:ulad@fanniemae.com)

### **22. How can I easily identify the changes/edits between DU Spec Versions? **UPDATED****

Changes are identified in the Revision History tab of the DU Spec. Furthermore, there will be a tab dedicated to the DU Map Updates, please refer to the last column to filter by the updated version number. A new document, [DU Specification v1.8 Explanation of Changes](#), categorizes and provides detail for each change.

### **23. What are the schema files that DU requires for a DU Spec loan file submission? Are these files available for download and if so, where can these be found? **UPDATED****

DU requires the MISMO v3.4 Schema and other schema files to support a DU Spec Loan Application Submission file. The MISMO v3.4 Schema is part of a set of files under the MISMO v3.4 Reference model. The other schema files are extensions to support DU Spec. These extension files are the ULAD Schema Extension and the DU Schema V3\_4 Extension. The ULAD Schema Extension and the DU Schema V3\_4 Extension are both instantiated in the DU Wrapper 3.4.0\_B324 Schema. The DU Wrapper Schema also validates that each Extension container is correctly placed in the Loan Application Submission file.

The aforementioned files are available for download and the following instructions illustrate the steps to gather these files, the DU Schema Extension and DU wrapper contain updates related to the DU v1.8 Spec:



- a) Download the MISMO v.3.4 Reference Model (Build 324) which includes the schema and supporting files from the Residential Specifications page in the MISMO site:

<http://www.mismo.org/standards-and-resources/residential-specifications>

Download the Joint ULAD Schema Extension, the DU Schema Extension, and the DU Wrapper from the same zip file on the Fannie Mae Technology Integration site:

<https://www.fanniemae.com/content/tool/ulad-du-schema-extensions.zip>

- b) Ensure that all these files are located in the same directory and accessible when you validate your Loan Application Submission file

## 24. If the borrower reported foreign or seasonal income where do I specify this information?

As explained above in Chapter One, Section 1b, the foreign or seasonal indicators are specified at the employment level. Hence, the information is not specific to an income type (i.e. bonus, commission, etc.). The following examples illustrates an example of foreign income that will be related through an ArcRole to an Employer, which means that all income items are characterized by the indicator regardless of it been true or false, in this example it is not foreign income:

Income Type usage example:

```
<CURRENT_INCOME>
  <CURRENT_INCOME_ITEMS>
    <!--Income from Current Employer 1-->
    <CURRENT_INCOME_ITEM SequenceNumber="1" xlink:label="CURRENT_INCOME_ITEM_1">
      <CURRENT_INCOME_ITEM_DETAIL>
        <CurrentIncomeMonthlyTotalAmount>5000.00</CurrentIncomeMonthlyTotalAmount>
        <EmploymentIncomeIndicator>true</EmploymentIncomeIndicator>
        <IncomeType>Base</IncomeType>
      </CURRENT_INCOME_ITEM_DETAIL>
    </CURRENT_INCOME_ITEM>
  </CURRENT_INCOME>
```

Foreign Income Indicator usage example:

```
<EMPLOYERS>
  <EMPLOYER SequenceNumber="1" xlink:label="EMPLOYER_1">
    <LEGAL_ENTITY>
      <LEGAL_ENTITY_DETAIL>
        <FullName>Abacus</FullName>
      </LEGAL_ENTITY_DETAIL>
    </LEGAL_ENTITY>
    <EMPLOYMENT>
      <EmploymentStatusType>Current</EmploymentStatusType>
      <SpecialBorrowerEmployerRelationshipIndicator>false</SpecialBorrowerEmployerRelationshipIndicator>
      <EXTENSION>
        <OTHER>
          <DU:EMPLOYMENT_EXTENSION>
            <DU:ForeignIncomeIndicator>false</DU:ForeignIncomeIndicator>
            <DU:SeasonalIncomeIndicator>false</DU:SeasonalIncomeIndicator>
          </DU:EMPLOYMENT_EXTENSION>
        </OTHER>
      </EXTENSION>
    </EMPLOYMENT>
  </EMPLOYER>
```

Relating the Income to the Employment:

```
<!-- Linking Borrower's Income to Current Employer-->
```



```
<RELATIONSHIP SequenceNumber="5" xlink:from="CURRENT_INCOME_ITEM_1" xlink:to="EMPLOYER_1"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/CURRENT_INCOME_ITEM_IsAssociatedWith_EMPLOYER"/>
<RELATIONSHIP SequenceNumber="6" xlink:from="CURRENT_INCOME_ITEM_2" xlink:to="EMPLOYER_1"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/CURRENT_INCOME_ITEM_IsAssociatedWith_EMPLOYER"/>
```

## 25. Does DU recognize the Mortgage Credit Certificate (MCC) related credit to offset the proposed payment instead of the income?

On Conventional and FHA loans, when the Income Type refers to an MCC (*IncomeType* = "MortgageCreditCertificate"), the amount of the MCC will be added to income in DU calculations. However, this data point is NOT used on VA loans for income credit.

When the loan is an FHA loan and you want to credit the MCC amount against the HTI (and DTI), you must use the data field *GovernmentMortgageCreditCertificateAmount* instead of the *IncomeType*.

When the loan is a VA loan, you must use the *GovernmentMortgageCreditCertificateAmount* to have the amount credited against the residual income calculation.

The *GovernmentMortgageCreditCertificateAmount* is one field used two different ways in DU depending on the loan type, FHA or VA. Also, you cannot submit both *IncomeType* = "MortgageCreditCertificate" AND *GovernmentMortgageCreditCertificateAmount* in the same Loan Application Submission file or DU will result in a recommendation of "Ineligible".

## 26. How should Present Housing Expenses be represented in the file? **UPDATED**

To fully represent Present Housing Expenses in your XML file, several containers in the XML will be utilized.

For present housing expenses related to home ownership, the first utilized container is OWNED\_PROPERTY where the *PropertyCurrentUsageType* = "PrimaryResidence". All expenses other than mortgage payments are reflected in the data point *OwnedPropertyMaintenanceExpenseAmount*.

```
<ASSET SequenceNumber="6" xlink:label="ASSET_6">
  <OWNED_PROPERTY>
    <OWNED_PROPERTY_DETAIL>
      <OwnedPropertyDispositionStatusType>Retain</OwnedPropertyDispositionStatusType>
      <OwnedPropertyLienUPBAmount>210279.00</OwnedPropertyLienUPBAmount>
      <OwnedPropertyMaintenanceExpenseAmount>598.00</OwnedPropertyMaintenanceExpenseAmount>
      <OwnedPropertySubjectIndicator>>false</OwnedPropertySubjectIndicator>
    </OWNED_PROPERTY_DETAIL>
    <PROPERTY>
      <ADDRESS>
        <AddressLineText>4321 Cul de Sac St</AddressLineText>
        <AddressUnitIdentifier>44</AddressUnitIdentifier>
        <CityName>Someplace</CityName>
        <PostalCode>02723</PostalCode>
        <StateCode>MA</StateCode>
      </ADDRESS>
      <PROPERTY_DETAIL>
        <PropertyCurrentUsageType>PrimaryResidence</PropertyCurrentUsageType>
        <PropertyEstimatedValueAmount>600000.00</PropertyEstimatedValueAmount>
        <PropertyUsageType>PrimaryResidence</PropertyUsageType>
      </PROPERTY_DETAIL>
    </PROPERTY>
  </OWNED_PROPERTY>
</ASSET>
```





To represent the *OwnedPropertyMaintenanceExpenseAmount* as a present housing expense, you will need to add a HOUSING\_EXPENSE container. The *HousingExpensePaymentAmount* will equal the *OwnedPropertyMaintenanceExpenseAmount*. There is no requirement to individually list out each Maintenance Expense. You will just place the cumulative amount with a *HousingExpenseType*="Other" as shown here.

```
<HOUSING_EXPENSE>
  <HousingExpensePaymentAmount>598.00</HousingExpensePaymentAmount>
  <HousingExpenseTimingType>Present</HousingExpenseTimingType>
  <HousingExpenseType>Other</HousingExpenseType>
</HOUSING_EXPENSE>
```

The ASSET container listed above will be linked using an ArcRole to all LIABILITY containers which will contain the monthly mortgage payment(s) of the ASSET.

```
<RELATIONSHIP SequenceNumber="10" xlink:from="ASSET_6" xlink:to="LIABILITY_2"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_LIABILITY"/>
```

An example of a LIABILITY container associated with the ASSET is shown here. Please remember that this LIABILITY container should be associated with a borrower using an ArcRole.

```
<LIABILITY SequenceNumber="2" xlink:label="LIABILITY_2">
  <LIABILITY_DETAIL>
    <LiabilityAccountIdentifier>502088</LiabilityAccountIdentifier>
    <LiabilityMonthlyPaymentAmount>1691.00</LiabilityMonthlyPaymentAmount>
    <LiabilityPaymentIncludesTaxesInsuranceIndicator>false</LiabilityPaymentIncludesTaxesInsuranceIndicator>
    <LiabilityPayoffStatusIndicator>false</LiabilityPayoffStatusIndicator>
    <LiabilityType>MortgageLoan</LiabilityType>
    <LiabilityUnpaidBalanceAmount>210279.00</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
</LIABILITY>
```

To list the mortgage(s) as a Present Housing Expense, you will add a HOUSING\_EXPENSE container with *HousingExpenseType* = "FirstMortgagePrincipalAndInterest" as shown here. The *HousingExpensePaymentAmount* will be the sum of all LIABILITY containers associated with the ASSET container. It is imperative that the value in the HOUSING\_EXPENSE container matches the sum of those amounts in the LIABILITY container(s) or there will be an error with the Loan Application Submission file.

```
<HOUSING_EXPENSE>
  <HousingExpensePaymentAmount>1691.00</HousingExpensePaymentAmount>
  <HousingExpenseTimingType>Present</HousingExpenseTimingType>
  <HousingExpenseType>FirstMortgagePrincipalAndInterest</HousingExpenseType>
</HOUSING_EXPENSE>
```

DU does not support "Rent" as an accepted enumeration for Present Housing Expenses. Should one of the Present Housing Expenses be Rent, it must be expressed using the LANDLORD\_DETAIL and RESIDENCE\_DETAIL containers. The value of *BorrowerResidencyBasisType* must be "Rent" in RESIDENCE\_DETAIL as shown here.



```

<RESIDENCES>
  <RESIDENCE>
    <ADDRESS>
      <AddressLineText>5404 Pawnee Trail</AddressLineText>
      <CityName>Louisville</CityName>
      <PostalCode>402071234</PostalCode>
      <StateCode>KY</StateCode>
    </ADDRESS>
    <LANDLORD>
      <LANDLORD_DETAIL>
        <MonthlyRentAmount>3500.00</MonthlyRentAmount>
      </LANDLORD_DETAIL>
    </LANDLORD>
    <RESIDENCE_DETAIL>
      <BorrowerResidencyBasisType>Rent</BorrowerResidencyBasisType>
      <BorrowerResidencyDurationMonthsCount>24</BorrowerResidencyDurationMonthsCount>
      <BorrowerResidencyType>Current</BorrowerResidencyType>
    </RESIDENCE_DETAIL>
  </RESIDENCE>
</RESIDENCES>

```

Covering these areas of the file will ensure that all Present Housing Expenses are included in any DU calculations that require this data.

## 27. How does DU determine which borrowers share financial information (Assets, Liabilities and Expenses)? **NEW**

In DU v1.8 the ArcRole, “SharesSufficientAssetsAndLiabilitiesWith” was retired because it was ambiguous. A new ArcRole was introduced to support the ordering of joint credit.

To determine what financial information is shared, DU uses a granular approach by inspecting the RELATIONSHIP container in your Loan Application Submission file to understand which borrowers are associated to each asset, liability and expense.

Whether borrowers share joint credit or not, each asset/liability/expense should be associated with each applicable borrower using the ArcRoles. DU requires that each asset/liability/expense **MUST** be associated with at least ONE borrower:

```

ASSET_IsAssociatedWith_ROLE
LIABILITY_IsAssociatedWith_ROLE
EXPENSE_IsAssociatedWith_ROLE

```

An example of RELATIONSHIPS structure in the XML:



```

<RELATIONSHIPS xsi:type="RELATIONSHIPS">
<!-- Linking Borrower to Assets-->
<RELATIONSHIP SequenceNumber="1" xlink:from="ASSET_1" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
<RELATIONSHIP SequenceNumber="2" xlink:from="ASSET_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
<RELATIONSHIP SequenceNumber="8" xlink:from="ASSET_3" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
<RELATIONSHIP SequenceNumber="4" xlink:from="ASSET_4" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
<!-- Linking Assets to corresponding Borrower's Liability-->
<RELATIONSHIP SequenceNumber="9" xlink:from="ASSET_8" xlink:to="LIABILITY_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_LIABILITY"/>
<!-- Linking Borrower to Expenses-->
<RELATIONSHIP SequenceNumber="18" xlink:from="EXPENSE_1" xlink:to="BORROWER_2" xlink:arcrole="urn:fdc:mismo.org:2009:residential/EXPENSE_IsAssociatedWith_ROLE"/>
<!-- Linking Borrower to Liabilities-->
<RELATIONSHIP SequenceNumber="13" xlink:from="LIABILITY_1" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
<RELATIONSHIP SequenceNumber="14" xlink:from="LIABILITY_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
<RELATIONSHIP SequenceNumber="15" xlink:from="LIABILITY_3" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
<!-- Linking Borrower to Borrower for Joint Asset/Liability/Credit Report-->
<RELATIONSHIP SequenceNumber="32" xlink:from="BORROWER_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ROLE_ShareJointCreditReportWith_ROLE"/>

```

The GSEs want to make the rendering of the forms as flexible as possible for lenders and vendors and do not prescribe how lenders and vendors render the data on the forms when there are shared assets, liabilities, and real estate.

## 28. How is a joint or individual credit report ordered? **UPDATED**

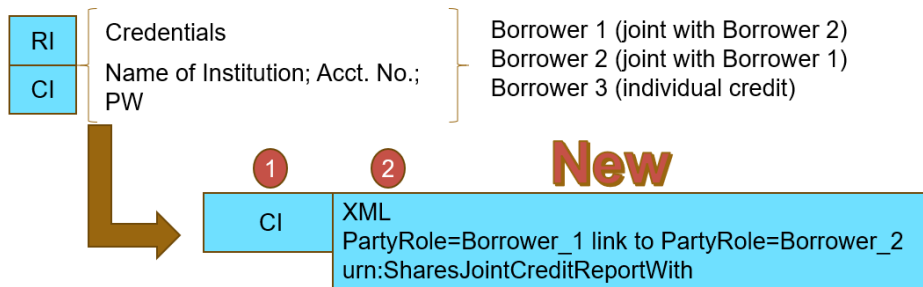
In DU Spec v1.8, a new ArcRole was added to identify borrower pairs who share a joint credit report. This means that the Loan Application Submission file must include the correct labels to instruct DU which borrower pairs share joint credit (see sample below) in addition to which borrower(s) are associated to each asset, liability and expense. When borrowers do not share joint credit or only one borrower applies for the loan, the new ArcRole “SharesJointCreditReportWith” is not needed. Moreover, a borrower can only have one ArcRole stating with whom they share joint credit.

The following provides a visual representation and the expected ArcRole usage in the Loan Application Submission file and the related XIS Control Input (CI), To avoid errors, it is important that the XIS CREDIT\_INFORMATION element, which is part of the CI, and the new ArcRole “SharesJointCreditReportWith” are consistent.

Note: No changes are required to the XIS CREDIT\_INFORMATION element.

**Scenario:** Three Borrowers, two that have joint credit and one that has individual credit information apply for a loan and submit to DU.

### Request a Joint Credit Report for Specific Borrowers



ROLE to ROLE	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/RELATIONSHIPS/RELATIONSHIP	Sequence Number	arcrole="urn:fdc:mismo.org:2009:residential/ROLE_ShareJointCreditReportWith_ROLE"	ROLE_ShareJointCreditReportWith_ROLE	Relate two borrowers who are included in a joint credit report.
			from	ROLE	Note: For a Joint Credit Report, place the Primary Borrower under "to" and additional Borrower under "from"
			to	ROLE	





The three borrowers with unique xlink:label values:

## Steps to Request Joint Credit Report within the loan application

(1)

```

<PARTIES>
  <PARTY SequenceNumber="1">
    <INDIVIDUAL><NAME><FullName>John P Homeowner</FullName></NAME></INDIVIDUAL>
    <ROLES>
      <ROLE xlink:label="Borrower_1"/>
      <ROLE_DETAIL><PartyRoleType>Borrower</PartyRoleType></ROLE_DETAIL>
    </ROLES>
  </PARTY>

  <PARTY SequenceNumber="2">
    <INDIVIDUAL><NAME><FullName>Mary O Homeowner</FullName></NAME></INDIVIDUAL>
    <ROLES>
      <ROLE xlink:label="Borrower_2"/>
      <ROLE_DETAIL><PartyRoleType>Borrower</PartyRoleType></ROLE_DETAIL>
    </ROLES>
  </PARTY>

  <PARTY SequenceNumber="3">
    <INDIVIDUAL><NAME><FullName>Homer Loanseeker</FullName></NAME></INDIVIDUAL>
    <ROLES>
      <ROLE xlink:label="Borrower_3"/>
      <ROLE_DETAIL><PartyRoleType>Borrower</PartyRoleType></ROLE_DETAIL>
    </ROLES>
  </PARTY>

```

A snapshot of the RELATIONSHIPS for the sample loan.

Borrower 1 and 2 share a joint credit report and the relationship is listed below.

Borrower 3 has individual credit - no ArcRole required for credit.

## Steps to Request Joint Credit Report

(2)

```

<RELATIONSHIPS xsi:type="RELATIONSHIPS">
  <!-- Linking Borrower to Assets-->
  <RELATIONSHIP SequenceNumber="1" xlink:from="ASSET_1" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="2" xlink:from="ASSET_1" xlink:to="BORROWER_2" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="3" xlink:from="ASSET_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="4" xlink:from="ASSET_3" xlink:to="BORROWER_2" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_ROLE"/>
  <!-- Linking Borrower to Liabilities-->
  <RELATIONSHIP SequenceNumber="5" xlink:from="LIABILITY_1" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="6" xlink:from="LIABILITY_1" xlink:to="BORROWER_2" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="7" xlink:from="LIABILITY_2" xlink:to="BORROWER_3" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
  <RELATIONSHIP SequenceNumber="8" xlink:from="LIABILITY_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>
  <!-- Linking Borrower to Borrower for Joint Asset/Liability/Credit Report-->
  <!-- X -->
  <RELATIONSHIP SequenceNumber="12" xlink:from="BORROWER_2" xlink:to="BORROWER_1"
    xlink:arcrole="urn:fdc:mismo.org:2009:residential/ROLE_ShareSufficientAssetsAndLiabilitiesWith_ROLE"/>
  <!-- Checkmark -->
  <RELATIONSHIP SequenceNumber="9" xlink:from="BORROWER_2" xlink:to="BORROWER_1" xlink:arcrole="urn:fdc:mismo.org:2009:residential/ROLE_ShareJointCreditReportWith_ROLE"/>
</RELATIONSHIPS>

```



## XIS Control Input (CI)

```
<DU_UNDERWRITE_REQUEST>
<CREDIT CopyLiabilitiesIndicator="0">
<SERVICE_PROVIDER_Name="200" _AccountNumber="123456" _Password="fnma"/>
<CREDIT_INFORMATION SSN="999601111" CreditRequestType="0" />
<CREDIT_INFORMATION SSN="999405000" CreditRequestType="1" />
</CREDIT>
<FANNIEMAE_UNDERWRITING_ENGINE_Name="DU"/>
<_RETURN_FILE_FileType="2"/>
<_RETURN_FILE_FileType="3"/>
<_RETURN_FILE_FileType="5"/>
<_RETURN_FILE_FileType="8"/>
<SOFTWARE_PROVIDER_AccountNumber="XYZXYZ01X"/>
<DATA_FILE_Type="1003 MISMO" _VersionNumber="3.4" _Name="LOAN_APPLICATION"/>
</DU_UNDERWRITE_REQUEST>
```

### 29. How is concurrent financing handled in the DU Spec? **UPDATED**

Concurrent or subordinate financing data is identified by the *LoanRoleType* = “RelatedLoan” located on the Borrower from section “4b. Other New Mortgage Loans on the Property You are Buying or Refinancing”. You can easily find all the data relevant to Related Loans by filtering on the new column “Loan Role Type” added to the DU spec. There are 8 data points in the Related Loan selection. Two of the Related Loan data points are not on the new URLA form with regards to subordinate financing, *FundsSourceType* and *FundSourceTypeOtherDescription*.

