

Loan Product Advisor[®] (LPASM) Feedback Message Updates



Texas Equity Message

Effective April 1, 2024

We've streamlined the existing message to alert users that an appraisal must be obtained for loans you determined to be a Texas Equity 50(a)(6) mortgage or a refinance under Section 50(f)(2) of Article XVI of the Texas Constitution. Additionally, the loan isn't eligible for either automated collateral evaluation (ACE) or ACE+ PDR (ACE plus property data report).

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FPA0140	If a loan is determined by the seller to be a Texas Equity 50(a)(6) mortgage or a refinance under Section 50(f)(2) of Article XVI of the Texas Constitution, it is not eligible for an appraisal waiver and an appraisal must be obtained.	If a loan is determined by the seller to be a Texas Equity 50(a)(6) mortgage or a refinance under Section 50(f)(2) of Article XVI of the Texas Constitution, it is not eligible for either ACE or ACE+ PDR and an appraisal must be obtained.	Feedback Certificate	Updated message to provide clarity to users.

