Loan Product Advisor®
Training Resources

This document lists all Loan Product Advisor® (LPA℠) training resources available to you from Freddie Mac Learning.

Access the following resources by clicking their titles.

General Information

Reference Tools

Freddie Mac Tools and LPA Messages to Help Determine Credit Fee Cap Eligibility

Use this helpful resource, together with Exhibit 19A, to guide you when using Freddie Mac tools to identify potential loans that may be eligible for a credit fee cap based on the loan's attributes.

LPA Documentation Matrix

A reference for documenting Loan Product Advisor loans.

Loan Product Advisor User Guide

Step-by-step instructions for utilizing and obtaining an assessment from Loan Product Advisor, with example screens and data-entry tips.

Exploring the Loan Product Advisor Feedback Certificate Reference Tool

This interactive module showcases and provides examples of the Loan Product Advisor Feedback Certificate to understand its components and the results and messages returned.

Webinars

Loan Product Advisor Feedback Certificate: Reviewing Key Results

What does LPA have to say about your loan submission? What do the indicators indicate? What do the messages mean? In this webinar, we answer these questions – and more – as we walk through the feedback certificate beginning to end.

Loan Product Advisor Recent Updates Webinar

Stay current on the latest Loan Product Advisor releases.

Enhanced Loan Product Advisor Direct Access Data Entry

Discover the enhancements to the interface for direct access users to prepare for the implementation of the redesigned URLA and Loan Product Advisor.

Tutorials

Loan Product Advisor How It Works

Learn how Loan Product Advisor assesses your loan's overall underwriting risk, reduces costs and improves efficiency.

Ask the Expert

Learn how we are innovating and improving Loan Product Advisor with you in mind to speed up the process, reduce documentation and deliver a better borrower experience.

Results: Loan Product Advisor Feedback Certificate

General Information

Reference Tools

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[LPA Documentation Matrix](#)

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Webinars

[Loan Product Advisor Feedback Certificate: Reviewing Key Results](#)

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Collateral Valuation Options

Reference Tools

[Automated Collateral Evaluation (ACE)](#)

An overview of Loan Product Advisor's automated collateral evaluation including the eligibility requirements, evaluation process and setup requirements.

[Desktop Appraisals At-a-Glance](#)

Learn more about this collateral option available through Loan Product Advisor for purchase transactions.

[ACE+ PDR (Property Data Report)](#)

Learn more about this collateral option available through Loan Product Advisor available for cash-out and certain no-cash-out refinance transactions.

[Collateral Representation and Warranty Relief with an Appraisal Overview](#)

An overview of collateral representation and warranty relief with an appraisal including eligibility requirements, required steps and key messages.

[Condominium Project Not Eligible Status and Freddie Loan Advisor Tools](#)

Use this reference guide to learn more about the Not Eligible Status in Condo Project Advisor responses returned in various Loan Advisor tools and next steps.

Webinars

[Appraisals and Appraisal Waivers: Optimizing Your Process with Collateral Representation & Warranty Relief](#)

Learn more about the various collateral valuation options and how our collateral representation and warranty relief can help you reduce time and increase confidence in your collateral evaluation.

[Desktop Appraisals: An Appraisal Alternative](#)

Learn more about desktop appraisal requirements, how desktop appraisals differ from traditional appraisals, what to look for on your Loan Product Advisor Feedback Certificate. In this webinar we will also look at actual desktop appraisal case studies.

Tutorials

[Automated Collateral Evaluation clip](#)

An overview of Loan Product Advisor's automated collateral evaluation.

[Condominium Project Status Inquiry and Appeal Request](#)

This tutorial provides information regarding a Seller's or authorized HOA representative's request of the condominium project status and/or to request an appeal.

[Desktop Appraisal Intro Clip](#)

Learn more about our desktop appraisal option available for certain purchase transaction mortgage available through Loan Product Advisor.

[ACE+ PDR (Property Data Report) Intro Tutorial](#)

Learn more about offering for cash-out and certain no cash-out refinance loans available through Loan Product Advisor.

[Improve Your Collateral Confidence Tutorial](#)

Learn how the Collateral Representation and Warranty Relief offering works, eligibility requirements, steps to use, key messages, & more.

Functionality

General Information

Reference Tools

[Understanding Loan Product Advisor's Determination of Cash-to-Close](#)

This reference explains how Loan Product Advisor determines the total funds to be verified and describes associated feedback messages and data entry tips.

