Introduction

This reference is intended to assist you with using our automated asset assessment offering, a part of asset and income modeler (AIM) – our solution for automating the manual processes of assessing borrower assets and income, and provide information to help you understand:

- What is the automated asset assessment with Loan Product Advisor?
- How the Assessment Works (high-level view)
- Eligibility Requirements
- Loan Product Advisor Results
- Asset Representation and Warranty Relief
- Details on Using the Automated Asset Assessment with Loan Product Advisor
  - Initial Setup
  - Steps for Originating Loans
  - Feedback Messages
- Where to Get Help
- Appendices
  - Appendix A: FormFree®
  - Appendix B: Finicity®
  - Appendix C: Blend®
  - Appendix D: PointServ

What is the automated asset assessment with Loan Product Advisor?

The automated asset assessment integrated in Loan Product Advisor uses the resources of third-party verification service providers -- FormFree®, Finicity®, Blend® and PointServ (the “service provider”) -- to access and assess asset data. The asset data can help you determine if borrower asset verification requirements are met on conventional loans. Results from the automated asset assessment are displayed on the Loan Product Advisor Feedback Certificate. This approach provides operational efficiencies through system-driven optimization of the collection and assessment of data relating to borrower’s eligible assets, and it allows for potential relief from Freddie Mac’s enforcement of certain selling representations and warranties related to assets. Assets that cannot be assessed using the automated asset assessment can still be used to qualify the borrower, provided they are verified and meet the requirements of Freddie Mac Single-Family Seller/Servicer Guide (Guide).

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

The following process flow provides a high-level view of how the automated asset assessment works. Details are provided under the [Details on Using Automated Asset Assessment with Loan Product Advisor](#) section.

### Eligibility Requirements

To take advantage of the automated asset assessment and potential relief from Freddie Mac’s enforcement of certain selling reps and warranties related to the borrower’s assets, the loan must be submitted to Loan Product Advisor Version 4.7.00 or higher for FormFree or Version 4.8.00 for Finicity, Blend and PointServ and meet the requirements summarized below. For complete requirements, refer to Guide Chapter 5902.
## General Eligibility Requirements

<table>
<thead>
<tr>
<th>Topic</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible Products</td>
<td>Conventional mortgages</td>
</tr>
</tbody>
</table>
| Loan Purpose                 | ▪ Purchase  
  ▪ Refinance, including Enhanced Relief Refinance® Mortgages                                                                                 |
| Eligible Asset Types         | ▪ Checking accounts  
  ▪ Savings accounts  
  ▪ Money market accounts  
  ▪ Borrower’s business checking, savings and/or money market accounts  
    (Refer to Guide Section 5304.1(f) for additional requirements when self-employed income from the business is used for qualifying.) |
| Ineligible Mortgages         | The Mortgage must not be a Mortgage for which any of the following assets are being used to qualify the borrower:  
  ▪ Gift funds  
  ▪ Cash on hand  
  ▪ Assets that will be used by the borrower for the repayment of their monthly obligations as described in Guide Section 5307.1. |
| Asset Verifications          | Asset information must be obtained from service providers designated by Freddie Mac. You must confirm that:  
  ▪ Each asset in the asset verification report is owned by at least one borrower and that borrower has access to the funds.  
  ▪ There are no outstanding loans secured by any of the asset accounts included in the asset verification report. |
| Age of Verifications         | All asset verifications reports must be dated no more than 120 days before the Note Date, or Effective Date of Permanent Financing for Construction Conversion and Renovation Mortgages. |
| Automated Underwriting       | You must ensure that the most current version of the asset verification report is used by Loan Product Advisor. If you obtain an updated report, the loan must be resubmitted to Loan Product Advisor to ensure assessment of the most current information.  
  You are responsible for investigating and resolving any inconsistent or contradictory information between the asset verification report and the mortgage file, and if necessary, you must update information in Loan Product Advisor based on such information. |
| Delivery                     | Loan must be delivered through Loan Selling Advisor® as a Loan Product Advisor Mortgage with an LP AUS Key Number. |
### Documentation Requirements