### 30. What data points are used in Purchase Credits? Why does it appear in two sections of the URLA? **UPDATED**

The DU spec references three data points that support Purchase Credits: *PurchaseCreditType*, *PurchaseCreditAmount* and *PurchaseCreditTypeOtherDescription*. The only value not supported in the Borrower Form section “2b. Other Assets and Credits You Have” is “BorrowerPaidFees”.

The sum of this granular information is supported on the Lender Loan Information form section “*TOTAL CREDITS*”, line “*M. Other Credits*”. DU expects to receive detailed other credits even though the form has the other credits as an aggregated total. Fannie Mae will calculate the total of other credits in DU.

The enumerations “LotEquity” and “BorrowerPaidFees” are not valid enumerations for *PurchaseCreditType* and must be structured in the XML using *PurchaseCreditType* = “Other” and *PurchaseCreditTypeOtherDescription* = “BorrowerPaidFees” or *PurchaseCreditType* = “Other” and *PurchaseCreditTypeOtherDescription* = “LotEquity”.

Please refer to the DU spec for supported enumerations.

### 31. How is rental income represented on the subject property and how is it represented on an REO property?

For Purchase transactions where there is rental income related to the subject property the net income value is displayed in section 4c. and should be sent in data point *RentalEstimatedNetMonthlyRentAmount*, which is contained in the COLLATERAL structure -



COLLATERAL/SUBJECT\_PROPERTY/PROPERTY\_DETAIL. This data point should only be used for purchase transactions.

For REO properties with rental income the net income value is displayed in section “3a. Property You Own” and should be sent in attribute “*OwnedPropertyRentalIncomeNetAmount*”, which is contained in the ASSET structure ASSET/OWNED\_PROPERTY/OWNED\_PROPERTY\_DETAIL.

The amount of the rental income that is net of mortgage payments, insurance, maintenance, taxes, and miscellaneous property expenses. If this field is not populated, then DU will calculate it based on a vacancy factor. If the number is positive, it will be added to the qualifying income; if it is negative, it will be considered a liability and included in the total expense ratio calculation. Zero is also an acceptable value.

### 32. Why are tip income, automobile allowance, and housing allowance income listed as “Income from Other Sources”? **NEW**

On the URLA form the Income Types Automobile Allowance and Housing or Parsonage are listed in section “1e. Income from Other Sources”. Automobile Allowance and Housing Allowance, as well as Tip Income, are included in the supported enumerations for *IncomeType* (unique id 4.0044) that maps to section “1e. Income from Other Sources” of the new URLA. No ArcRole is required to associate these Income Types to an employer and the *EmploymentIncomeIndicator* must be set to false.

*EmploymentIncomeIndicator* (4.0293) = “false”

*IncomeType* (4.0044) = “TipIncome” (not on form)

*IncomeType* (4.0044) = “AutomobileAllowance” (Listed on form as Automobile Allowance)

*IncomeType* (4.0044) = “HousingAllowance” (Listed on form as Housing or Parsonage)

The benefit of sending the specific enumerations in *IncomeType* (4.0044) is that DU will return specific verification messages for each Income Type.

1e. Income from Other Sources		<input type="checkbox"/> Does not apply	
<b>Include income from other sources below. Under Income Source, choose from the sources listed here:</b>			
<ul style="list-style-type: none"> <li>• Alimony</li> <li>• <b>Automobile Allowance</b></li> <li>• Boarder Income</li> <li>• Capital Gains</li> </ul>	<ul style="list-style-type: none"> <li>• Child Support</li> <li>• Disability</li> <li>• Foster Care</li> <li>• <b>Housing or Parsonage</b></li> </ul>	<ul style="list-style-type: none"> <li>• Interest and Dividends</li> <li>• Mortgage Credit Certificate</li> <li>• Mortgage Differential Payments</li> </ul>	<ul style="list-style-type: none"> <li>• Notes Receivable</li> <li>• Public Assistance</li> <li>• Retirement (e.g., Pension, IRA)</li> <li>• Royalty Payments</li> <li>• Separate Maintenance</li> <li>• Social Security</li> <li>• Trust</li> <li>• Unemployment Benefits</li> <li>• VA Compensation</li> <li>• Other</li> </ul>
<b>NOTE:</b> Reveal alimony, child support, separate maintenance, or other income ONLY IF you want it considered in determining your qualification for this loan.			
<b>Income Source</b> – use list above			<b>Monthly Income</b>



Identification Reference				MISMO v3.4 Information					
Unique ID	Sort ID	Form Field ID	Form Field Name	MISMO v3.4 XPath	MISMO v3.4 Parent Container	MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format
4.0044	133	1e.1	Income Source	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/ROLES/ROLE/BORROWER/CURRENT_INCOME/CURRENT_INCOME_ITEMS/CURRENT_INCOME_ITEM/CURRENT_INCOME_ITEM_DETAIL	CURRENT_INCOME_ITEM_DETAIL	IncomeType	A value from a MISMO prescribed list that specifies borrower income items listed on a mortgage loan application.	AccessoryUnitIncome Alimony <b>AutomobileAllowance</b> BoarderIncome CapitalGains ChildSupport DefinedContributionPlan Disability DividendsInterest EmploymentRelatedAccount FosterCare <b>HousingAllowance</b> HousingChoiceVoucherProgram MortgageCreditCertificate MortgageDifferential NonBorrowerHouseholdIncome NotesReceivableInstallment Other Pension PublicAssistance Royalties SeparateMaintenance SocialSecurity TemporaryLeave <b>TipIncome</b> Trust Unemployment VABenefitsNonEducational	Enumerated

### 33. Why was the *InvestorFeatureDescription* (Unique ID 12.0034) removed from the DU spec and is this information still supported? **NEW**

The data point *InvestorFeatureDescription* (Unique ID 12.0034) was redundant with *DU:DUPolicyFeatureDescription* (12.0035), *InvestorFeatureDescription* was removed. The same values continue to be supported under *DU:DUPolicyFeatureDescription* (Unique ID 12.0035). In DU v1.8, the data point format was changed from Enumerated to String 80. The format change was implemented to provide future flexibility to add or remove supported values to this DU specific data. Even though the field is defined as a free-form string, for DU to support the data values, the text must be sent in the Loan Application Submission file exactly as listed in the Implementation Notes.



MISMO v3.4 Data Point Name				Implementation Information
MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format	Implementation Notes for DU, CR, and EC
DU:DUPolicyFeatureDescription	A free-form text field used by the lender to inform DU about certain policy features regarding the borrower, as specified by Fannie Mae. Can be documented on the URLA in a continuation sheet.		String 80	<p>Fannie Mae will provide the specific text to be used to invoke certain DU rules. Use all applicable valid values listed below.</p> <p><b>ConfirmedCRBKEC</b> - This enumeration is used to instruct DU to disregard information in the credit data related to overrides bankruptcy information due to extenuating circumstances.</p> <p><b>ConfirmedCRBKIncorrect</b> - This enumeration is used to instruct DU to disregard information in the credit data related to overrides inaccurate bankruptcy information.</p> <p><b>ConfirmedCRFCEC</b> - This enumeration is used to instruct DU to disregard information in the credit data related to foreclosure information due to extenuating circumstances.</p> <p><b>ConfirmedCRFCIncorrect</b> - This enumeration is used to instruct DU to disregard information in the credit data related to overrides inaccurate foreclosure information.</p> <p><b>ConfirmedMtgDelIncorrect</b> - This enumeration is used to instruct DU to disregard information in the credit data related to overrides inaccurate mortgage delinquency information.</p>

In legacy DU, the explanation related to the inaccurate data on the credit report was tied to the borrower's Declaration responses and communicated to DU as Declaration Explanation(s). The new MISMO 3.4 file does not associate this data to the borrower's Declaration responses. We are using the new field for the same purpose as before (e.g., identifying credit-report information); however, in the future we may use this data element to identify other policy features that are unique to DU underwriting.

### 34. Why were *PropertyUsageType* (Unique ID 15.0009) and *PropertyUsageTypeOtherDescription* (unique ID 15.0010) added to the spec? **NEW**

In scenarios where the borrower(s) is retaining an owned property but intends on using the property differently in the future than they are currently using the property, it is important for DU to distinguish the intended/future usage from the current usage in order to understand how to evaluate the mortgage loans and expenses related to each property. *PropertyUsageType* was added to the updated Borrower form in sections 3a, 3b, and 3c., on the form the field is "Intended Occupancy" the data in spec supports the data on the form.

## 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
\$			\$	\$	\$

New data points in OWNED\_PROPERTY structure:

*PropertyUsageType* (15.0009), enumerations: Investment, Other, PrimaryResidence, SecondHome  
*PropertyUsageTypeOtherDescription* (15.0010) to be used when the *PropertyUsageType* = "Other"



**35. Why was the data point *BorrowerTotalMortgagedPropertiesCount* replaced by *TotalMortgagedPropertiesCount* in the DU Spec? **NEW****

Fannie Mae Credit Policy determined that total number of mortgaged properties should be collected at the loan level and not the borrower level. The loan level data should sum the mortgage properties for all borrowers and a jointly owned/obligated property by multiple borrowers would count only once.

**36. What is the purpose of the new DU extension field *LandValueAmountType*? **NEW****

*LandValueAmountType* (Unique ID 7.0159) – This new conditionally required field with enumerations of Appraised, Original, and NotApplicable is used to specify which amount should be used in DU calculations for the land value. This data is only needed if the land was acquired separately.

- When the value of “Appraised” is submitted the value in *LandAppraisedValueAmount* (unique id 7.0041) is used in DU calculations.
- When “Original” is selected the value in *LandOriginalCostAmount* (unique id 4.0004) is used in DU calculations.
- When “NotApplicable” is selected no additional value will be used in DU calculations for the land.

Identification Reference				MISMO v3.4 Information					
Unique ID	Sort ID	Form Field ID	Form Field Name	MISMO v3.4 XPath	MISMO v3.4 Parent Container	MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format
7.0159	419	L4.3	C. Land (if acquired separately)	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CONSTRUCTION/EXTENSION/OTHER/DU:CONSTRUCTION_EXTENSION	DU:CONSTRUCTION_EXTENSION	LandValueAmountType	The Original Cost or Appraised Value of the lot / land to be used for DU calculation purposes.	Appraised Original NotApplicable	Enumerated

**37. In what scenario would *ClosingAdjustmentItemType* (Unique ID 17.0025) = “LenderCredit” be utilized and in what scenario would *FundsSourceType* (Unique ID 5.0187) = “Lender” be used? **NEW****

*ClosingAdjustmentItemType* = “LenderCredit” is used when the lender is covering a portion of the borrower’s closing costs (and prepaid fees). For example, in the case of premium pricing, where the borrower pays a slightly higher interest rate and the lender covers all or part of the borrower’s closing costs. This data is displayed on the Lender form in section “L4. Qualifying the Borrower, line M. Other Credits”.

TOTAL CREDITS	
L. Seller Credits (Enter the amount of Borrower(s) costs paid by the property seller)	\$
M. Other Credits (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)	\$
N. TOTAL CREDITS (Total of L and M)	\$

"LenderCredit" should be included here.

The new enumeration of “Lender” for *FundsSourceType* for a grant (never called a gift, which come from relatives; grants come from entities) is to be used when the lender is giving the borrower funds to cover part of the down payment. These are typically for lower income, lower down payment loans that help the





lender meet their CRA requirements. This data is displayed on the Borrower form in section “4d. Gifts or Grants You Have Been Given or Will Receive for this Loan”.

**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 <b>4d.2</b>	Source – use list above	Cash or Market Value
<b>4d.1</b>	<input type="radio"/> Deposited <input type="radio"/> Not Deposited	<b>4d.3</b>	\$ <b>4d.4</b>
	<input type="radio"/> Deposited <input type="radio"/> Not Deposited		\$

Identification Reference				MISMO v3.4 Information					
Unique ID	Sort ID	Form Field ID	Form Field Name	MISMO v3.4 XPath	MISMO v3.4 Parent Container	MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format
5.0187	243	4d.3	Source	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/ASSETS/ASSET/ASSET_DETAIL	ASSET_DETAIL	FundsSourceType	A value from a MISMO prescribed list that specifies the party providing the associated funds.	CommunityNonProfit Employer FederalAgency <b>Lender</b> LocalAgency NonParentRelative Other Parent Relative ReligiousNonProfit StateAgency UnmarriedPartner UnrelatedFriend	Enumerated
17.0025	431		Not On Form	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemType	The type of adjustment made during the origination process.	<b>LenderCredit</b>	Enumerated

**38. How does new subordinate financing of HELOC loans impact the LTV, Combined LTV and CLTV calculations for DU and how does existing HELOC loans impact LTV, Combined LTV and CLTV? **NEW****

**Scenario 1** – In addition to the new subject loan the borrower has two new subordinate liens (new Related Loans) that are HELOC's. HELOC 1, has a credit limit of \$25,000, with \$15,000 balance (Loan Amount/ Amount to be Drawn) leaving an undrawn amount of \$10,000. HELOC 2, has a credit limit of \$12,000, with a \$4,000 balance (Loan Amount/ Amount to be Drawn) and an undrawn amount of \$8,000.

Data point name	Form Field Name	HELOC 1 Value	HELOC 2 Value	Summary
<i>HELOCMaximumBalanceAmount</i> (6.0051)	Credit Limit	25,000.00	12,000.00	
<i>HELOCBalanceAmount</i> (6.0220)	Loan Amount / Amount to be Drawn	15,000.00	4,000.00	
<i>TotalSubordinateFinancingAmount</i> (7.0087)	J. Other New Mortgage Loans			19,000.00



The screen shots below display how the XML data maps to the form for scenario 1.

**4b. Other New Mortgage Loans on the Property You are Buying or Refinancing** ☐ Does not apply

Creditor Name	Lien Type	Monthly Payment	Loan Amount/ Amount to be Drawn	Credit Limit (if applicable)	Undrawn Amount
HELOC 1	<input type="radio"/> First Lien <input checked="" type="radio"/> Subordinate Lien	\$ 150	\$ 15,000	\$ 25,000	\$ 10,000
HELOC 2	<input type="radio"/> First Lien <input checked="" type="radio"/> Subordinate Lien	\$ 75	\$ 4,000	\$ 12,000	\$ 8,000
Total HELOC's 1 & 2			\$ 19,000	\$ 37,000	\$ 18,000

3.4 XML >>

```
<!-- Concurrent Financing with Multiple HELOC Loans -->
<LOAN LoanRoleType="RelatedLoan" xlink:label="LOANRELATED_1">
  <HELOC>
    <HELOC_OCCURRENCES>
      <HELOC_OCCURRENCE>
        <HELOCBalanceAmount>15000.00</HELOCBalanceAmount>
      </HELOC_OCCURRENCE>
    </HELOC_OCCURRENCES>
    <HELOC_RULE>
      <HELOCMaximumBalanceAmount>25000.00</HELOCMaximumBalanceAmount>
    </HELOC_RULE>
  </HELOC>
  <LOAN_DETAIL>
    <HELOCIndicator>true</HELOCIndicator>
  </LOAN_DETAIL>
  <ORIGINATION_FUNDS>
    <ORIGINATION_FUND>
      <FundsSourceType>Lender</FundsSourceType>
    </ORIGINATION_FUND>
  </ORIGINATION_FUNDS>
  <PAYMENT>
    <PAYMENT_RULE>
      <InitialPrincipalAndInterestPaymentAmount>150.00</InitialPrincipalAndInterestPaymentAmount>
    </PAYMENT_RULE>
  </PAYMENT>
  <TERMS_OF_LOAN>
    <LienPriorityType>SecondLien</LienPriorityType>
  </TERMS_OF_LOAN>
</LOAN>
```

```
<LOAN LoanRoleType="RelatedLoan" xlink:label="LOANRELATED_2">
  <HELOC>
    <HELOC_OCCURRENCES>
      <HELOC_OCCURRENCE>
        <HELOCBalanceAmount>4000.00</HELOCBalanceAmount>
      </HELOC_OCCURRENCE>
    </HELOC_OCCURRENCES>
    <HELOC_RULE>
      <HELOCMaximumBalanceAmount>12000.00</HELOCMaximumBalanceAmount>
    </HELOC_RULE>
  </HELOC>
  <LOAN_DETAIL>
    <HELOCIndicator>true</HELOCIndicator>
  </LOAN_DETAIL>
  <ORIGINATION_FUNDS>
    <ORIGINATION_FUND>
      <FundsSourceType>Lender</FundsSourceType>
    </ORIGINATION_FUND>
  </ORIGINATION_FUNDS>
  <PAYMENT>
    <PAYMENT_RULE>
      <InitialPrincipalAndInterestPaymentAmount>75.00</InitialPrincipalAndInterestPaymentAmount>
    </PAYMENT_RULE>
  </PAYMENT>
  <TERMS_OF_LOAN>
    <LienPriorityType>Other</LienPriorityType>
  </TERMS_OF_LOAN>
</LOAN>
```

Instructions for Completing the Uniform Residential Loan Application

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

	<ul style="list-style-type: none"><li>Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount – Enter the amount of private mortgage insurance or equivalent (FHA Upfront Mortgage Insurance Premium, VA Funding Fee, and USDA-RD Guarantee Fee) that will be included in the loan amount.</li><li>Loan Amount - Enter the sum of the base loan amount plus the financed mortgage insurance in the right-hand column.</li></ul>
J. Other New Mortgage Loans on the Property	<p>Enter the amount of any other new loans that will be obtained by the Borrower and secured by the property at the same time as the subject loan. (For example, if the Borrower is obtaining a new second mortgage in addition to the first mortgage (with the same or a different Lender), enter the amount of the new second mortgage here).</p> <p><b>Note:</b> The amount entered here should be the same as the sum of the amounts entered for Loan Amount/Amount to be Drawn in Section 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing.</p>





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

DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ 275,000
B. Improvements, Renovations, and Repairs	\$ 100,000
C. Land (if acquired separately)	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)	\$
E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)	\$
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$ 9,096
G. Discount Points	\$
<b>H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)</b>	<b>\$ 384,096</b>
TOTAL MORTGAGE LOANS	
I. Loan Amount	
Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$ 300,000	
Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$	\$ 300,000
<b>J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing</b> (See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)	<b>\$ 19,000</b>
<b>K. TOTAL MORTGAGE LOANS (Total of I and J)</b>	<b>\$ 319,000</b>

```

<LOANS>
  <LOAN LoanRoleType="SubjectLoan" xlink:label="LOAN_1">
    <LOAN_DETAIL>
      <TotalSubordinateFinancingAmount>19000.00</TotalSubordinateFinancingAmount>
    </LOAN_DETAIL>
  </LOAN>

```

#### Scenario 1 Calculations:

Calculating the LTV: Loan Amount / Property value

Using the example data:  $300,000 / 375,000 = 80\%$

DU Findings rounds up: 80%

Calculating Combined LTV: (Loan Amount + Subordinate Lien(s) Balance + HELOC Unpaid Balance) / Property Value

Using the example data:  $(300,000 + (15,000 + 4,000)) / 375,000 = 85.066\%$

DU Findings rounds up: 86%

Calculating HCLTV: (Loan Amount + Subordinate Lien(s) Balance + HELOC Credit Limit Amount) / Property Value

Using the example data:  $(300,000 + (25,000 + 12,000)) / 375,000 = 89.866\%$

DU Findings rounds up: 90%



**Scenario 2** – In this refinance transaction the Subject Property has an existing HELOC loan that is not being paid off. The existing HELOC has an unpaid balance of \$3,000.00, a credit limit of \$20,000.00 and an undrawn amount of \$17,000.00.

Existing HELOC Loan	Form Field Name	Value
<i>LiabilityUnpaidBalanceAmount</i> (6.0021)	Unpaid Balance	3,000.00
<i>HELOCMaximumBalanceAmount</i> (6.0095)	Credit Limit	20,000.00

Below are screen shots displaying how the XML data maps to the URLA form for scenario 2.

