

Nov 2, 2020

Get to Know the Redesigned Form 1003 Part Two

Section 2: Financial Information — Assets and Liabilities Section 3: Financial Information — Real Estate

There are significant changes to the Uniform Residential Loan Application (Form 1003). We're providing this communication series to make sure that you're ready to use the form by March 2021. In part two of Getting to Know the Redesigned Form 1003, we'll be reviewing changes to sections 2 and 3.

Section 2: Financial Information — Assets and Liabilities

You can now easily enter all assets and liabilities in this section. Gifts and grants have a dedicated subsection instead of being combined with the borrower's assets. Review the table below for detailed information about changes to this section.

Subsection	Changes																																											
2a. Assets — Bank Accounts, Retirement and Other Accounts You Have	<p>In this subsection, you'll include the customer's checking and savings accounts, retirement, stocks and any other account information.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Section 2: Financial Information — Assets and Liabilities. This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.</p> <p>2a. Assets – Bank Accounts, Retirement, and Other Accounts You Have</p> <p>Include all accounts below. Under Account Type, choose from the types listed here:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>• Checking</td> <td>• Certificate of Deposit</td> <td>• Stock Options</td> <td>• Bridge Loan Proceeds</td> <td>• Trust Account</td> </tr> <tr> <td>• Savings</td> <td>• Mutual Fund</td> <td>• Bonds</td> <td>• Individual Development Account</td> <td>• Cash Value of Life Insurance (used for the transaction)</td> </tr> <tr> <td>• Money Market</td> <td>• Stocks</td> <td>• Retirement (e.g., 401k, IRA)</td> <td></td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Account Type – use list above</th> <th>Financial Institution</th> <th>Account Number</th> <th>Cash or Market Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td colspan="3" style="text-align: right;">Provide TOTAL Amount Here</td> <td>\$ 0.00</td> </tr> </tbody> </table> </div>	• Checking	• Certificate of Deposit	• Stock Options	• Bridge Loan Proceeds	• Trust Account	• Savings	• Mutual Fund	• Bonds	• Individual Development Account	• Cash Value of Life Insurance (used for the transaction)	• Money Market	• Stocks	• Retirement (e.g., 401k, IRA)			Account Type – use list above	Financial Institution	Account Number	Cash or Market Value				\$				\$				\$				\$				\$	Provide TOTAL Amount Here			\$ 0.00
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2b. Other Assets and Credits You Have	In subsection 2b, your customer can provide additional information in the Asset or Credit Type section.																																											

2b. Other Assets and Credits You Have Does not apply

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

Assets	Credits
<ul style="list-style-type: none"> • Proceeds from Real Estate • Property to be sold on or before closing • Proceeds from Sale of Non-Real Estate Asset • Secured Borrowed Funds 	<ul style="list-style-type: none"> • Unsecured Borrowed Funds • Other • Earnest Money • Employer Assistance • Lot Equity • Relocation Funds • Rent Credit • Sweat Equity • Trade Equity

Asset or Credit Type – use list above	Cash or Market Value
	\$
	\$
	\$
	\$
	\$
Provide TOTAL Amount Here	\$ 0.00

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

In subsections 2c and 2d, you'll include the customer's monthly liabilities, such as credit card and lease/rental payments. Do not include real estate liabilities in this subsection.

2d. Other Liabilities and Expenses

2c. Liabilities – Credit Cards, Other Debts, and Leases that You Owe Does not apply

List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type – use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$
			\$	<input type="checkbox"/>	\$

2d. Other Liabilities and Expenses Does not apply

Include all other liabilities and expenses below. Choose from the types listed here:

- Alimony
- Child Support
- Separate Maintenance
- Job Related Expenses
- Other

	Monthly Payment
	\$
	\$
	\$

Borrower Name: _____
 Uniform Residential Loan Application
 Freddie Mac Form 65 • Fannie Mae Form 1003
 Effective 1/2021

Section 3: Financial Information — Real Estate

You can now outline all mortgages in one place. Review the table below for detailed information about changes to this section.

Subsection	Changes
3a. Property You Own	<p>The Property You Own subsection (previously titled Real Estate Owned) now lists each property's existing mortgages together instead of in a separate liability section. Also, this subsection now allows the customer to provide the loan Type (FHA, VA, Conventional, USDA-RD or Other) and Credit Limit, if applicable.</p> <p>Subsections 3b and 3c are available for additional properties.</p>
3b. IF APPLICABLE, Complete Information for Additional Property	
3c. IF APPLICABLE, Complete Information for Additional Property	

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 \$ _____

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)
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____

3b. IF APPLICABLE, Complete Information for Additional Property Does not apply

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 \$ _____

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)
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____

3c. IF APPLICABLE, Complete Information for Additional Property Does not apply

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 \$ _____

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)
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____
		\$ _____	\$ _____	<input type="checkbox"/>		\$ _____

Borrower Name: _____
Uniform Residential Loan Application
Freddie Mac Form 65 • Fannie Mae Form 1003
Effective 1/2021

Coming Attractions

Stay tuned for the next two communications about changes to Form 1003:

- **Part 3:** Section 4: Loan and Property Information; Section 5: Declarations; and Section 6: Acknowledgments and Agreements
- **Part 4:** Section 7: Military Service; Section 8: Demographic Information; and Section 9: Loan Originator Information

We'll also provide reference materials to help you navigate the changes in H2O as we get closer to March 2021. Visit [Uniform Residential Loan Application \(Form 1003\)](#) to learn more about the upcoming changes.

Missed Part 1?

[Section 1: Borrower Information](#) is available now.

Questions? Contact your Account Executive.