For loans that receive an asset rep and warranty result of “Eligible” on the last Feedback Certificate:
- The asset verification report is acceptable documentation for verification of the Total Funds to be Verified amount indicted on the last Feedback Certificate. The asset verification report must be maintained in the mortgage file.
- You must verify and document, as required by the Guide for the asset type, additional funds required for the mortgage transaction that are not included in the Total Funds to be Verified amount on the last Feedback Certificate. The documentation must be maintained in the mortgage file.

For loans that receive an asset rep and warranty result of “Not Eligible” on the last Feedback Certificate, and an asset verification report was obtained, the asset verification report is acceptable documentation for the amount verified. The additional funds required for the mortgage transaction must be documented as required by the Guide for the asset type. The documentation must be maintained in the mortgage file.

### Seller’s In-House Quality Control Program

Notwithstanding the requirements of Guide Sections 3402.5 and 3402.8, for mortgages selected for pre-closing and/or post-closing quality control review that receive an asset rep and warranty result of “Eligible” on the last Feedback Certificate, you are not required to reverify or recalculate eligible asset types that are indicated on the asset verification report.

For all other mortgages, the requirements of Guide Sections 3402.5 and 3402.8 apply.

### Loan Product Advisor Results

The possible automated asset assessment results, provided on the Feedback Certificate, include the following:

<table>
<thead>
<tr>
<th>Result</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible</td>
<td>Loan Product Advisor assessed the borrower’s assets and the Seller is eligible for relief from enforcement of certain selling reps and warranties, described below, related to the borrower’s assets.</td>
</tr>
<tr>
<td>Not Eligible</td>
<td>Loan Product Advisor assessed the borrower’s assets and the Seller is not eligible for relief from enforcement of selling reps and warranties related to the borrower’s assets.</td>
</tr>
<tr>
<td>Unavailable</td>
<td>Loan Product Advisor was unable to assess the borrower’s assets. This could be due to missing or incomplete information from the service provider or a system being down. The Seller is not eligible for relief from</td>
</tr>
<tr>
<td>Result</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td>enforcement of selling reps and warranties related to the borrower’s assets.</td>
</tr>
</tbody>
</table>

**Asset Representation and Warranty Relief**

For mortgages that receive a Loan Product Advisor Risk Class of “Accept” and an asset rep and warranty relief result of “Eligible” on the last Feedback Certificate, the Seller is relieved from Freddie Mac’s enforcement of certain selling reps and warranties upon delivery of the loan to Freddie Mac. The following table summarizes the asset reps and warranties that will not be enforced on eligible loans:

<table>
<thead>
<tr>
<th>Asset Representation and Warranty Relief is granted for…</th>
<th>Which means…</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sufficiency of verified assets</td>
<td>The Borrower has sufficient verified assets to cover the “Total Funds to be Verified” amount indicated on the last Feedback Certificate.</td>
</tr>
<tr>
<td>Asset verification report information</td>
<td>The accuracy and integrity of the data represented on the asset verification report.</td>
</tr>
</tbody>
</table>

You are still responsible for verification of additional funds required, if applicable, for the transaction that are not included in the “Total Funds to be Verified” amount indicated on the last Feedback Certificate, and if the assets verified by the service provider are not sufficient to cover the “Total Funds to be Verified” amount indicated on the last Feedback Certificate, the loan is not eligible for asset rep and warranty relief. However, the assets may still be used to qualify the borrower for the loan if the assets meet the applicable requirements in Guide Topic 5500. Also, the loan may still be eligible for relief offered through Freddie Mac’s selling rep and warranty framework as described in Guide section 1301.11.

*Note:* In a few instances, Loan Product Advisor is not able to identify all the necessary information to determine the *Total Funds to be Verified* amount. Refer to the [Understanding Loan Product Advisor’s Determination of Total Funds to be Verified job aid](#) for specific scenarios.