**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 1234 Main St Unit # City Baltimore State MD ZIP 20600-1234

Property Value	Status: Sold, Pending Sale, or Retained	Monthly Insurance, Taxes, Association Dues, etc. if not included in Monthly Mortgage Payment	For Investment Property Only	
			Monthly Rental Income	For LENDER to calculate: Net Monthly Rental Income
\$ 600,000	Retained	\$ 375	\$	\$

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)	Undrawn Amount
ACE MORTGAGE	478453	\$ 746	\$ 98,514 <input checked="" type="checkbox"/>		\$	
ENLIGHTENED BANK	5566778	\$ 245	\$ 3,000 <input type="checkbox"/>		\$ 20,000	

\$ 17,000

### 3.4 XML >>

```
<ASSET SequenceNumber="5" xlink:label="ASSET_5">
  <OWNED_PROPERTY>
    <OWNED_PROPERTY_DETAIL>
      <OwnedPropertyDispositionStatusType>Retain</OwnedPropertyDispositionStatusType>
      <OwnedPropertyLienUPBAmount>101514.03</OwnedPropertyLienUPBAmount>
      <OwnedPropertyMaintenanceExpenseAmount>375.00</OwnedPropertyMaintenanceExpenseAmount>
      <OwnedPropertySubjectIndicator>true</OwnedPropertySubjectIndicator>
    </OWNED_PROPERTY_DETAIL>
    <PROPERTY>
      <ADDRESS>
        <AddressLineText>1234 Main St</AddressLineText>
        <CityName>Baltimore</CityName>
        <PostalCode>206001234</PostalCode>
        <StateCode>MD</StateCode>
      </ADDRESS>
      <PROPERTY_DETAIL>
        <PropertyCurrentUsageType>PrimaryResidence</PropertyCurrentUsageType>
        <PropertyEstimatedValueAmount>600000.00</PropertyEstimatedValueAmount>
      </PROPERTY_DETAIL>
    </PROPERTY>
  </OWNED_PROPERTY>
</ASSET>
```



```
<!--Liabilities related to Properties owned by the borrowers-->
<LIABILITY SequenceNumber="1" xlink:label="LIABILITY_1">
  <LIABILITY_DETAIL>
    <LiabilityAccountIdentifier>478453</LiabilityAccountIdentifier>
    <LiabilityMonthlyPaymentAmount>746.07</LiabilityMonthlyPaymentAmount>
    <LiabilityPaymentIncludesTaxesInsuranceIndicator>false</LiabilityPaymentIncludesTax
    <LiabilityPayoffStatusIndicator>true</LiabilityPayoffStatusIndicator>
    <LiabilityType>MortgageLoan</LiabilityType>
    <LiabilityUnpaidBalanceAmount>98514.03</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
  <LIABILITY_HOLDER>
    <NAME>
      <FullName>ACE MORTGAGE</FullName>
    </NAME>
  </LIABILITY_HOLDER>
</LIABILITY>

<LIABILITY SequenceNumber="3" xlink:label="LIABILITY_3">
  <LIABILITY_DETAIL>
    <!--Added HELOCMaximumBalanceAmount data point to LIABILITY_DETAIL container-->
    <HELOCMaximumBalanceAmount>20000.00</HELOCMaximumBalanceAmount>
    <LiabilityAccountIdentifier>5566778</LiabilityAccountIdentifier>
    <LiabilityMonthlyPaymentAmount>245.00</LiabilityMonthlyPaymentAmount>
    <LiabilityPaymentIncludesTaxesInsuranceIndicator>false</LiabilityPaymentIncludesTax
    <LiabilityPayoffStatusIndicator>false</LiabilityPayoffStatusIndicator>
    <LiabilityType>HELOC</LiabilityType>
    <LiabilityUnpaidBalanceAmount>3000.00</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
  <LIABILITY_HOLDER>
    <NAME>
      <FullName>ENLIGHTENED BANK</FullName>
    </NAME>
  </LIABILITY_HOLDER>
</LIABILITY>
```

## Scenario 2 Calculations:

Calculating the LTV: Loan Amount / Property value

Using the example data:  $104,000 / 600,000 = 17.333\%$

DU Findings rounds up: 18%

Calculating Combined LTV: (Loan Amount + Subordinate Lien(s) Balance + HELOC Unpaid Balance) / Property Value

Using the example data:  $(104,000 + 3,000) / 600,000 = 17.833\%$

DU Findings rounds up: 18%

Calculating HCLTV: (Loan Amount + Subordinate Lien(s) Balance + HELOC Credit Limit Amount) / Property Value

Using the example data:  $(104,000 + 20,000) / 600,000 = 20.666\%$

DU Findings rounds up: 21%



### 39. Why was data point *EmploymentMonthlyIncomeAmount* (Unique ID 4.0040) removed from the DU Spec? **NEW**

This data was mapped to the new Borrower form, section “1b. Current Employment / Self Employment and Income”, field 1b.10 “TOTAL”. DU performs the calculation of the total amount from the granular income values and the total amount will not be consumed from the Loan Application Submission file, so this data point was removed from the DU spec.

**1b.1**  
**1b. Current Employment/Self-Employment and Income** ☐ Does not apply

<b>Employer or Business Name</b> <b>1b.2</b> _____ Phone ( <b>1b.3</b> ) ____ - ____ Street <b>1b.4.1</b> _____ Unit # <b>1b.4.2</b> _____ City <b>1b.4.3</b> _____ State <b>1b.4.4</b> _____ ZIP <b>1b.4.5</b> _____ Country <b>1b.4.6</b> _____		<b>Gross Monthly Income</b> Base \$ <b>1b.10.1</b> /month Overtime \$ <b>1b.10.2</b> /month Bonus \$ <b>1b.10.3</b> /month Commission \$ <b>1b.10.4</b> /month Military Entitlements \$ <b>1b.10.5</b> /month Other \$ <b>1b.10.6</b> /month <b>TOTAL</b> \$ <b>1b.10</b> /month
<b>Position or Title</b> <b>1b.5</b> _____ <b>Start Date</b> <b>1b.6</b> / ____ / ____ (mm/dd/yyyy) How long in this line of work? <b>1b.7</b> Years ____ Months	<b>Check if this statement applies: 1b.8</b> <input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.	
<b>1b.9</b> <input type="checkbox"/> <b>Check if you are the Business Owner or Self-Employed</b>	<b>1b.9.1</b> <input type="radio"/> I have an ownership share of less than 25%. <input type="radio"/> I have an ownership share of 25% or more.	<b>Monthly Income (or Loss)</b> \$ <b>1b.9.2</b>

### 40. How are sections “L1. Property and Loan Information” and “L4. Qualifying the Borrower” on the Lender Form completed for Construction-to-Permanent loans? **NEW**

Construction-to-permanent financing can be structured as a transaction with one closing or a transaction with two separate closings. This FAQ will highlight the XML data and the relevant Lender Form section “L1. Property and Loan Information” and “L4. Qualifying the Borrower” to illustrate a Single-Closing Limited Cash Out Refinance and a Two-Closing Limited Cash Out Refinance.

#### Single-Closing Construction-to-Permanent Transactions

A single-closing construction-to-permanent mortgage loan may be closed as:

- **Purchase transaction** - The borrower is not the owner of the lot at the time of the first advance of interim construction financing, and the borrower is using the proceeds from the interim construction financing to purchase the lot and finance the construction of the property.
- **Limited Cash Out Refinance transaction** - The borrower must have held legal title to the lot before he or she receives the first advance of interim construction financing. The borrower is using the proceeds from the construction financing to pay off any existing liens on the lot and finance the construction of the property. This type of transaction is not a “true” limited cash-out refinance whereby the borrower refinances a loan(s) that was used to purchase a completed property; however, all other requirements for limited cash-out refinances apply.

The following is a sample of a Single-Closing, Limited Cash Out Refinance Construction-to-Permanent transaction. For the complete XML and full URLA forms please refer to test case DI-C05.



“L1. Property and Loan Information” of the Lender Form and the related XML.

### Uniform Residential Loan Application — Lender Loan Info

This section is completed by your Lender.

#### L1. Property and Loan Information

<b>Community Property State</b> <input type="checkbox"/> At least one borrower lives in a community property state. <input type="checkbox"/> The property is in a community property state.	<b>Refinance Type</b> <input type="radio"/> No Cash Out <input checked="" type="radio"/> Limited Cash Out <input type="radio"/> Cash Out
<b>Transaction Detail</b> <input type="checkbox"/> Conversion of Contract for Deed or Land Contract <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Construction-Conversion/Construction-to-Permanent <input checked="" type="radio"/> Single-Closing <input type="radio"/> Two-Closing Construction/Improvement Costs \$ _____ Lot Acquired Date 02 / 10 / 2014 (mm/dd/yyyy) Original Cost of Lot \$ _____	<b>Energy Improvement</b> <input type="checkbox"/> Mortgage loan will fin <input type="checkbox"/> Property is currently s the first mortgage lien property taxes (e.g., th

```

<REFINANCE>
  <RefinanceCashOutDeterminationType>LimitedCashOut</RefinanceCashOutDeterminationType>
</REFINANCE>
<TERMS_OF_LOAN>
  <BaseLoanAmount>290000.00</BaseLoanAmount>
  <LienPriorityType>FirstLien</LienPriorityType>
  <LoanPurposeType>Refinance</LoanPurposeType>
  <MortgageType>Conventional</MortgageType>
  <NoteRatePercent>4.500</NoteRatePercent>
</TERMS_OF_LOAN>
<LOANS>
  <LOAN LoanRoleType="SubjectLoan" xlink:label="LOAN_1">
    <AMORTIZATION>
      <AMORTIZATION_RULE>
        <AmortizationType>Fixed</AmortizationType>
        <LoanAmortizationPeriodCount>360</LoanAmortizationPeriodCount>
        <LoanAmortizationPeriodType>Month</LoanAmortizationPeriodType>
      </AMORTIZATION_RULE>
    </AMORTIZATION>
    <CONSTRUCTION>
      <ConstructionLoanType>ConstructionToPermanent</ConstructionLoanType>
      <ConstructionToPermanentClosingType>OneClosing</ConstructionToPermanentClosingType>
    </CONSTRUCTION>
  </LOAN>
</LOANS>
  
```

“L4. Qualifying the Borrower” – Construction costs are reflected as \$275,000 on “Line A. Sales Contract Price”. The payoff of the \$25,000 remaining lot lien is shown on Line D. The loan amount is \$290,000.



**L4. Qualifying the Borrower – Minimum Required Funds or Cash Back****DUE FROM BORROWER(S)**

<b>A. Sales Contract Price</b>	\$ 275,000.00
<b>B. Improvements, Renovations, and Repairs</b>	\$
<b>C. Land (if acquired separately)</b>	\$
<b>D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)</b>	\$ 25,000.00
<b>E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</b>	\$ 0.00
<b>F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)</b>	\$ 9,096.00
<b>G. Discount Points</b>	\$
<b>H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)</b>	\$ 309,096.00

**TOTAL MORTGAGE LOANS**

<b>I. Loan Amount</b>	
Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent) \$290,000.00	
Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount \$	\$ 290,000.00

```

<SALES_CONTRACTS>
  <SALES_CONTRACT>
    <SALES_CONTRACT_DETAIL>
      <SalesContractAmount>275000.00</SalesContractAmount>
    </SALES_CONTRACT_DETAIL>
  </SALES_CONTRACT>
</SALES_CONTRACTS>

<LIABILITY SequenceNumber="2" xlink:label="LIABILITY_2">
  <LIABILITY_DETAIL>
    <LiabilityAccountIdentifier>7654321</LiabilityAccountIdentifier>
    <LiabilityMonthlyPaymentAmount>100.00</LiabilityMonthlyPaymentAmount>
    <LiabilityPaymentIncludesTaxesInsuranceIndicator>false</LiabilityPaymentIncludesTaxesInsuranceIndicator>
    <LiabilityPayoffStatusIndicator>true</LiabilityPayoffStatusIndicator>
    <LiabilityType>MortgageLoan</LiabilityType>
    <LiabilityUnpaidBalanceAmount>25000.00</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
  <LIABILITY_HOLDER>
    <NAME>
      <FullName>Lot Loan</FullName>
    </NAME>
  </LIABILITY_HOLDER>
</LIABILITY>
<LIABILITY_SUMMARY>
  <TotalNonSubjectPropertyDebtsToBePaidOffAmount>0.00</TotalNonSubjectPropertyDebtsToBePaidOffAmount>
  <TotalSubjectPropertyPayoffsAndPaymentsAmount>25000.00</TotalSubjectPropertyPayoffsAndPaymentsAmount>
</LIABILITY_SUMMARY>

```

**Two-Closing Construction-to-Permanent Transactions**

Two-closing construction-to-permanent mortgage transactions utilize two separate loan closings with two separate sets of legal documents. The first closing is to obtain the interim construction financing (and may include the purchase of the lot), and the second closing is to obtain the permanent financing upon completion of the improvements. Fannie Mae does not purchase construction loans (the first closing); however, Fannie Mae does purchase loans that were used to provide the permanent financing.

In a two-closing construction-to-permanent transaction, the permanent mortgage delivered to Fannie Mae may be closed as:







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

DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ <input type="text"/>
B. Improvements, Renovations, and Repairs	\$ <input type="text"/>
C. Land (if acquired separately)	\$ <input type="text"/>
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction (See Table 3a. Property You Own)	\$ <input type="text" value="145,000.00"/>
E. Credit Cards and Other Debts Paid Off (See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)	\$ <input type="text"/>
F. Borrower Closing Costs (including Prepaid and Initial Escrow Payments)	\$ <input type="text" value="6,850.00"/>
G. Discount Points	\$ <input type="text"/>
H. TOTAL DUE FROM BORROWER(s) (Total of A thru G)	\$ <input type="text" value="151,850.00"/>
TOTAL MORTGAGE LOANS	
I. Loan Amount	
Loan Amount Excluding Financed Mortgage Insurance (or Mortgage Insurance Equivalent)	\$ <input type="text" value="152,000.00"/>
Financed Mortgage Insurance (or Mortgage Insurance Equivalent) Amount	\$ <input type="text" value="152,000.00"/>

```

<LIABILITY SequenceNumber="1" xlink:label="LIABILITY_1">
  <LIABILITY_DETAIL>
    <LiabilityAccountIdentifier>Constr-12345</LiabilityAccountIdentifier>
    <LiabilityMonthlyPaymentAmount>1100.00</LiabilityMonthlyPaymentAmount>
    <LiabilityPaymentIncludesTaxesInsuranceIndicator>false</LiabilityPaymentIncludesTaxesInsuranceIndicator>
    <LiabilityPayoffStatusIndicator>true</LiabilityPayoffStatusIndicator>
    <LiabilityType>MortgageLoan</LiabilityType>
    <LiabilityUnpaidBalanceAmount>145000.00</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
  <LIABILITY_HOLDER>
    <NAME>
      <FullName>ABC Mortgage of Ohio</FullName>
    </NAME>
  </LIABILITY_HOLDER>
</LIABILITY>
<LIABILITY_SUMMARY>
  <TotalSubjectPropertyPayoffsAndPaymentsAmount>145000.00</TotalSubjectPropertyPayoffsAndPaymentsAmount>

```

#### 41. What data related to Maintenance Expenses needs to be provided to make sure that the “Debt-to-Income” (DTI) ratio and “All Other Payments” value are calculated correctly in the DU Findings for Second Home and Investment loan transactions?

In order for DU to correctly calculate the DTI ratio and the amount for “All Other Payments”, on second home and investment property transactions you will need to create Liability(ies) for the amounts of the Maintenance Expenses related to the borrower’s present housing (excluding rent). These properties are notated in the data using the following three data points with these specific values:

1. *OwnedPropertyDispositionStatusType*="Retain"
2. *OwnedPropertySubjectIndicator*="false"
3. *PropertyUsageType* <> "PrimaryResidence" in the SUBJECT\_PROPERTY/PROPERTY\_DETAIL container

Each owned property that satisfies these characteristics will have a LIABILITY container with Maintenance Expense information associated with them. The following data will be part of each of these liabilities:



1. *LiabilityAccountIdentifier* will equal the *AddressLineText* value of the second home/investment property
2. *LiabilityExclusionIndicator*="false"
3. *LiabilityMonthlyPaymentAmount* will equal the value of *OwnedPropertyMaintenanceExpenseAmount* for the second home/investment property
4. *LiabilityPayoffStatusIndicator*="false"
5. *LiabilityRemainingTermMonthsCount*=12 (this data is annualized)
6. *LiabilityType*="Other" (*LiabilityTypeOtherDescription* is not needed)
7. *LiabilityUnpaidBalanceAmount* will equal the *LiabilityMonthlyPaymentAmount* times 12 (annualized amount).
8. The *FullName* within the LIABILITY HOLDER/NAME container structure will be the name of borrower who owns the second home/investment property.

The following section of the XML file is an example of how the ASSET and LIABILITY data should be delivered in the Loan Application Submission file.

```
<SUBJECT_PROPERTY>
  <ADDRESS>
    <AddressLineText>3700 Connecticut Ave, NW</AddressLineText>
    <CityName>Washington</CityName>
    <PostalCode>20008</PostalCode>
    <StateCode>DC</StateCode>
  </ADDRESS>
  <PROPERTY_DETAIL>
    <AttachmentType>Detached</AttachmentType>
    <ConstructionMethodType>SiteBuilt</ConstructionMethodType>
    <FinancedUnitCount>4</FinancedUnitCount>
    <PropertyEstateType>FeeSimple</PropertyEstateType>
    <PropertyExistingCleanEnergyLienIndicator>>false</PropertyExistingCleanEnergyLienIndicator>
    <PropertyInProjectIndicator>>false</PropertyInProjectIndicator>
    <PropertyMixedUsageIndicator>>false</PropertyMixedUsageIndicator>
    <PropertyUsageType>Investment</PropertyUsageType>
    <PUDIndicator>>false</PUDIndicator>
    <RentalEstimatedGrossMonthlyRentAmount>8728.60</RentalEstimatedGrossMonthlyRentAmount>
    <RentalEstimatedNetMonthlyRentAmount>3201.53</RentalEstimatedNetMonthlyRentAmount>
  </PROPERTY_DETAIL>
</SUBJECT_PROPERTY>
```



```

<LIABILITY SequenceNumber="12" xlink:label="LIABILITY_12">
  <LIABILITY_DETAIL>
    <LiabilityAccountIdentifier>175 13th St</LiabilityAccountIdentifier>
    <LiabilityExclusionIndicator>false</LiabilityExclusionIndicator>
    <LiabilityMonthlyPaymentAmount>493.00</LiabilityMonthlyPaymentAmount>
    <LiabilityPayoffStatusIndicator>false</LiabilityPayoffStatusIndicator>
    <LiabilityRemainingTermMonthsCount>12</LiabilityRemainingTermMonthsCount>
    <LiabilityType>Other</LiabilityType>
    <LiabilityUnpaidBalanceAmount>5916.00</LiabilityUnpaidBalanceAmount>
  </LIABILITY_DETAIL>
  <LIABILITY_HOLDER>
    <NAME>
      <FullName>Andy America</FullName>
    </NAME>
  </LIABILITY_HOLDER>
</LIABILITY>

```

In addition to the LIABILITY container, RELATIONSHIP containers will be needed to associate (via an ArcRole) the following:

1. The ASSET to the LIABILITY (as shown below)

```

<RELATIONSHIP SequenceNumber="14" xlink:from="ASSET_9" xlink:to="LIABILITY_12"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/ASSET_IsAssociatedWith_LIABILITY"/>

```

2. The LIABILITY to each applicable BORROWER (as shown below)

```

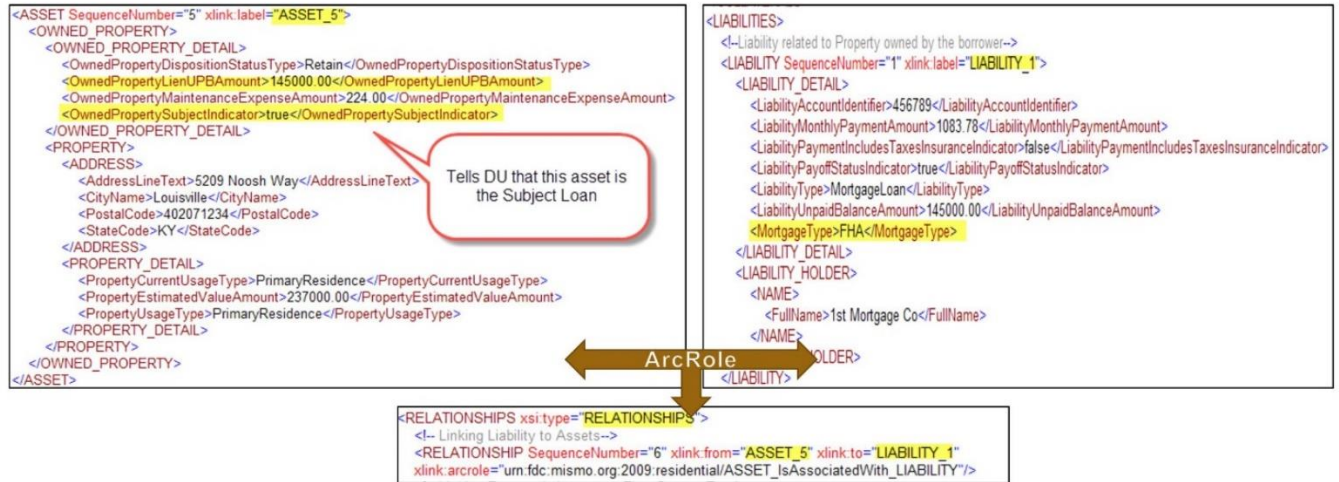
<RELATIONSHIP SequenceNumber="30" xlink:from="LIABILITY_12" xlink:to="BORROWER_2"
xlink:arcrole="urn:fdc:mismo.org:2009:residential/LIABILITY_IsAssociatedWith_ROLE"/>

```

#### 42. On an FHA refinance loan, how should we inform DU that the existing loan on the subject property is an FHA loan? **NEW**

The correct way to inform DU that an existing mortgage loan on the subject property is an FHA loan is through the ULAD data point, *MortgageType* (Unique ID 6.0205); this data point is being added to the DU Spec in the LIABILITY\_DETAIL container. The ASSET record for the subject property (*OwnedPropertySubjectIndicator*="true") will have an associated mortgage loan liability. In that liability the LIABILITY\_DETAIL container must have the *MortgageType* = "FHA". When the *MortgageType* = "FHA", DU will know this transaction is a refinance of an existing FHA loan.