[Understanding Loan Product Advisor's Determination of Total Monthly Debt](#)

This reference provides information to help you understand how the liability data entered in Loan Product Advisor is processed.

[How to Assign, Retrieve, and Release a Loan in Loan Product Advisor](#)

Guidance for a lender, third-party originator or Aggregator on the process of how to assign a loan, retrieve an assigned loan and release a loan through Loan Product Advisor.

[Rent Payment History Assessment included in Loan Product Advisor](#)

Learn more about the benefits and eligibility requirements for using on-time rent payments in the Loan Product Advisor credit assessment. Available for first-time homebuyers.

[Borrower Cash Flow included in Loan Product Advisor Assessment](#)

Learn more about how this new enhancement in LPA uses account data obtained from a third-party service provider in its risk assessment to assess the transaction patterns and changes in account balances of the borrower's financial accounts. If a positive cash flow is identified, it may impact the credit assessment.

How to Enter Data

Reference Tools

[Loan Product Advisor Functionality Training Resources](#)

This document lists all Loan Product Advisor training resources available to assist you with how to enter data to submit a transaction to LPA. Including step-by-step instructions, tips and best practices in using Loan Product Advisor Direct Entry access via the Freddie Mac Loan Advisor® single sign-on portal.

[Accessory Dwelling Unit Expansion (ADU) Reference Tool](#)

Use this online self-study reference tool to learn more about our ADU expansion on appraisal report requirements, eligibility and using rental income generated from a 1-uni Primary Residence ADU.

[Accessory Dwelling Unit (ADU) Job Aid](#)

Download this job aid to use as a guide to originate and underwriting a property with an ADU and using rental income generated from the ADU on a 1-unit Primary Residence.

Webinars

[Loan Product Advisor Recent Updates Webinar](#)

Stay current on the latest Loan Product Advisor releases.

[Enhanced Loan Product Advisor Direct Access Data Entry](#)

Discover the enhancements to the interface for direct access users to prepare for the implementation of the redesigned URLA and Loan Product Advisor.

Tutorials

[Loan Product Advisor Enhancement: Rent Payment History](#)

This clip provides an overview of the rent payment history assessment in Loan Product Advisor.

[Loan Product Advisor Enhancement: Borrower Cash Flow](#)

This clip provides an overview of the borrower cash flow assessment in Loan Product Advisor.

[Affordable Seconds® and Enhanced Loan Product Advisor Clip](#)

Learn more about the functionality for entering Affordable Seconds with the enhanced version of Loan Product Advisor.

Data Quality and System Messages

Tips and Best Practices

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Reference Tools

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[Data Quality and System Messages – Cause and Resolution](#)

Helpful tips and best practices to avoid and/or resolve certain types of Data Quality and/or System Messages that may be returned in the Loan Product Advisor results.

[Tips for Entering Present Housing Expenses](#)

Helpful tips and best practices to enter the borrower's present housing expenses in the Uniform Residential Loan Application and Loan Product Advisor.

[Top 5 Tips for Entering Addresses](#)

Helpful tips and best practices to avoid error messages when entering address data.

[Tips for Prequalification Transactions](#)

Helpful tips to avoid Data Quality and/or System Messages for transaction without an identifiable subject property address.

[Tips for Purchase Transactions](#)

Helpful tips to avoid Data Quality and/or System Messages related to purchase transactions

Additional Loan Product Advisor Training Resources

Asset and Income Modeler (AIM)

[AIM Training Resources](#)

Freddie Mac's asset and income modeler (AIM) offers many ways to automate a borrower's financials for a simpler underwriting process. AIM taps into third-party service provider data such as account data, tax returns, tax transcripts, employment verification and more. This resource provides a list of job aids, clips, reference tools and webinars to guide you through getting started with AIM, how to submit to LPA and interpret the results in understanding representation and warranty relief eligibility. The resources in this training catalog support AIM for assets, AIM for income using employment data, AIM for income using direct deposits, as well as AIM for income using tax data.

FHA and VA Loan Product Advisor Training Resources

[FHA and VA Loan Product Advisor Training Resources](#)

This document lists all Federal Housing Administration (FHA) and Department of Veterans Affairs (VA) training resources available to help guide you through how to submit your FHA and VA mortgages using Loan Product Advisor and how to interpret the Feedback Certificate results.

For a catalog of all Freddie Mac Learning resources, visit:
https://sf.freddiemac.com/docs/pdf/fact-sheet/freddie-mac-learning-catalog.pdf

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