

## **Single Family Housing Guaranteed Loan Program (SFHGLP)**

### **FAQs New URLA and New GUS**

#### **Is the New Guaranteed Underwriting System (New GUS) available now?**

No. The new version of GUS will not be available until 3/1/2020. New GUS 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?**

The existing GUS (Legacy GUS) is presently accepting the new URLA form. However, you may need to manually input the data as 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. In addition, manual entry will be necessary as the export of data from the old file format will leave some data gaps. If you do not have 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, some manual entry will be necessary as the export from the old file format will leave data gaps. If your system does not allow for exporting the new URLA you may manually input the data and if required by the GUS Findings Report upload a copy as well. You cannot import the new URLA FNMA DU MISMO 3.4 v 1.8.1 format until 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 is February 26, 2021 when Legacy GUS closes. However, if USDA is unable to issue a Conditional Commitment by close of business (COB) on February 26, 2021, the file will be released back to the lender and must be resubmitted when New GUS becomes available on March 1, 2021. Information from Legacy GUS will not transfer to New GUS. Therefore, files submitted through New GUS will be processed in the order received.

#### **What is the last day that I can submit loans through Legacy GUS and expect to receive a Conditional Commitment by COB February 26, 2021?**

USDA is committed to issuing a Conditional Commitment for all complete and eligible applications received in Legacy GUS by February 1, 2021. The Agency will continue reviewing files submitted in Legacy GUS after this date, but due to extremely high demand and potential backlogs we cannot commit to issuing a Conditional Commitment for files submitted through

Legacy GUS after February 1, 2021. Thus, it is important to monitor the posted turn-times on our website to make the safest determination of your ability to receive a Conditional Commitment before the February 26<sup>th</sup> closing of Legacy GUS.

(<https://www.rd.usda.gov/page/sfh-guaranteed-lender>)

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

Yes, the URL will change for New GUS and the link 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 back to the lender and must be submitted when New GUS becomes available on March 1, 2021. Information from Legacy GUS will not transfer to New GUS. Therefore, files submitted through New GUS will be processed in the order received. Legacy GUS will remain in a Read Only mode for at least one 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.

**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 were originated prior to that date.

**Can I print the new URLA form in New 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 New GUS.