The DU Spec v1.8 incorrectly lists the enumeration "PriorFHA" for the data point *GovernmentRefinanceType*. This enumeration is not supported and will not pass schema validation. The value of "PriorFHA" will be removed from the enumerated list for *GovernmentRefinanceType* in the next version of the DU spec. The existing ULAD mapping data point *MortgageType* (Unique ID 6.0205) will be added to the next version of the DU spec with a supported enumeration of "FHA". The MISMO schema supports *MortgageType* in the LIABILITY\_DETAIL container so integrators can implement this change immediately.



*MortgageType* to be added to the **LIABILITY\_DETAIL** container:

Identification Reference				MISMO v3.4 Information					
Unique ID	Sort ID	Form Field ID	Form Field Name	MISMO v3.4 XPath	MISMO v3.4 Parent Container	MISMO v3.4 Data Point Name	MISMO v3.4 Data Point Definition	DU Supported Enumerations	DU Data Point Format
6.0205	198	3a.12	Type	MESSAGE/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LIABILITY_DETAIL	MortgageType	A value from a MISMO prescribed list that specifies the private or public sector entity under whose guidelines the mortgage is originated.	FHA	Enumerated



## Chapter 6: Form 1003 Sections vs. MISMO Data Structures

This chapter includes a set of diagrams that show the MISMO data structures that supports each section of the Form 1003 (not all data points may be listed in the structures):

### XML Content

#### Form Header

#### 1a. Personal Information (2 pages)

#### 1b. Current Employment/Self Employment and Income (1c. is a repeat of 1b.)

#### 1d. Previous Employment/Self Employment and Income

#### 1e. Income from Other Sources

#### 2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have

#### 2b. Other Assets You Have

#### 2c. Liabilities Credit Cards, Other Debts, and Leases that You Owe

#### 2d. Other Liabilities and Expenses

#### 3a. Property You Own (3b. is a repeat of 3a.)

#### 4a. Loan and Property Information

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

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

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

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

#### 5b. About Your Finances

#### 6. Acknowledgements and Agreements

#### 7. Military Service

#### 8. Demographic Information

#### 9. Loan Originator Information

#### L1. Property and Loan Information

#### L2. Title Information

#### L3. Mortgage Loan Information (3 pages)

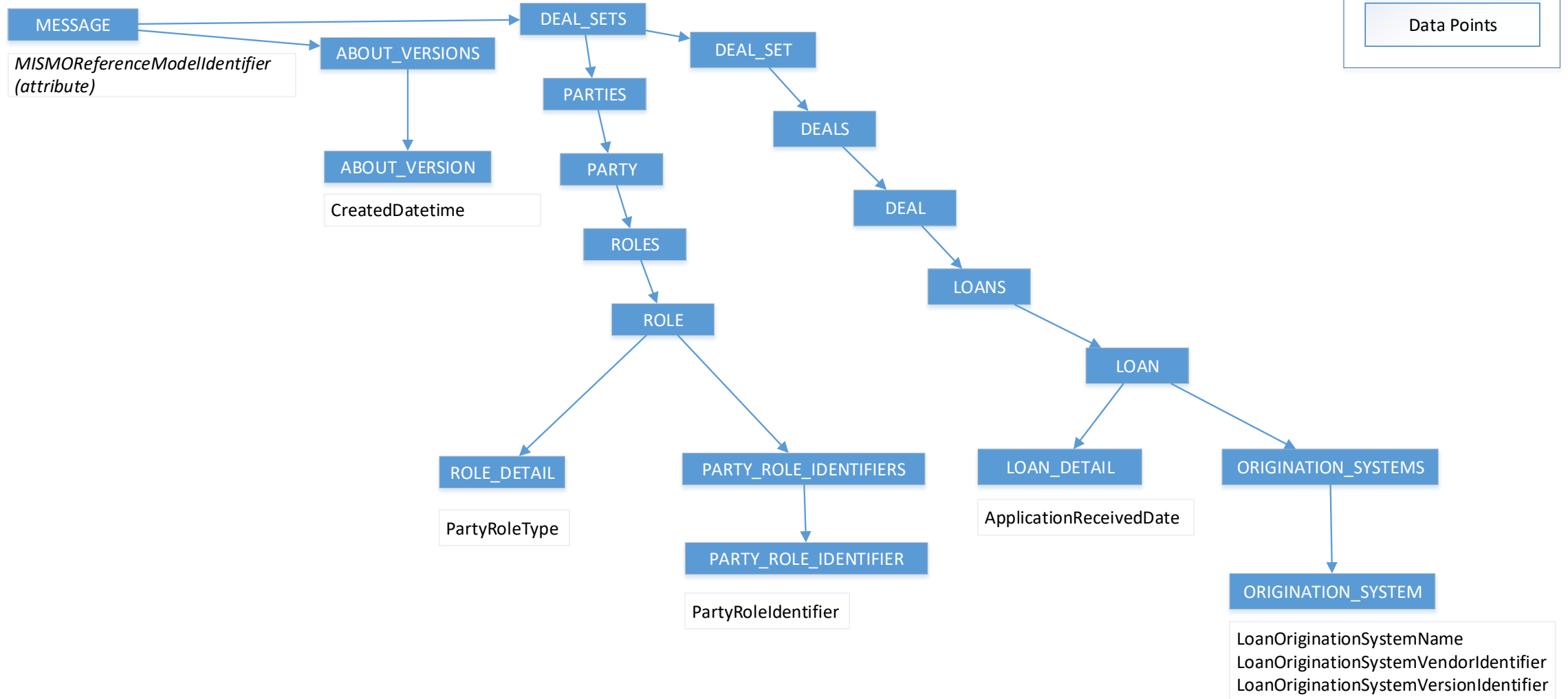
#### L4. Qualifying the Borrower (2 pages)

