Analyzing the New URLA 2020

Section 2- Financial Information
Assets & Liabilities

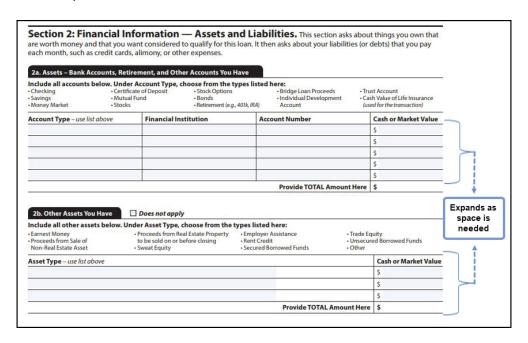


Please follow along with a copy of the new URLA 2020. Click <u>HERE</u> to view. Some items pertain only to the user view*

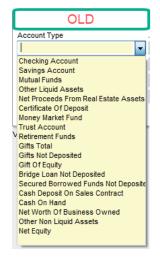
* Encompass user FULL view is not available as of June 24, 2019.

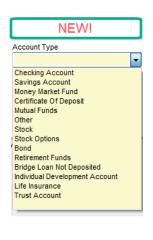
Assets

Update! Borrower view of application will expand to include all assets (individual and joint) owned by the Borrower (or Coborrower)- This does away with the need to transfer additional information to the continuation sheet.



Update! Assets and Other Assets Drop-downs have been updated to show correct selection for each section.

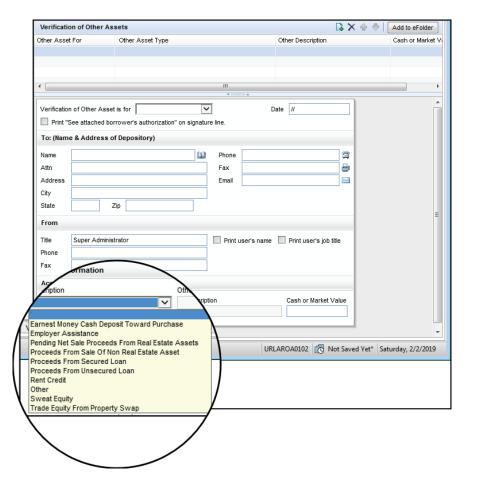




NEW! Verification of Other Assets (VOOA)

Addition of the Verification of Other Assets section includes all non-depositor assets. For example: Earnest Money, Gifts, Secured Borrowed Funds (401k loan assets), Proceeds from PENDING sale to be sold on or before closing. See complete list under 1003 section 2b.



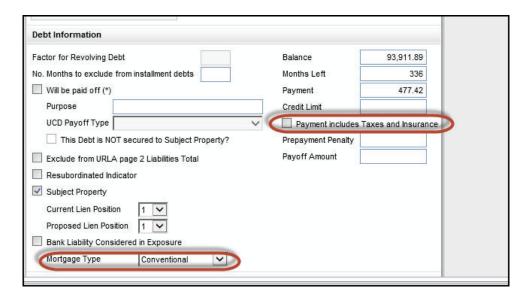


Liabilities

Update! Relevant to Mortgage and HELOC liability:

New field Payment Includes Taxes and Insurance

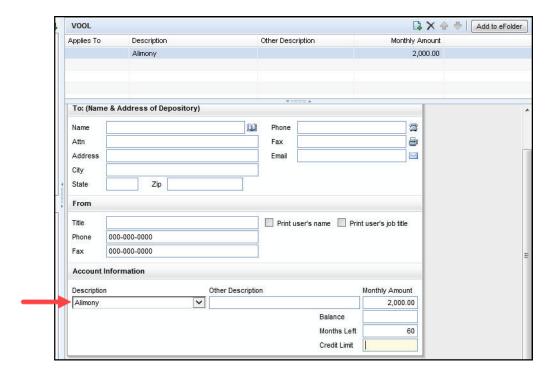
New field Mortgage Type will be disclosed on Section 3 Real Estate Owned when liability is linked to VOM



NEW! Other Liabilities (VOOL)

Addition of the VOOL screen

Other Liabilities (Alimony/Child Support, Job Related Expenses and Other) previously located on 1003 pg 2 are now captured within the VOOL screen



Asset and Liability Conversions

- > VOD
 - If an existing VOD is converted that does not have a match in 2020, it will be converted to a Verification
 of Other Asset with a value of Other and Other Description including the existing value
- Stocks and Bonds
 - Converted applications- stocks and bonds will reflect in Other Assets with description set to Stocks and Bonds
 - New Applications- Stocks and bonds should be captured under Verification of Deposit, separately (Stocks, Bonds)
- Cash Deposits
 - Converted Applications- cash deposits will reflect in fields 141 and 1095 if cash deposit is existing on the loan to ensure no duplication
 - New applications on 2020- use Verification of Other Assets to capture cash deposits

