

Freddie Mac has agreements with specific [Credit Reporting Companies and Technical Affiliates](#) to provide merged credit reports to our Loan Product Advisor® clients. You may establish agreements with any of the credit reporting companies or their affiliates.

## Setup

To use the merged credit options in Loan Product Advisor you must first complete the following:

- Contact at least two [participating credit providers](#) to establish agreements allowing you to obtain merged credit through Loan Product Advisor. Credit providers are either credit reporting companies (CRCs) or a Technical Affiliate of a CRC. Loan Product Advisor does not charge users any fees. Pricing and billing for merged credit reports are determined and agreed upon between you and your credit provider.
  - Note:** For existing Loan Product Advisor users who have been using an Equifax Mortgage Solutions® Technical Affiliate, you may immediately access that Technical Affiliate through MeridianLink® without contacting the Technical Affiliate to update your account.
  - Note:** SharperLending™ does not directly provide merged credit reports. Through its Technical Affiliate program, its credit providers can provide merged credit reports.
- If you intend to use merged credit reports that were originally obtained from a system or tool other than Loan Product Advisor, verify with your existing credit providers that they have enabled you to obtain re-accessed merged credit reports through Loan Product Advisor. Contact your credit providers for more information.

**Tip:** Currently, only Equifax Mortgage Solutions, MeridianLink and SharperLending support Technical Affiliate associations.

## Options

You have options with Loan Product Advisor. When you obtain merged credit reports outside of Loan Product Advisor you can use that same merged credit report when you request an automated underwriting assessment, simply by providing Loan Product Advisor with the reference number. This is the unique identifier assigned by the credit provider to each merged credit report.

Loan Product Advisor also provides a Reorder Credit Service which allows you to request fresh merged credit data to be used in Loan Product Advisor for its assessment. This option gives you the ability to request that a loan transaction be assessed with new merged credit for individual borrowers or joint borrower pairs. It may be beneficial to use this service when credit has been corrected at the credit repositories. Existing credit will be used in the assessment for borrowers not using the Reorder Credit Service.

**Tip:** Freddie Mac requires the credit provider to obtain reports from at least two credit repositories for each borrower.

**Note:** Vertical revision bars "|" are used in the margin of this quick reference to highlight new requirements and significant changes



## Reference Numbers

If a valid reference number is provided, Loan Product Advisor will use the merged credit report that correlates with the reference number to assess the transaction.

- If you intend to use a merged credit report that was originally obtained from a Technical Affiliate through Equifax Mortgage Solutions within Loan Product Advisor, then Equifax Mortgage Solutions has assigned the reference number and you must continue to use Equifax Mortgage Solutions as the CRC before selecting the appropriate Technical Affiliate for submissions and resubmissions.
- Otherwise, if you obtained the original merged credit report from a Technical Affiliate outside of Loan Product Advisor, and if the Technical Affiliate is available through Equifax Mortgage Solutions, MeridianLink or SharperLending, you may use either as the CRC before selecting the Technical Affiliate.
- If the credit provider cannot validate the reference number, a merged credit error message with text describing the reason for the error, will be returned from the credit provider. Refer to, [Data Quality and System Messages – Cause and Resolution job aid](#), for a list of the top 10 merged credit errors.

**Note:** If you access Loan Product Advisor through Freddie Mac Loan Advisor® single sign-on portal, the reference number and credit provider must be provided on the Request Services metro stop.

**Tip:** Provide a reference number when you resubmit the transaction to Loan Product Advisor. If you do not include the reference number, your credit provider may charge you a full fee for a new merged credit report.



Did you know...

You can use up to five reference numbers in Loan Product Advisor, joint and/or individual reports, up to a maximum of 5 borrowers.

## Expiration Date or Credit Freshness Expiration

The credit report must be dated no more than 120 days before the Note Date or Effective Date of Permanent Financing if a Construction Conversion or Renovation Mortgage. For VA new construction, the credit report must be dated no more than 180 days.

**Tip:** After the first 120 days, (180 days for VA new construction) you must obtain a new merged credit report, or Loan Product Advisor will obtain new merged credit.



Did you know...

Loan Product Advisor uses the date the credit report was first obtained to determine the date the assessment will expire. (If there are multiple borrowers with different credit report dates, it will take the oldest report date.) This is displayed under the “Assessment Exp Date” field found in the **Transaction Details** section and the **General Messages** section of the Loan Product Advisor Full Feedback Certificate.

## Resources

*Tip: For more information on using merged credit reports, check out the following resources.*

- [Using Merged Credit Report Options in Loan Product Advisor through Loan Advisor](#)
- [Data Quality and System Messages – Cause and Resolution](#)

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Servicer Guide* and your other Purchase Documents.

© 2023 Freddie Mac

[Freddie Mac Learning](#)