#### Homeownership Education and Housing Counseling

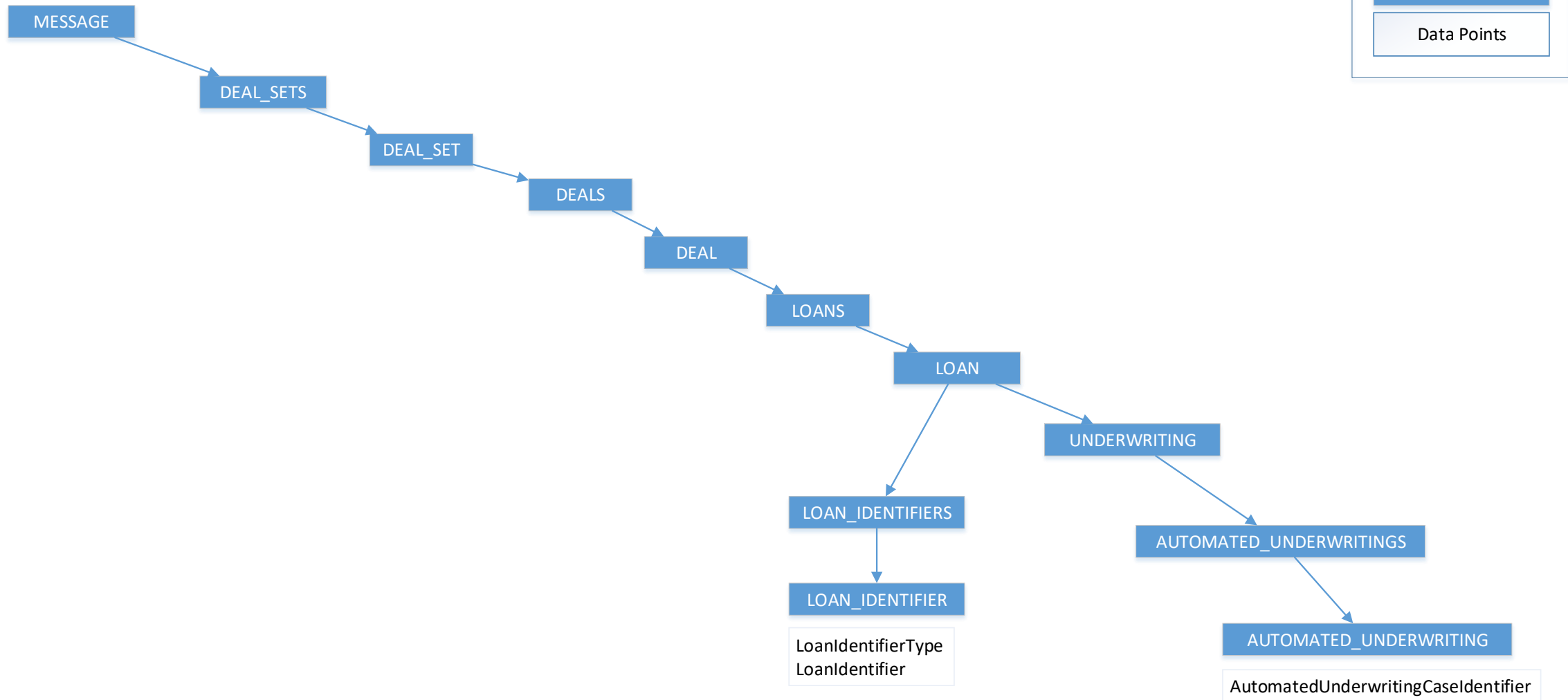
#### Unmarried Addendum



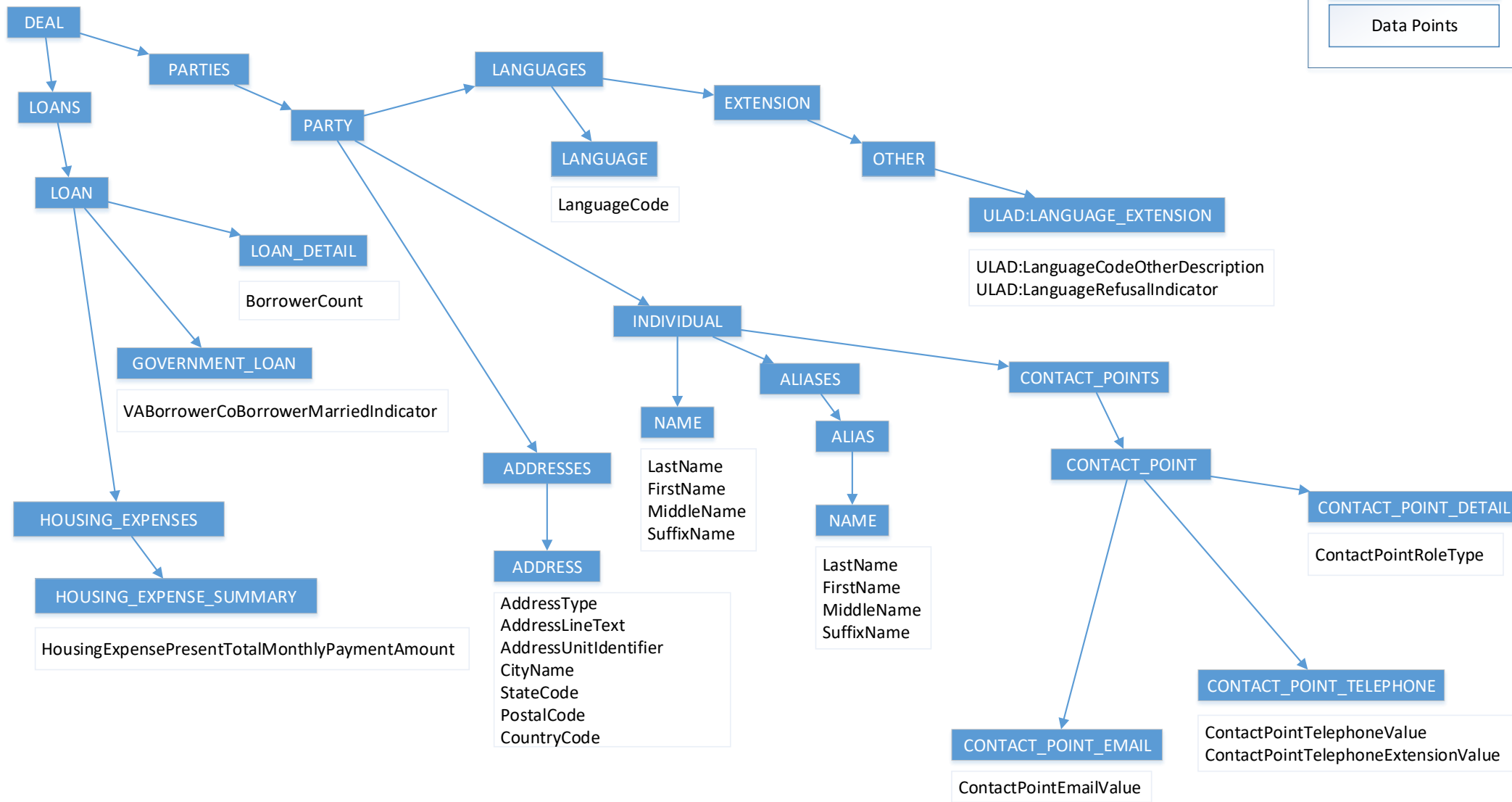
# XML Content



# Form Header

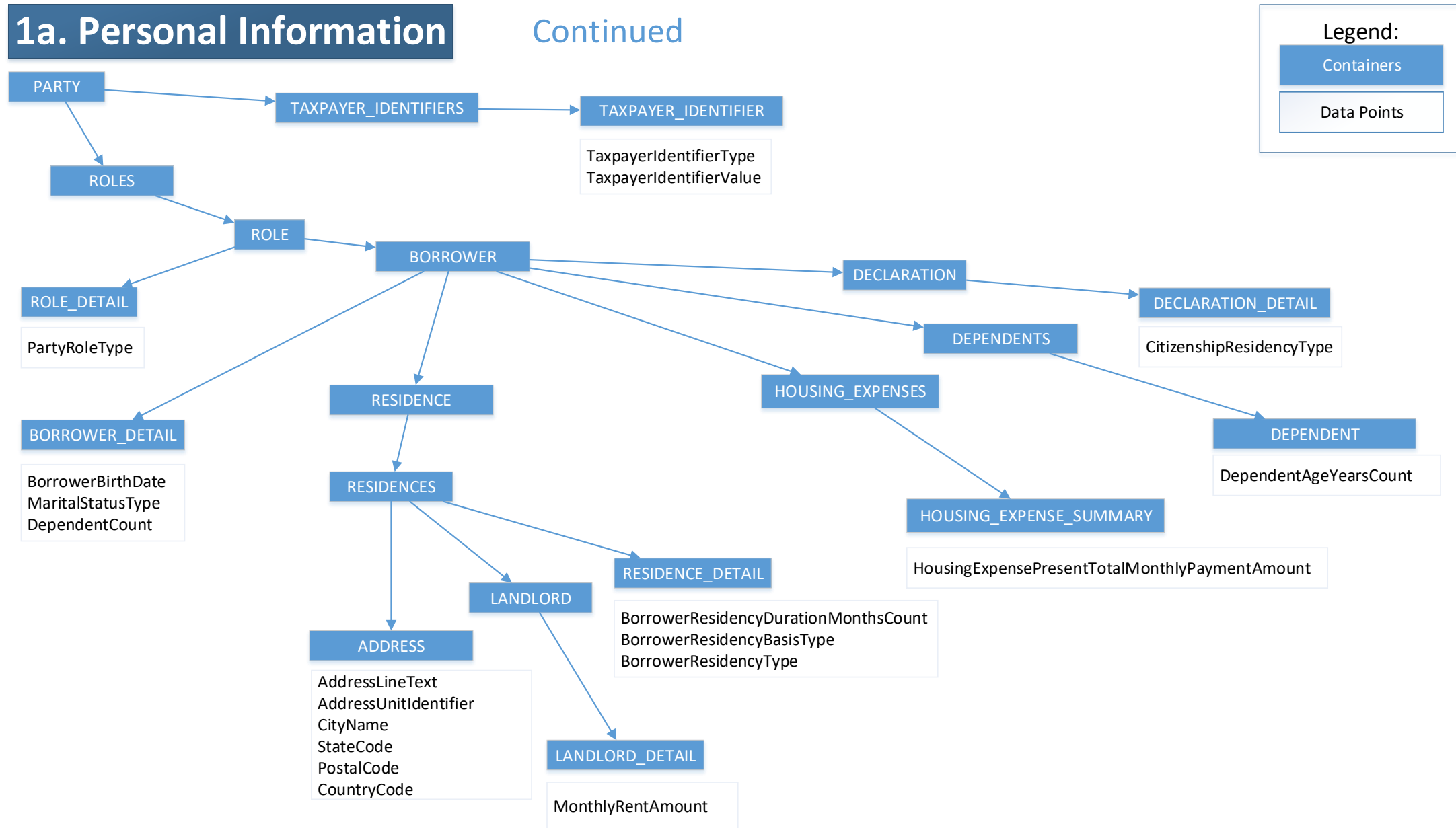


## 1a. Personal Information

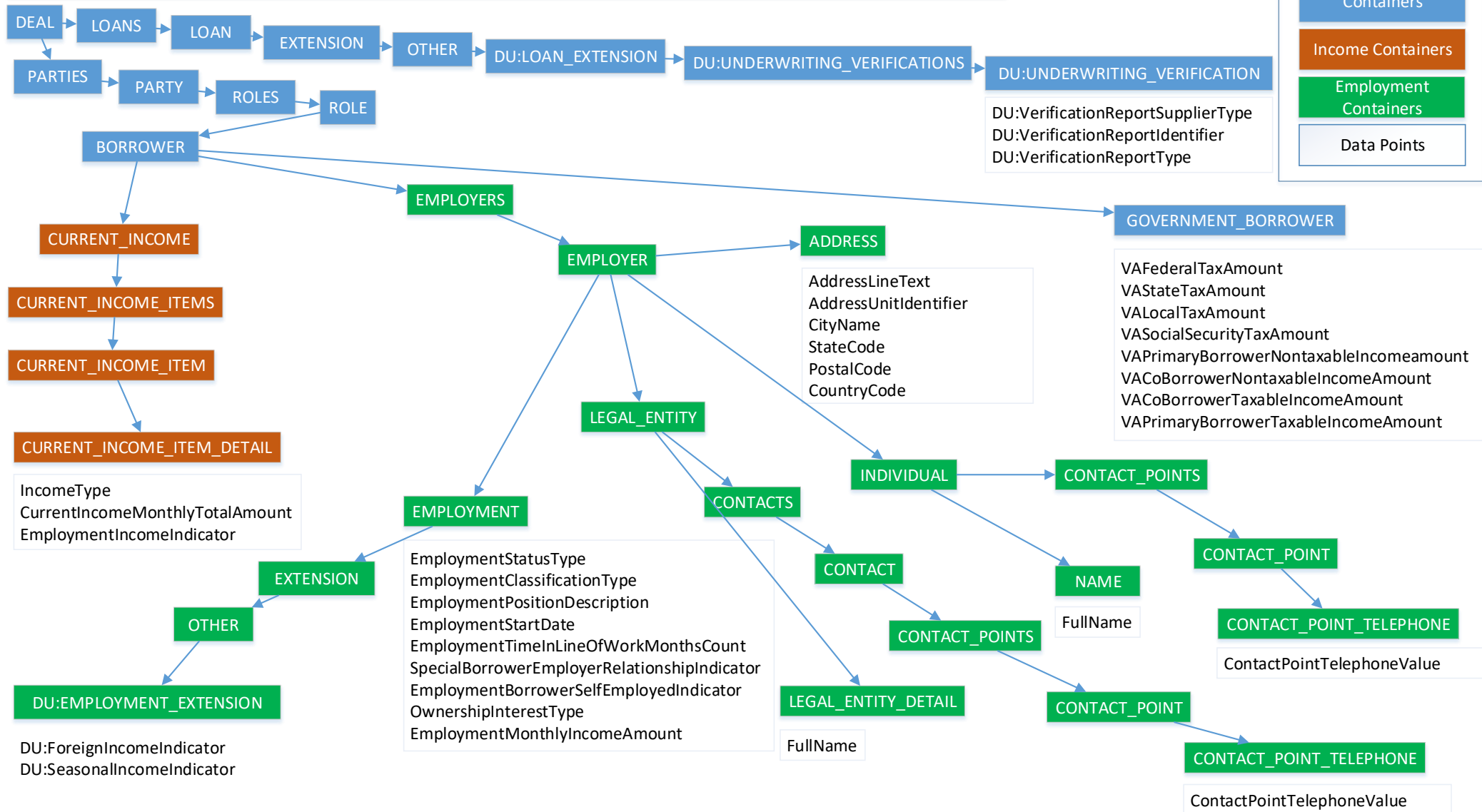


## 1a. Personal Information

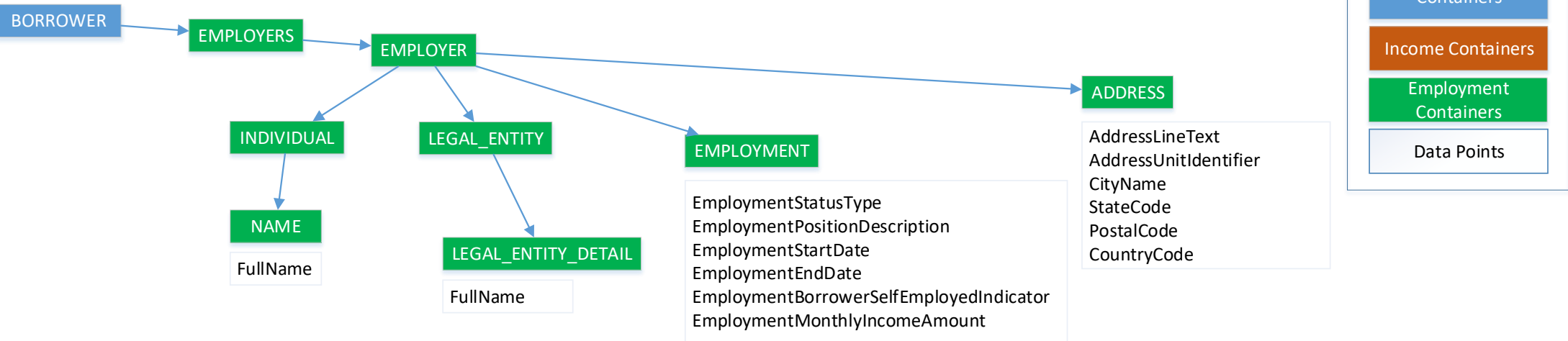
Continued



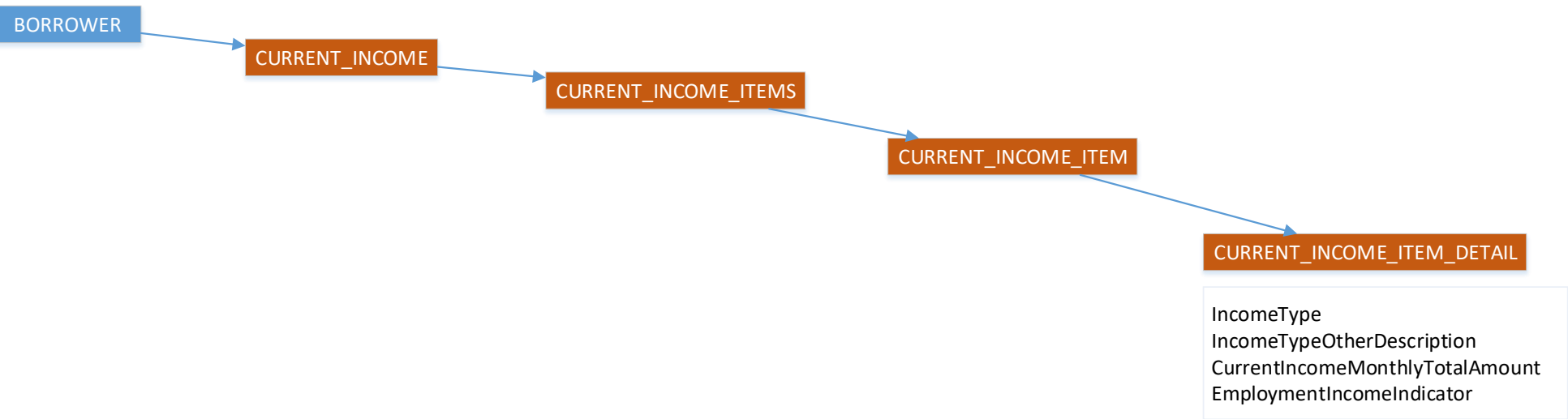
## 1b. Current Employment/Self-Employment and Income



# 1d. Previous Employment/Self-Employment and Income

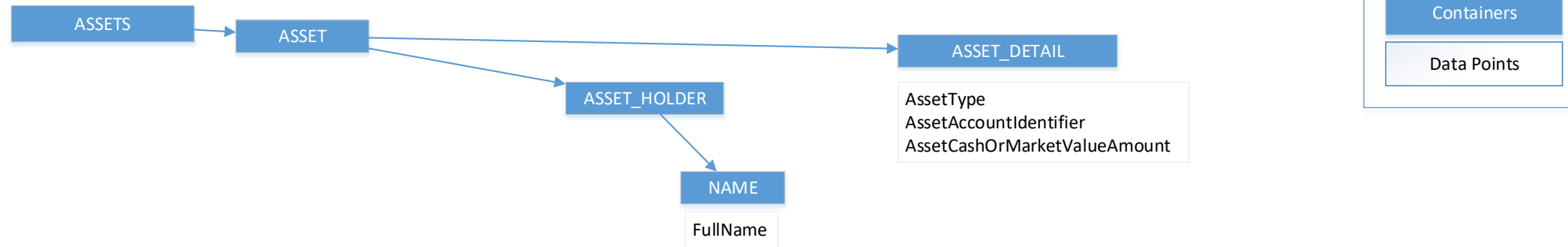


# 1e. Income from Other Sources

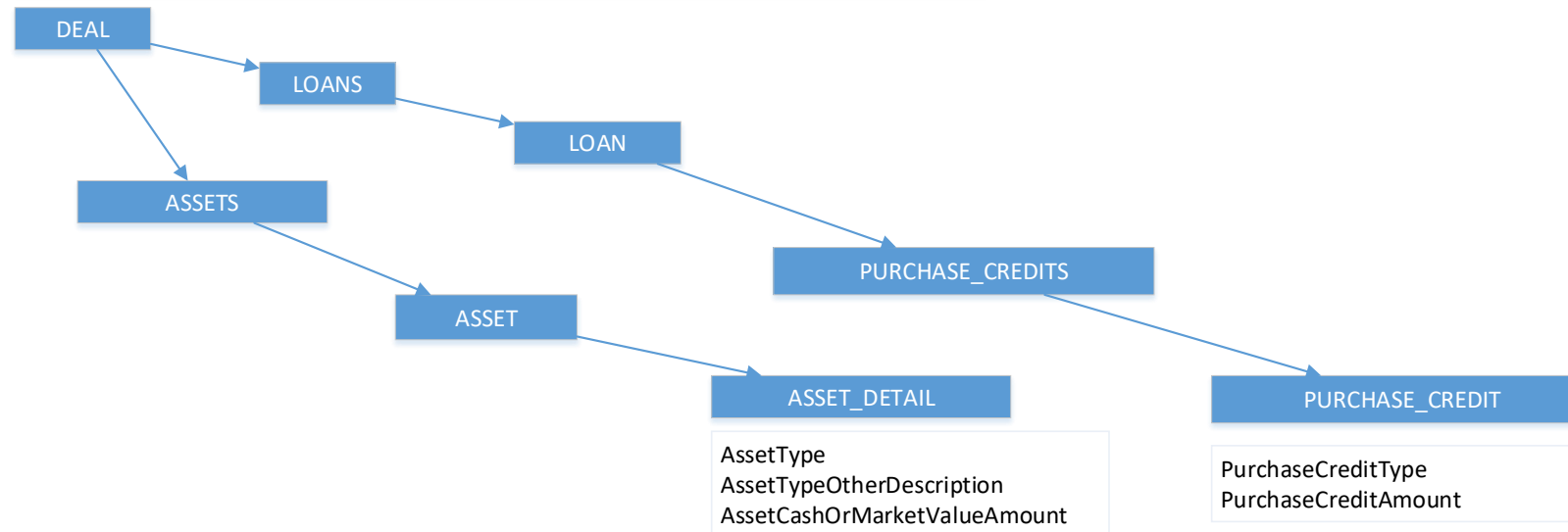




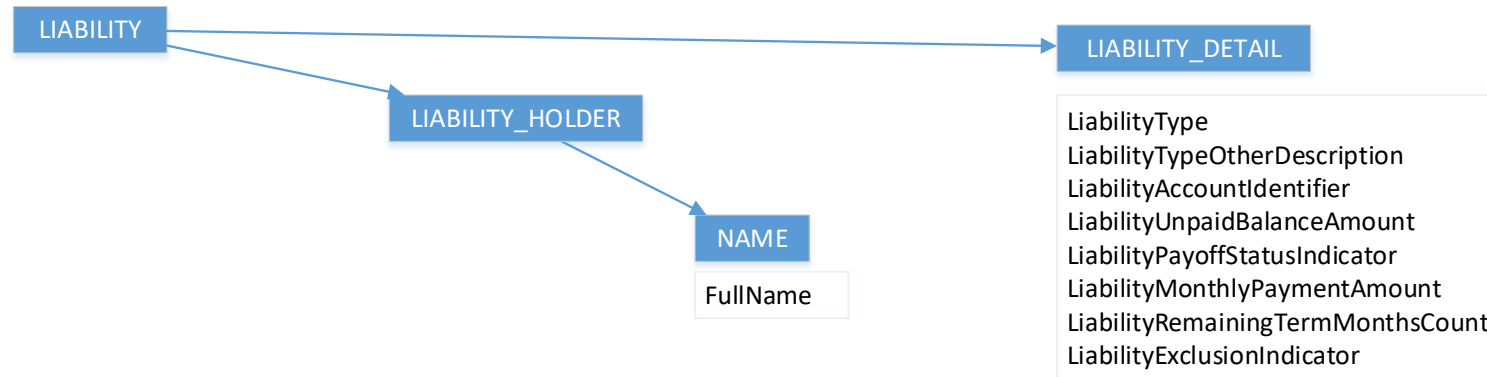
## 2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have



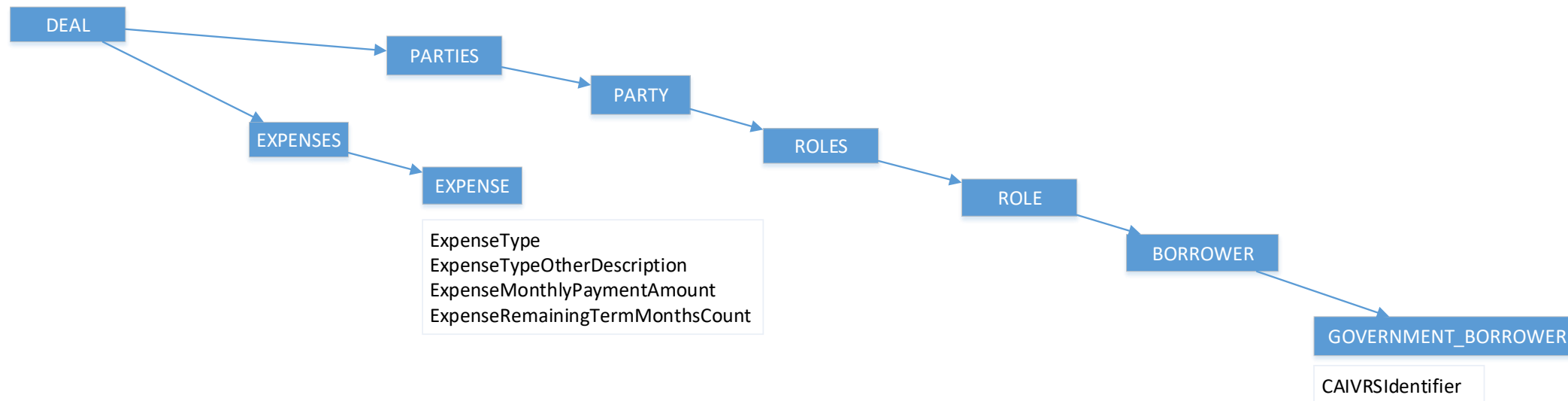
## 2b. Other Assets and Credits You Have



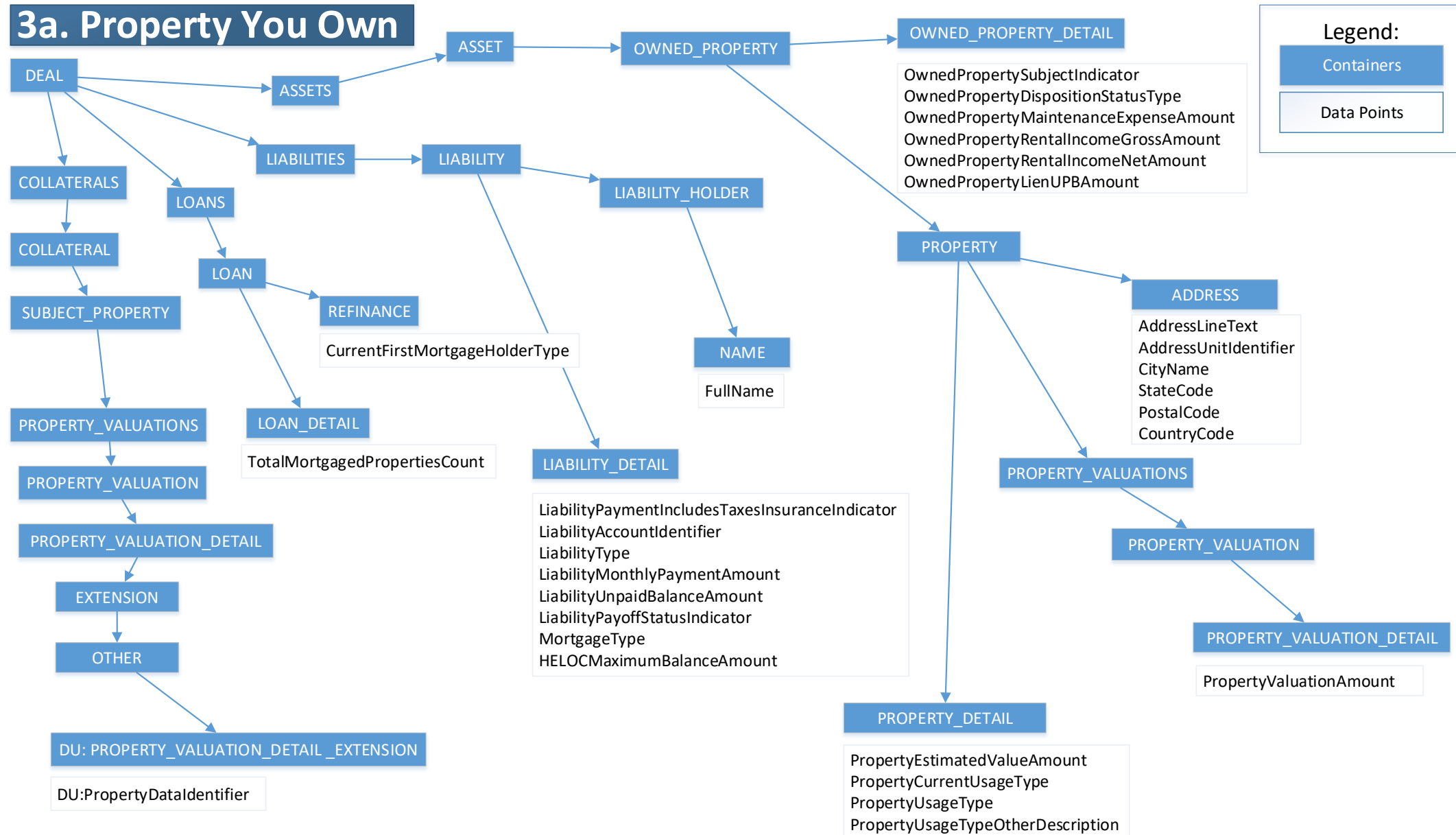
## 2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe



