

FAQ New URLA

Is the new GUS available now?

No, the new version of GUS will be available on March 1, 2021 and will accept an imported file in the new URLA FNMA DU MISMO 3.4 v 1.8.1 format. It will also allow the manual entry of all data, which will accommodate processing loans originated with the old 1003 application.

When can I start using the new URLA form?

Immediately, however, you may need to manually input the data into GUS. Legacy GUS is unable to accept the new URLA FNMA DU MISMO 3.4 v 1.8.1 format. You can import through a Fannie Mae 1003 v3.2 flat file or the MISMO AUS v2.3 1 XML file if your system allows, however, you will still have some manual entry necessary as the export of data from the old file format will leave some data gaps. If you do not have that exporting ability then you can manually input the file data.

Can I use the new URLA with GUS as it is?

Yes. If you have the ability, you can import the new URLA through a Fannie Mae 1003 v3.2 flat file or the MISMO AUS v2.3 1 XML file, however, you will still have some manual entry necessary as the export of data from the old file format will leave some data gaps. If your system does not allow for exporting the new URLA in either of those formats you can still manually input the data from the new URLA and if required by the GUS Findings Report, upload a copy as well. You can not import the new URLA FNMA DU MISMO 3.4 v 1.8.1 format until after March 1, 2021.

When is the last day I can submit loans using a Fannie Mae 1003 v3.2 flat file or MISMO AUS v2.3 1 XML file format?

Technically, the last date would be on February 26, 2021, however, if the file has not been reviewed and a Conditional Commitment issued by close of business on February 26, 2021, the file will be released and you will need to resubmit in the new GUS format. Once resubmitted, it will be processed in the order received. You will want to watch the turn times to determine if you want to submit a loan with the old format or wait after March 1, 2021.

Can I still submit loans through GUS after February 1, 2021?

Yes, USDA will continue accepting loans in Legacy GUS through February 26, 2021, however, if the file has not been reviewed and a Conditional Commitment issued by Close of Business February 26, 2021, you will need to submit a new file into New GUS on Monday March 1, 2021. Once resubmitted, the file will be processed in the order received. Manual Underwrite files will remain in line for review without need for further action. February 12, 2021, is the final day when the Agency will assure review and

issuance of Conditional Commitment prior to the closure of Legacy GUS. Turn times can be located at: <https://www.rd.usda.gov/page/sfh-guaranteed-lender>.

Is the URL changing for GUS with the new URLA format?

Yes, the URL will change. A link for the new URL will be posted on the USDA LINC website. There will be links for both Legacy GUS and New GUS.

At the close of business on February 26, 2021, what happens if I still have a loan in Legacy GUS that didn't get reviewed and I have not received a Conditional Commitment?

The file will be released, and you will need to resubmit on March 1, 2021. Once resubmitted, the file will be processed in the order it was received. Legacy GUS will remain in a Read Only mode for at least another year.

When the New GUS begins, on March 1, 2021, how can I process loans that were originated with the old 1003 application?

Files can be submitted through New GUS by importing using the new URLA FNMA DU MISMO 3.4 v 1.8.1 format, if your system will allow. You can also manually input the data from the Fannie Mae 1003 and complete all additional data required on the new URLA. Any data input that is not on the old Fannie Mae 1003, will need to be documented and retained in the lenders file. The third option is to submit your file as a Manual Underwrite. If you choose this option, take caution that some underwriting criteria as outlined in the 3555 Handbook can be more restrictive than GUS files. There will be cases where a file that was a GUS accept could be denied as a Manual Underwrite. For example, a Manual Underwrite allows for a ratio waiver to a maximum 32/44, whereas GUS can approve loans beyond that limit.

How long do I have to close a loan with the Legacy Form 1003?

No legacy Form 1003 will be accepted after June 1, 2021 even if they are dated prior to that date. All loans originated after March 1, 2021 must utilize the new URLA.

Can I print the new URLA form in GUS after March 1, 2021?

No. The form will need to be created from your own originating software.

Will I need a new eAuth to access new GUS?

No. Your current eAuth access will apply to the new GUS.