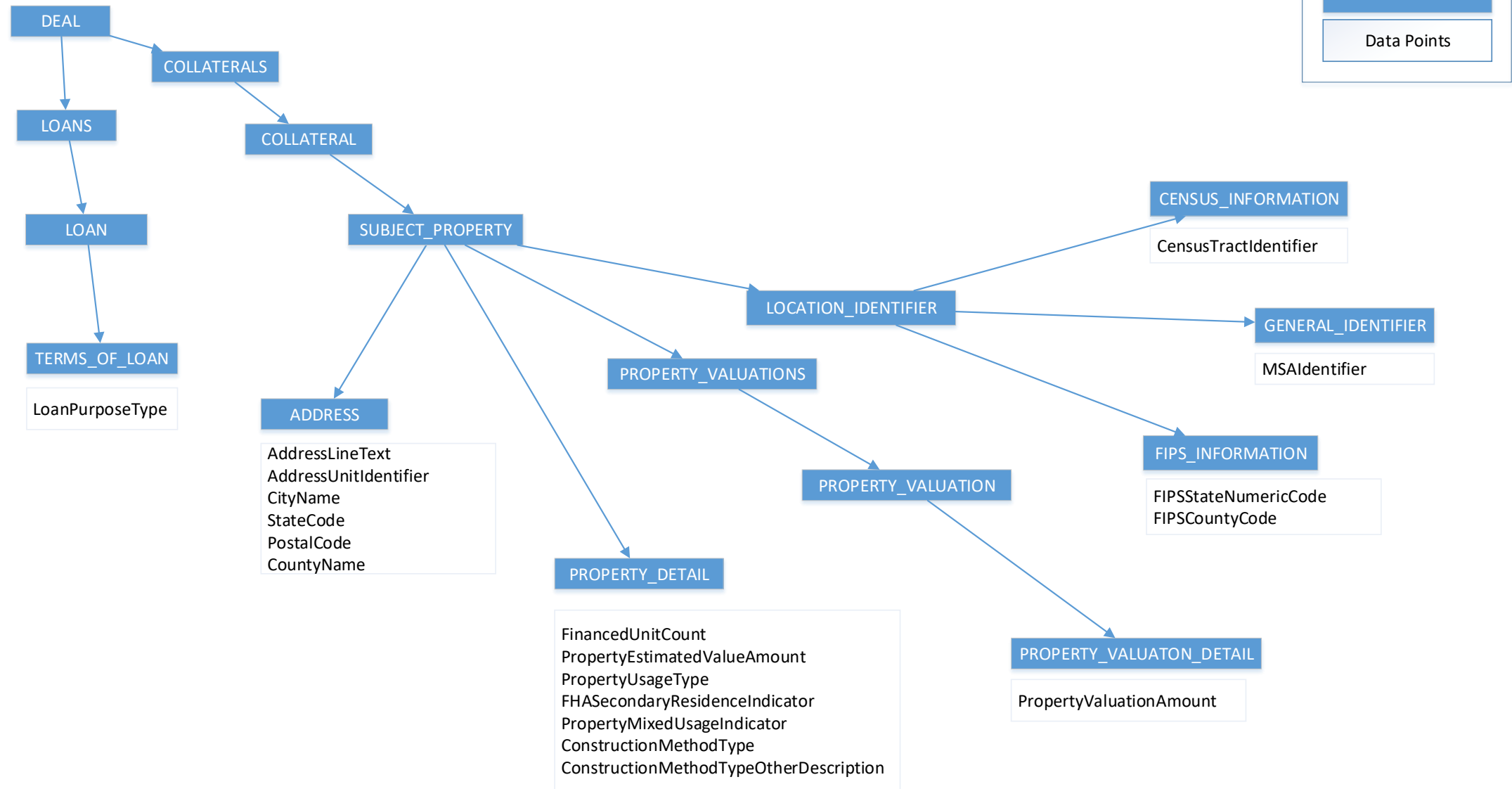
## 2d. Other Liabilities and Expenses



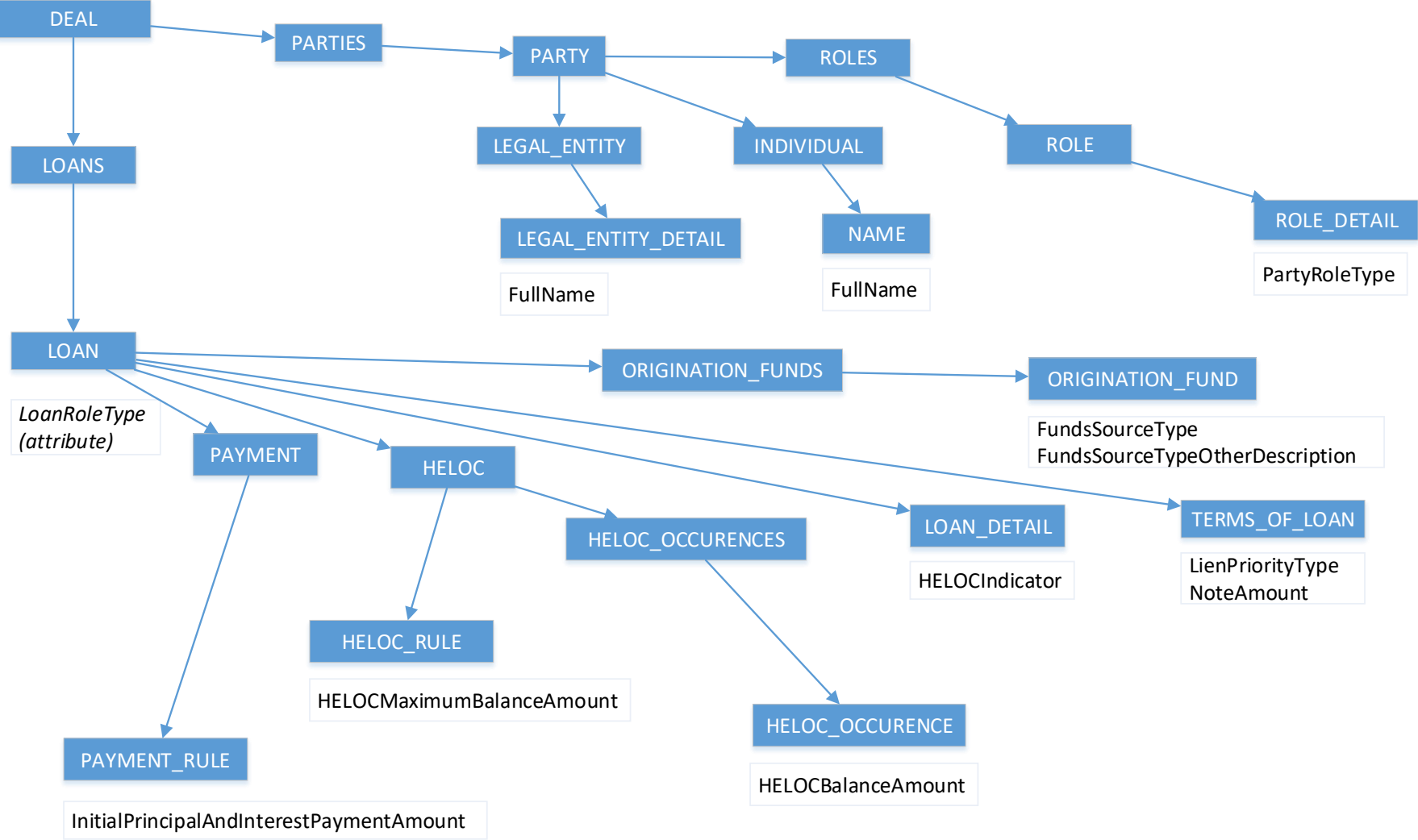
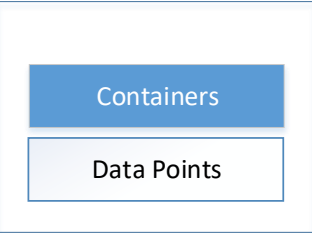
### 3a. Property You Own



## 4a. Loan and Property Information



# 4b. Other New Mortgage Loans on the Property You Are Buying or Refinancing

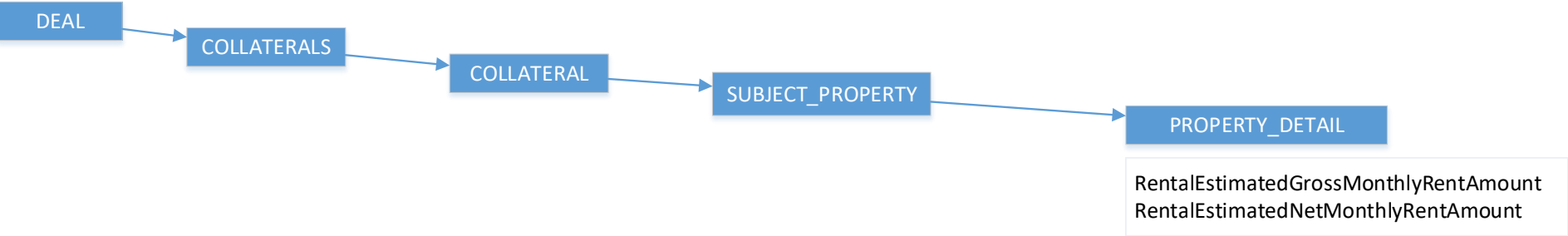


# 4c. Rental Income on the Property You Want to Purchase

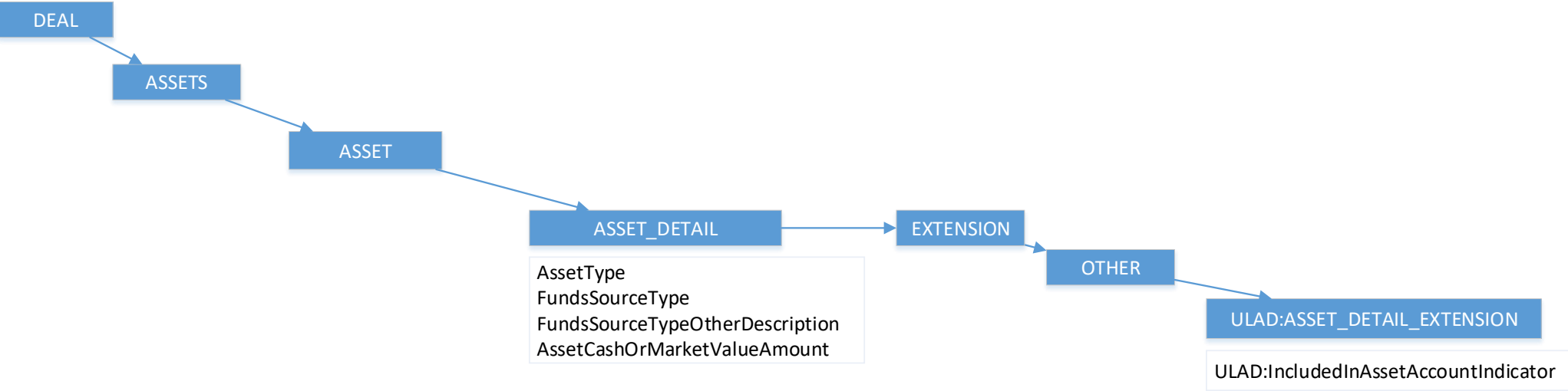
Legend:

Containers

Data Points



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





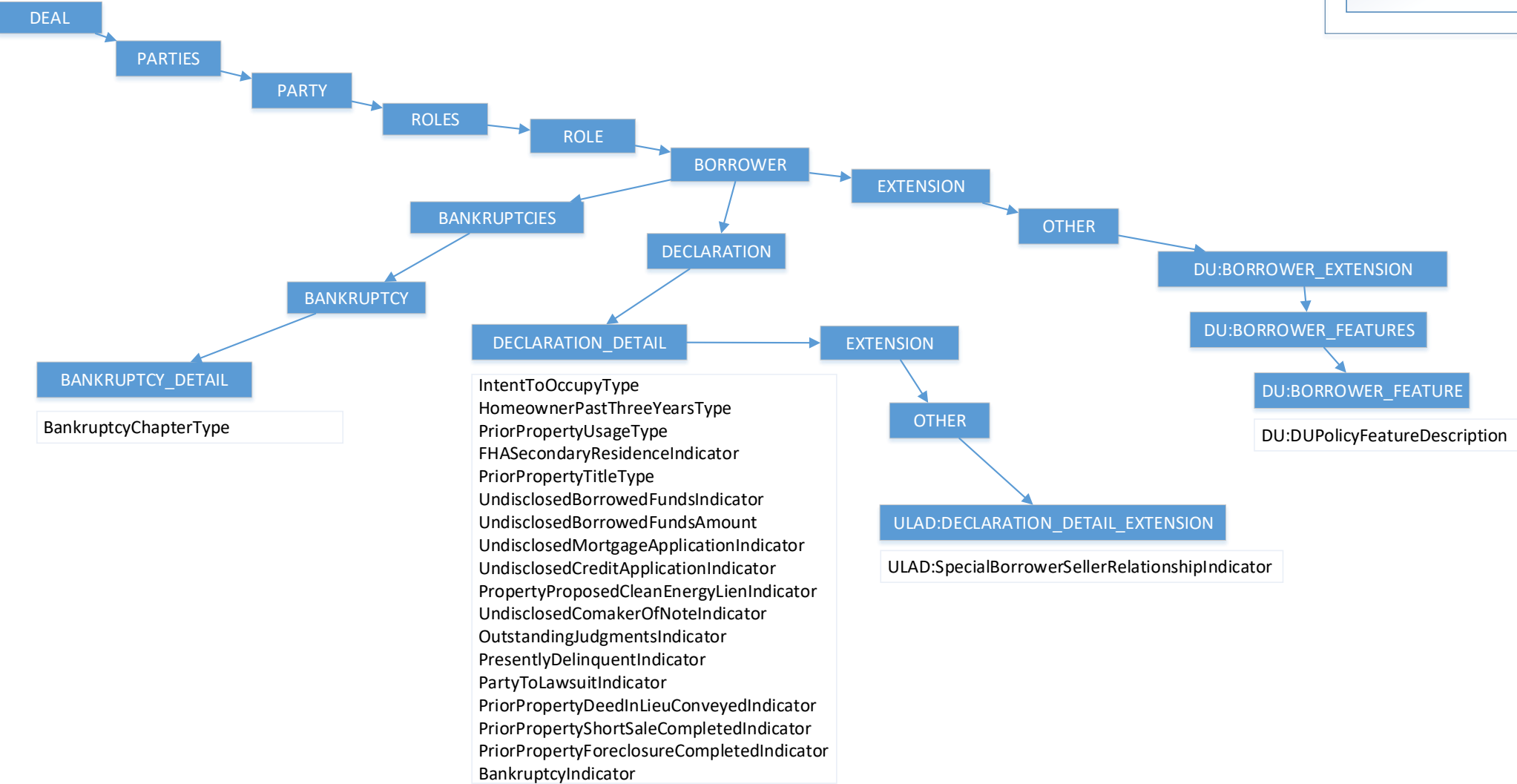
5a. About this Property and Your Money for this Loan

5b. About Your Finances

Legend:

Containers

Data Points

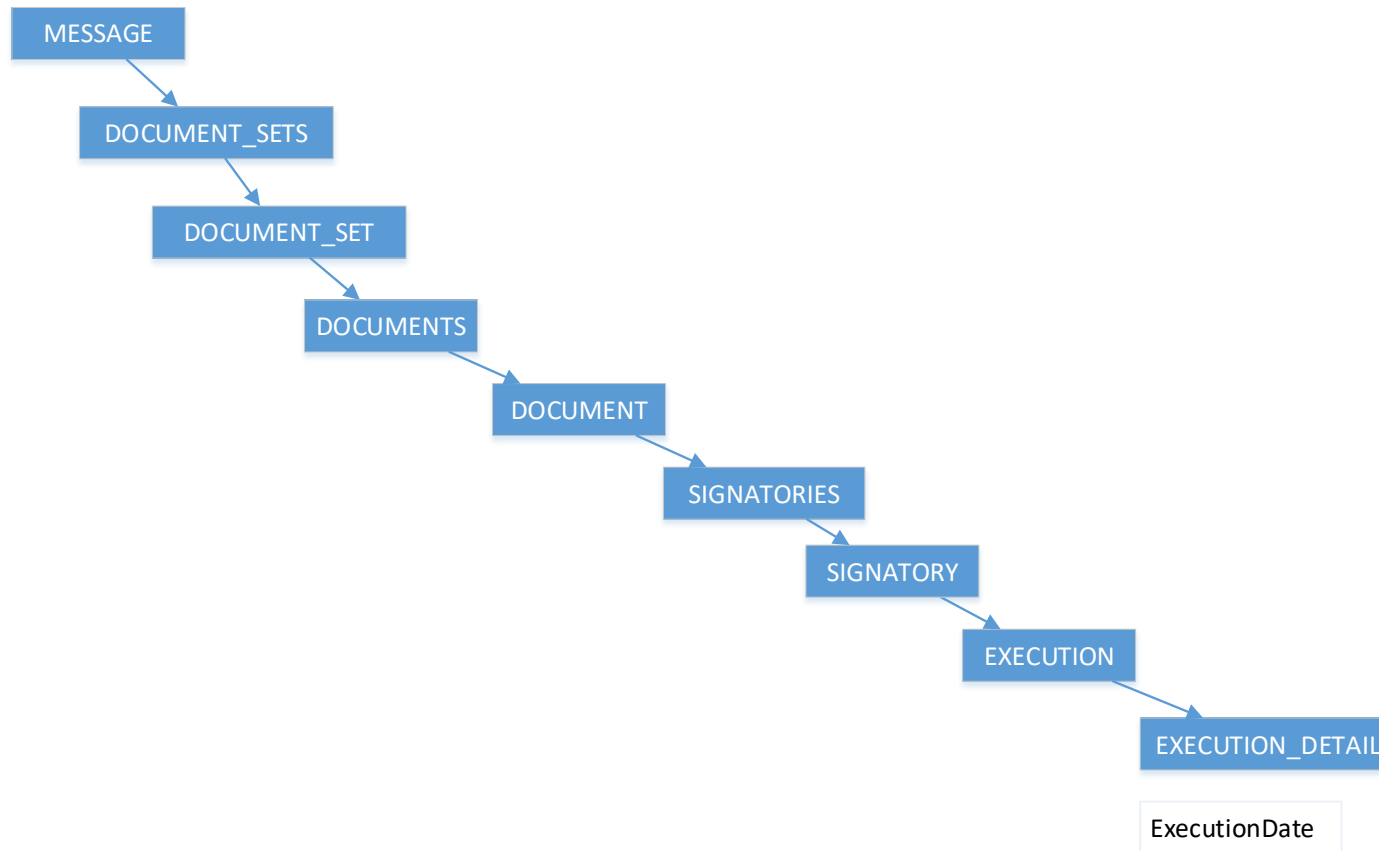


## Section 6: Acknowledgements and Agreements

Legend:

Containers

Data Points

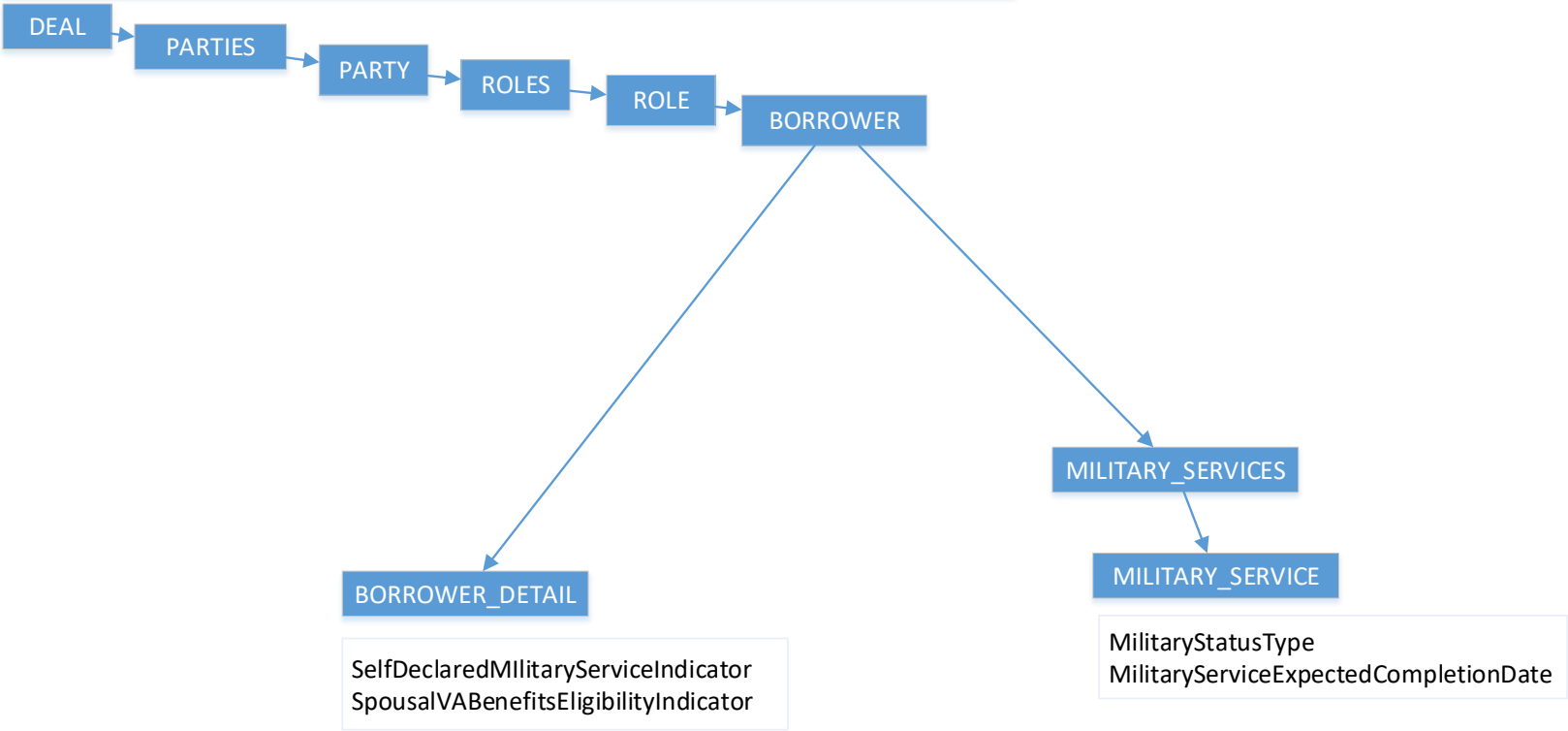


# Section 7: Military Service

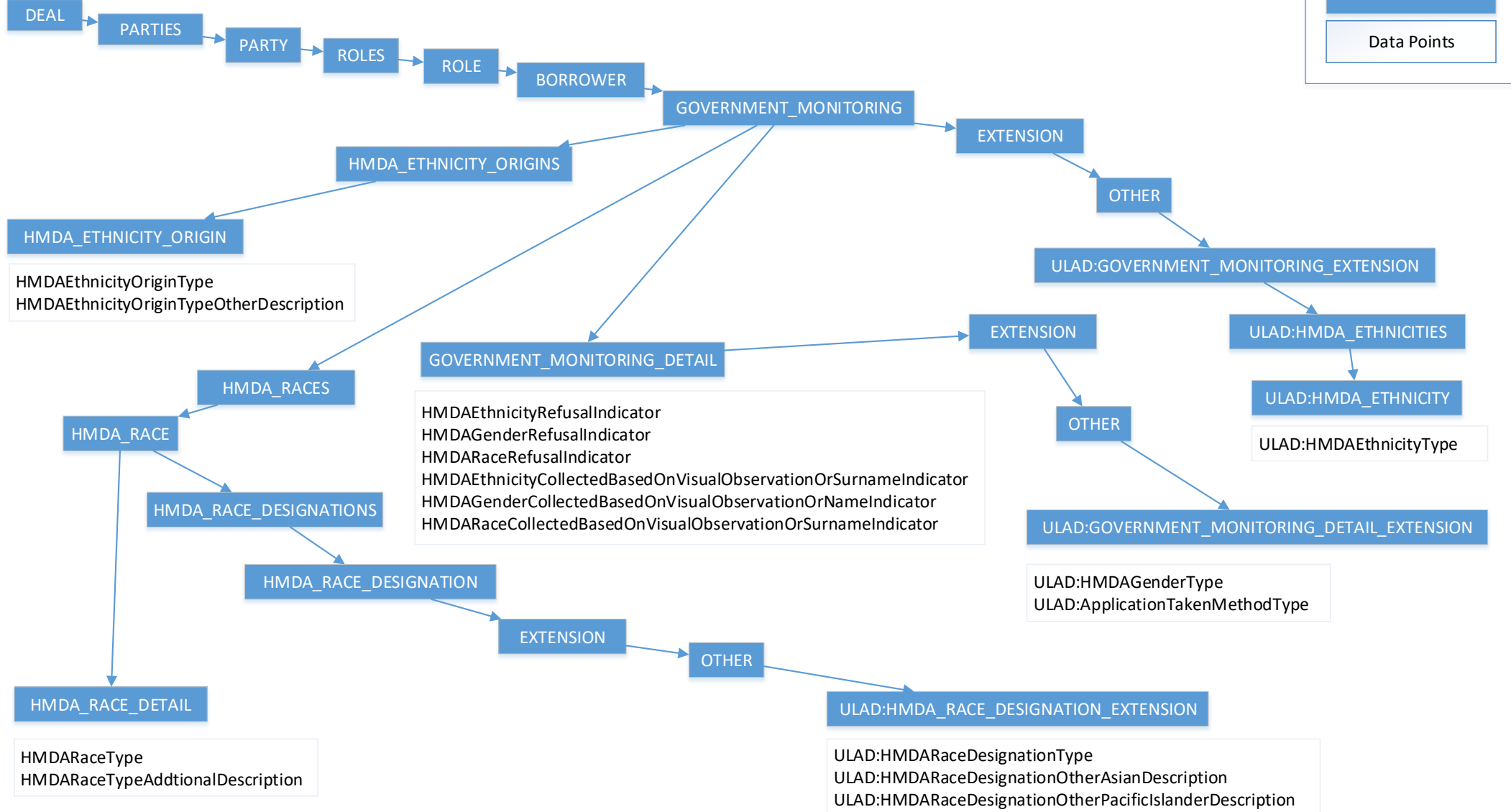
Legend:

Containers

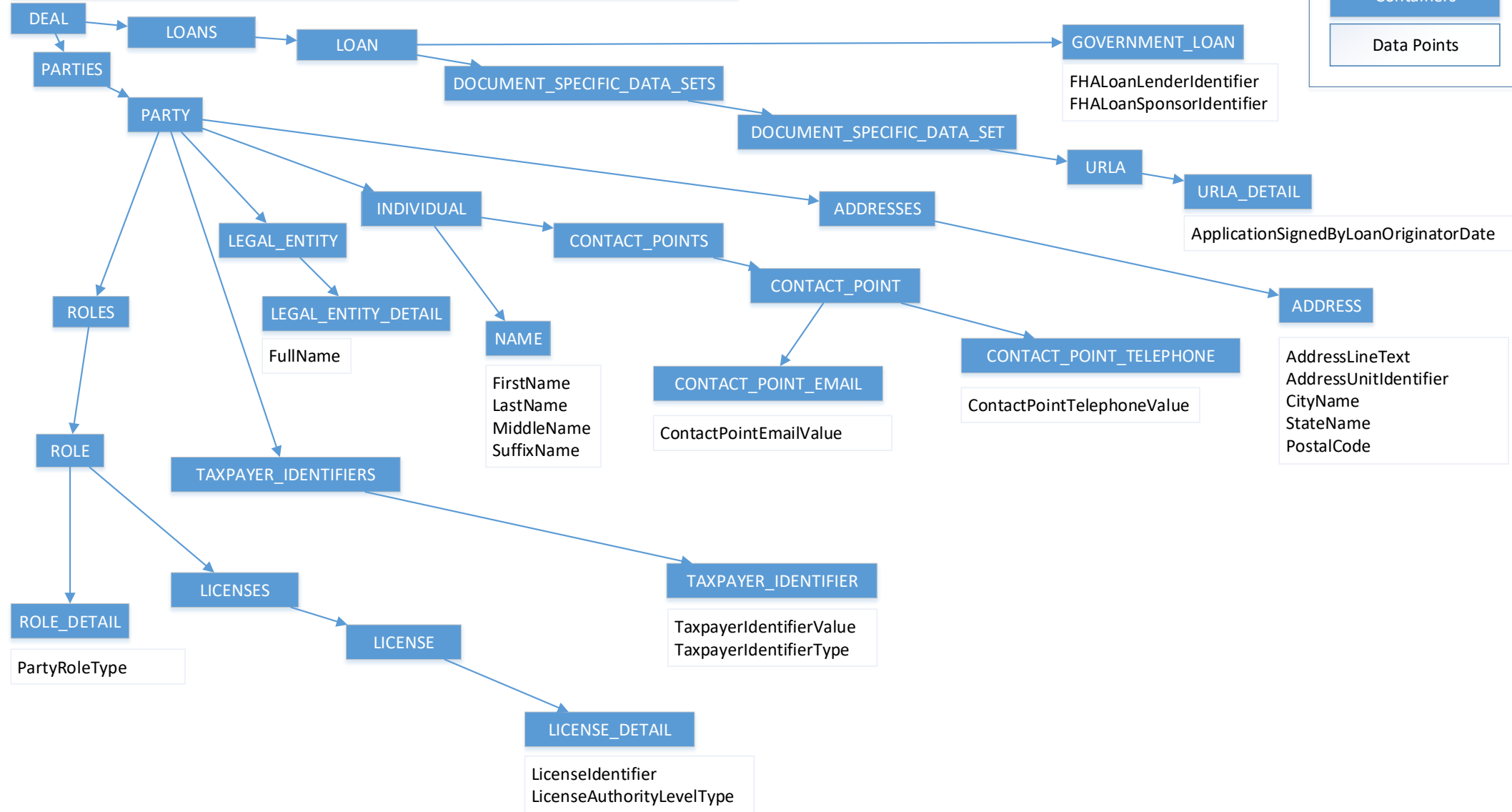
Data Points

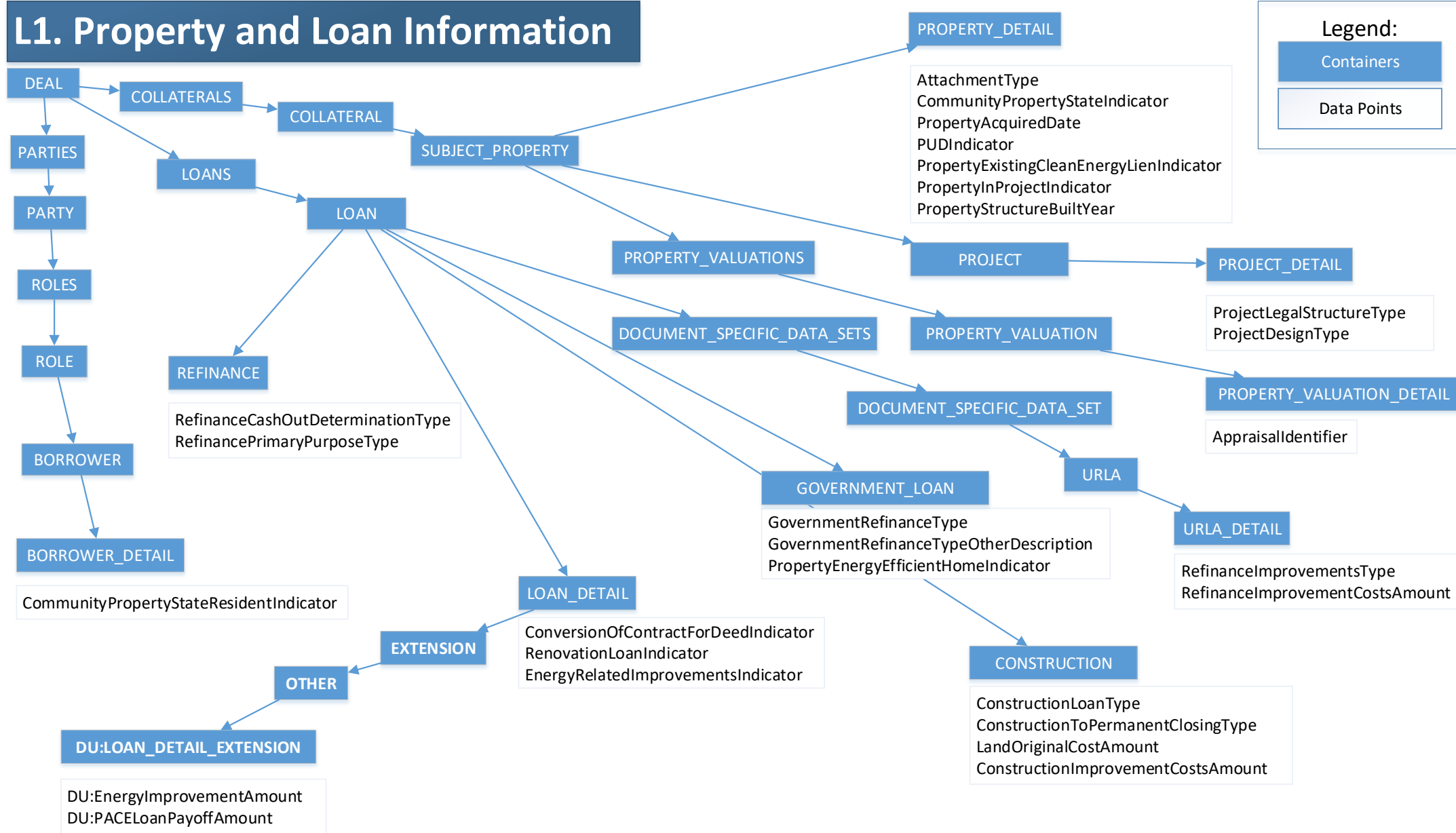


## Section 8: Demographic Information



## Section 9: Loan Originator Information





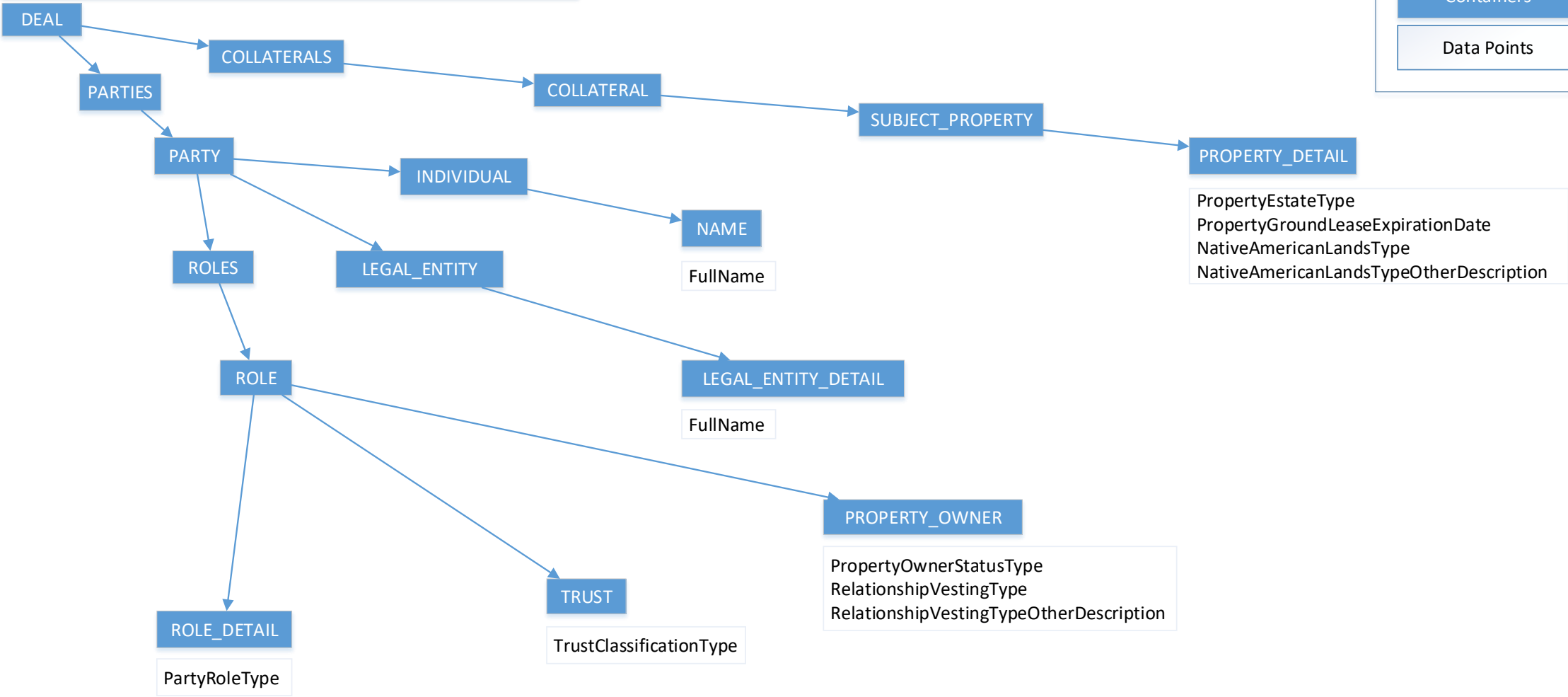


# L2. Title Information

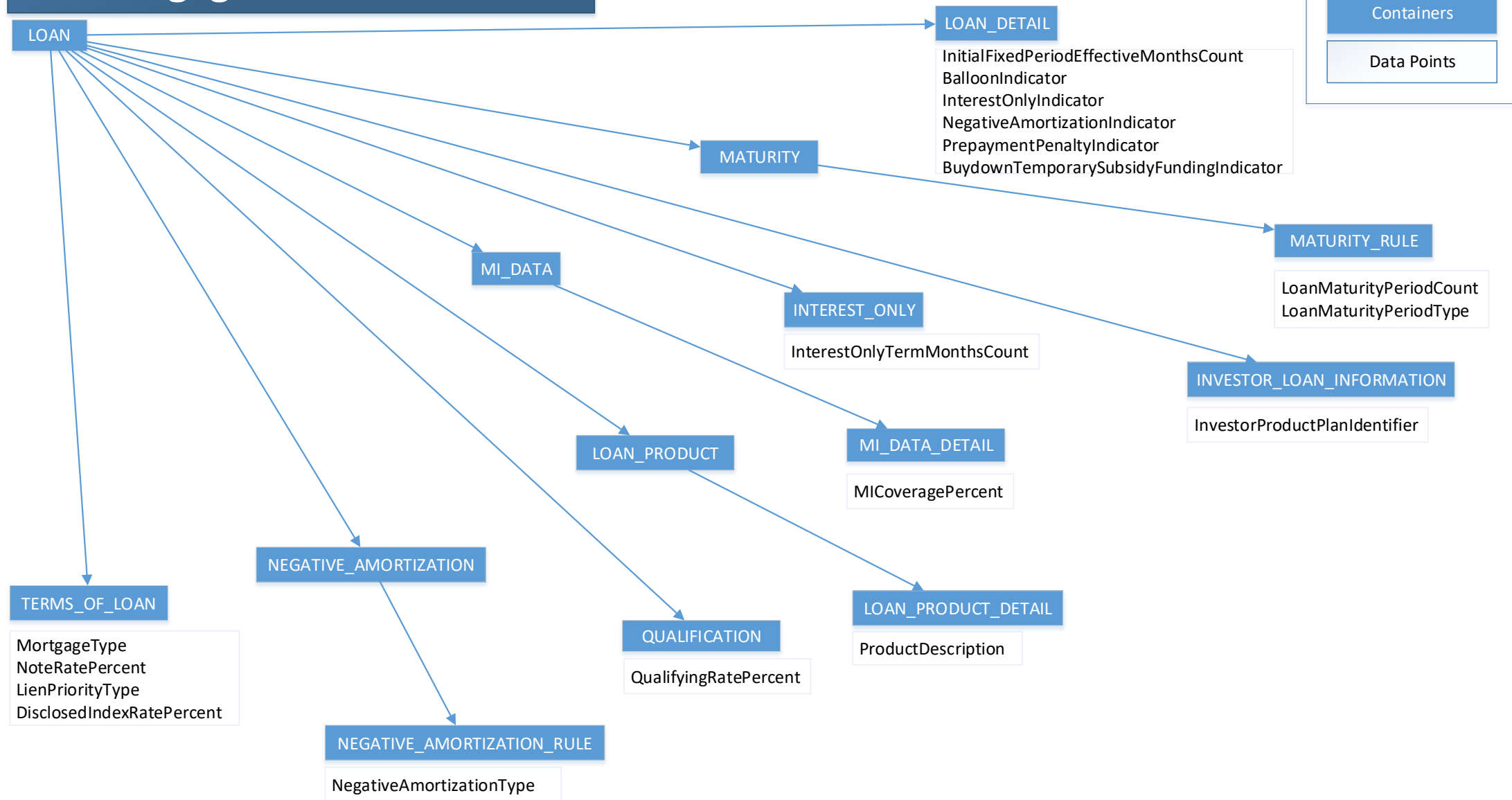
Legend:

Containers

Data Points

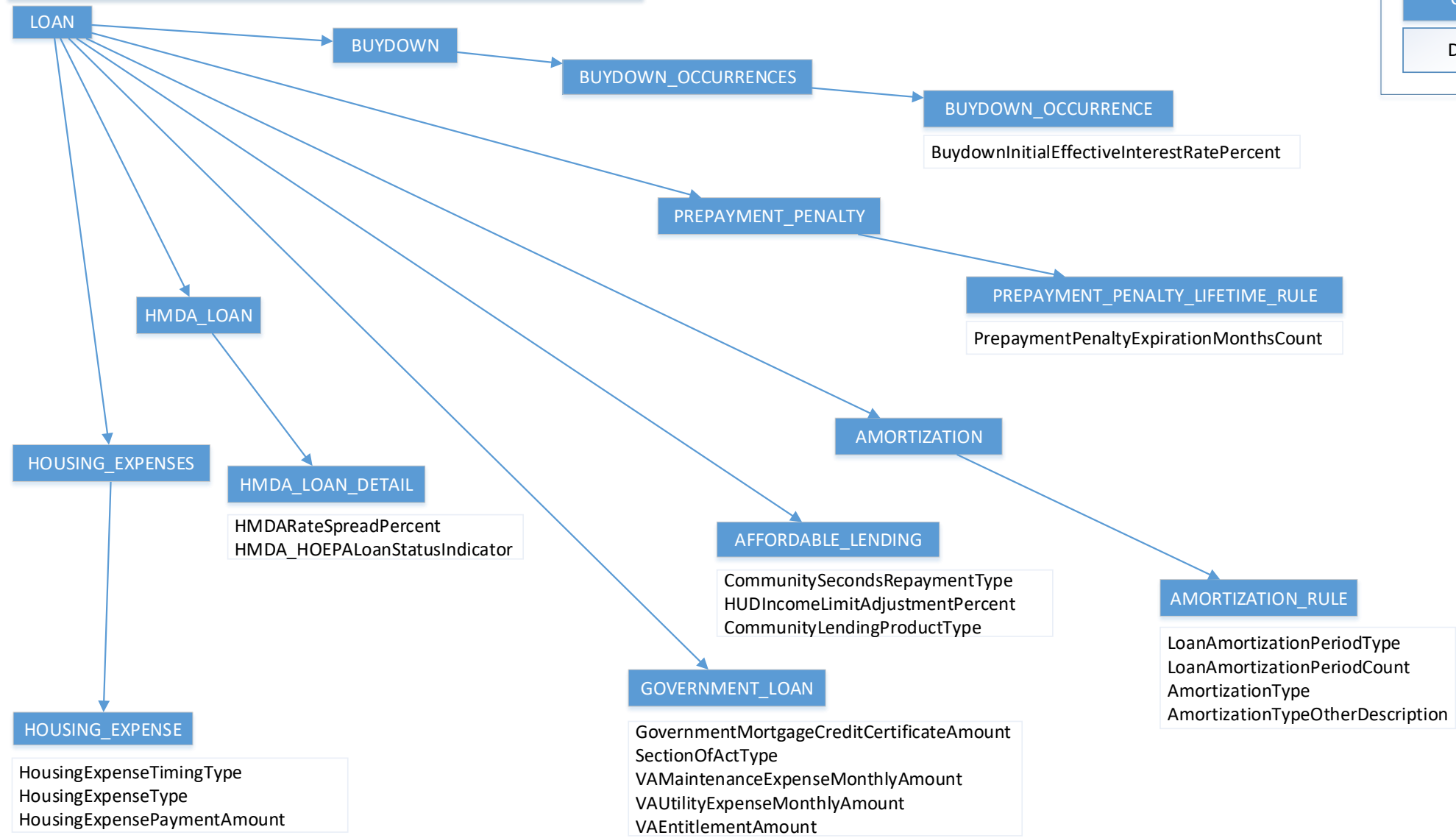
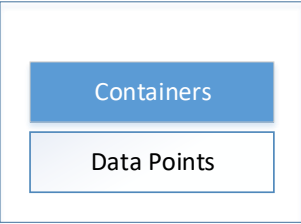


# L3. Mortgage Loan Information



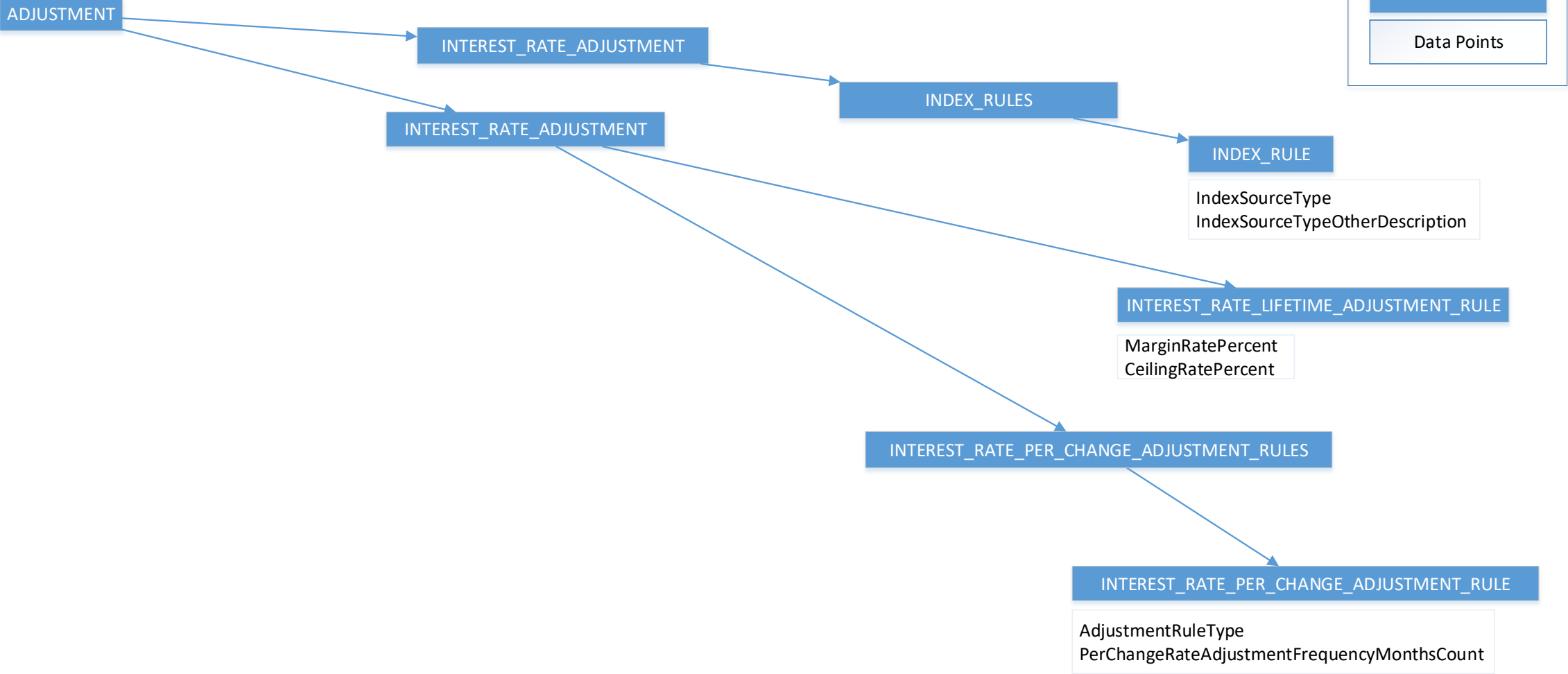
# L3. Mortgage Loan Information

Continued



# L3. Mortgage Loan Information

Continued

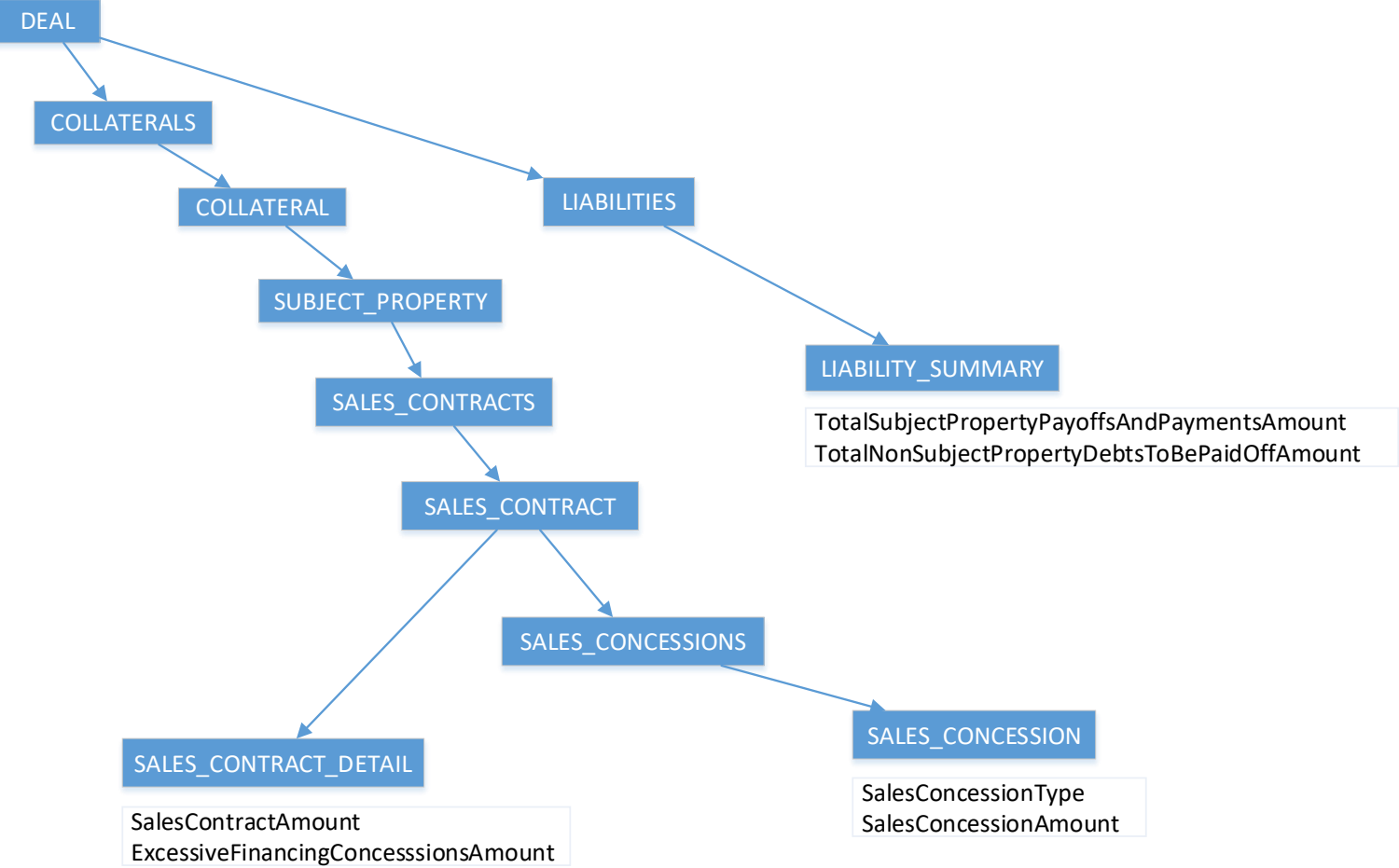


# L4. Qualifying the Borrower

Legend:

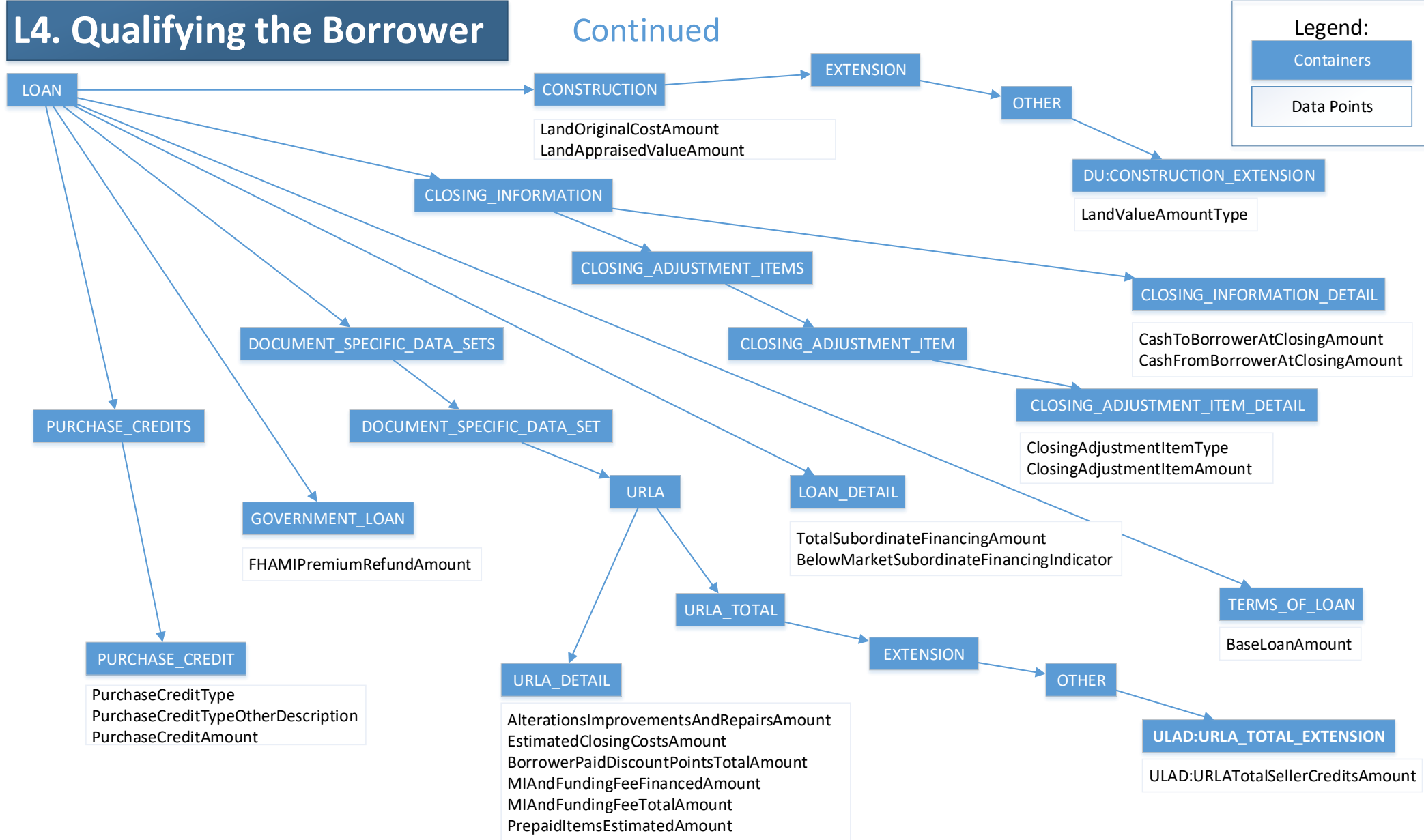
Containers

Data Points



# L4. Qualifying the Borrower

Continued



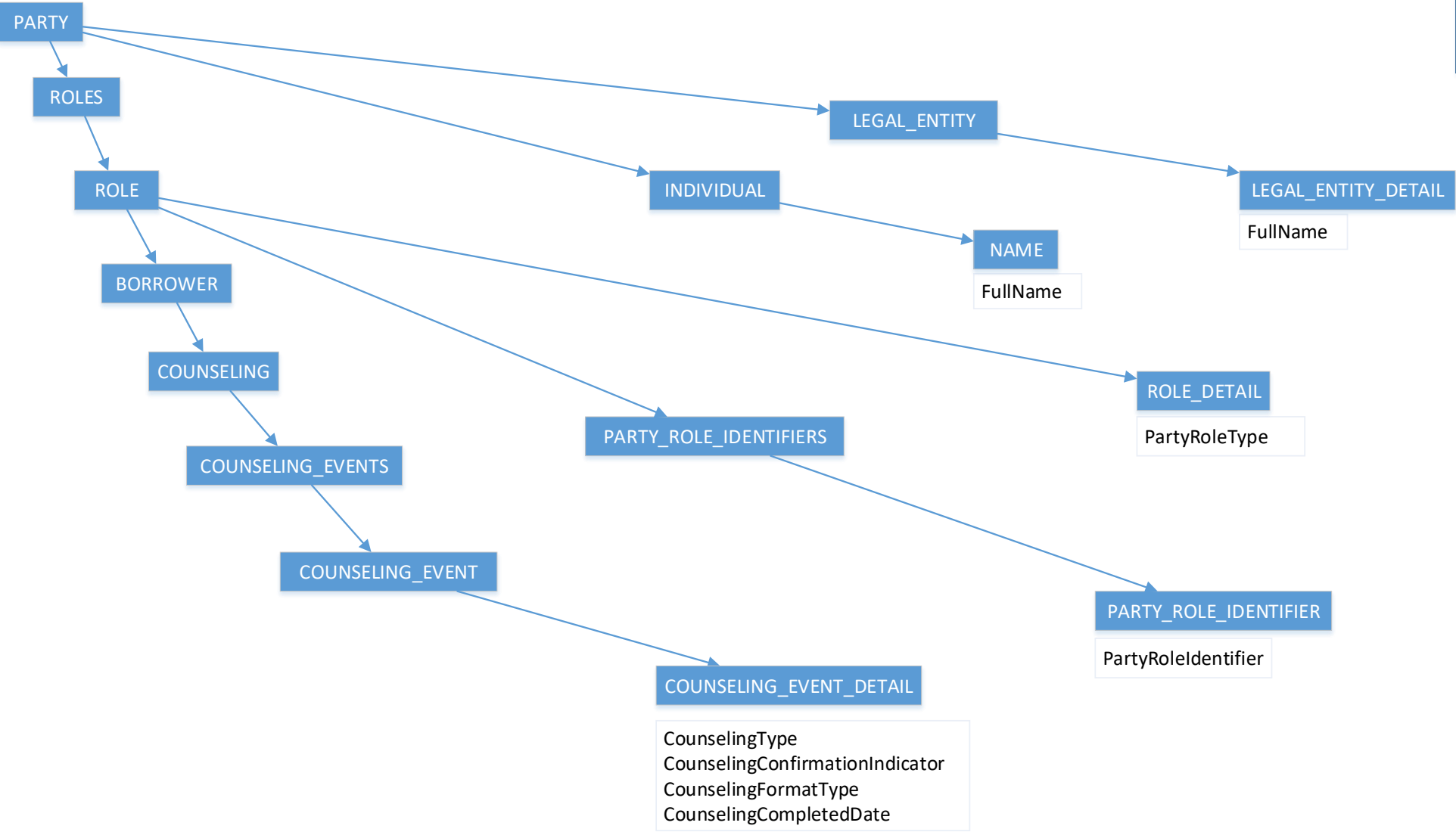


# Homeownership Education and Housing Counseling

**Legend:**

Containers

Data Points

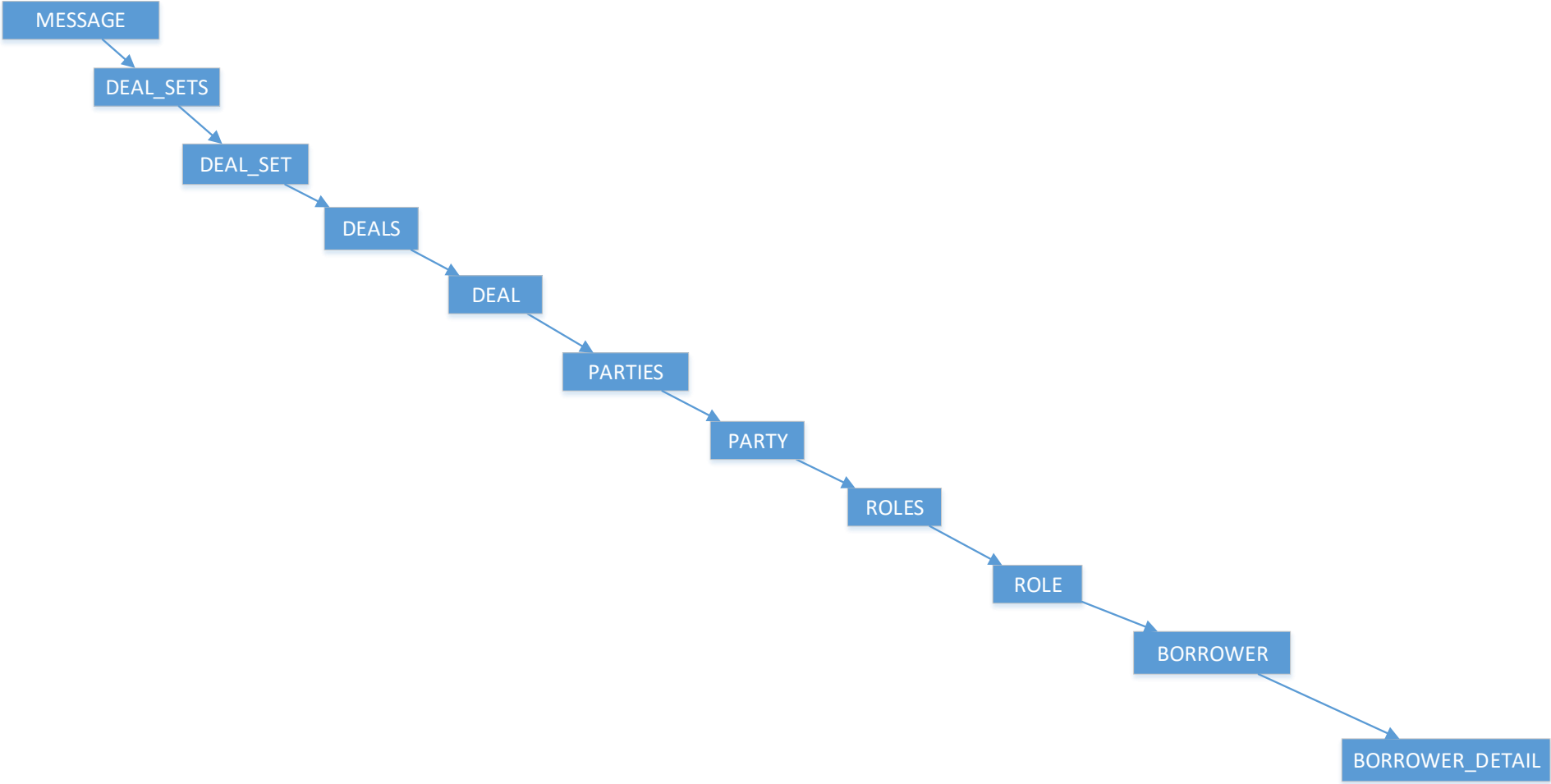


# Unmarried Addendum

Legend:

Containers

Data Points



- DomesticRelationshipIndicator
- DomesticRelationshipType
- DomesticRelationshipTypeOtherDescription
- DomesticRelationshipStateCode



# Appendix A

## Glossary of terms

AUS	Automated Underwriting System
DU	Desktop Underwriter
DUG	Desktop Underwriter for Government Loans
FHFA	Federal Housing Finance Agency
GSE	Government Sponsored Enterprise(s) (Fannie Mae and Freddie Mac)
LOS	Loan Origination System
MISMO	Mortgage Industry Standards Maintenance Organization
ULAD	Uniform Loan Application Dataset (this term used throughout this document to refer to the MISMO v3.4 dataset mapped to the redesigned URLA)
UMDP	Uniform Mortgage Data Program
URLA	Uniform Residential Loan Application (also known as the Fannie Mae Form 1003)