**Details on Using Automated Asset Assessment with Loan Product Advisor**

The next several sub-sections cover details to use the automated asset assessment, including the initial setup process and steps for using the automated asset assessment with Loan Product Advisor.
**Initial Setup**

To benefit from the automated asset assessment offered through Loan Product Advisor, you must first be set up with at least one service provider (FormFree, Finicity, Blend and/or PointServ) to obtain an asset verification report using service provider’s system. Refer to the appendices for service provider-specific information.

Once you are connected to the service provider, Freddie Mac must be authorized to receive asset verification data from that service provider on your applicable loans. After setup is complete, you can begin taking advantage of the automated asset assessment with your loans.

**Steps for Originating Loans Using the Automated Asset Assessment**

To originate loans that may be eligible for asset rep and warranty relief, you must complete the steps outlined below. Based on your organization’s business processes, the order in which you complete the steps may vary. Additional details and examples specific to the service providers are provided in the appendices.

**Step 1: Submit Loan to Loan Product Advisor to Assess the Total Funds to be Verified**

To help determine the amount of assets requiring verification, submit the loan to Loan Product Advisor for assessment and review the **Total Funds to be Verified** amount listed in the Asset Information section of the Feedback Certificate. While there is no requirement to run Loan Product Advisor prior to initiating a verification of assets, you can leverage the Feedback Certificate to determine the amount of assets requiring verification to meet the **Total Funds to be Verified** amount.

**Step 2: Communicate the Verification of Assets Process to Borrower**

Initiate a verification of assets by communicating the enrollment process to your borrower(s) and collecting preliminary information for the request.

**Important!** You must submit a verification of assets request for EACH borrower who will be providing assets through Loan Product Advisor’s automated asset assessment to qualify for the loan* Therefore, obtain the following information for EACH borrower who is providing assets for the loan:

- The first and last name of each borrower
- Home address
- The email address the borrower will be using
- Mobile phone number (if available)
- Date of Birth (DOB)
- Social security number (SSN)

*Exception:* If an account is joint, only one of the account holders needs to enroll/submit the financial account.

The table below provides helpful tips to assist in your conversation with the borrower:

<table>
<thead>
<tr>
<th>Topic</th>
<th>Let the borrower(s) know…</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Invitation</td>
<td>✓ <strong>Who will receive an email:</strong> Each borrower providing assets on the loan application will receive an enrollment email containing the URL for the enrollment portal.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Where the email will be sent TO:</strong> The email enrollment invitation will be sent to the email address the borrower provided.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Where the email will be sent FROM:</strong> The FROM field will show, for example, noreply@[Service Provider.com] and the email will provide information to access the service provider’s enrollment portal.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>When to expect the enrollment invitation:</strong> Provide a timeframe for when the borrower can expect to receive the email invitation and what to do if they do not receive it.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Email reminders:</strong> The lender can initiate follow-up emails to the borrower, if required.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Length of time the URL is valid:</strong> For example, if the URL link is active for 3 days, let the borrower know that after 3 days, the order is automatically closed; the order can also be cancelled by the requestor before that time.</td>
</tr>
<tr>
<td>Financial Account Information</td>
<td>✓ Borrowers should have the following information on hand prior to entering information on financial institutions:</td>
</tr>
<tr>
<td></td>
<td>- Name(s) of each financial institution (be aware of the website address used to log in to the financial institution as some financial institution names are similar).</td>
</tr>
<tr>
<td></td>
<td>- The associated login credentials.</td>
</tr>
<tr>
<td></td>
<td>✓ The amount of assets that must be verified to help the borrower determine which accounts to include in the verification process.</td>
</tr>
<tr>
<td></td>
<td>✓ When adding financial account information:</td>
</tr>
<tr>
<td></td>
<td>- The borrower can choose which financial institution(s) and associated account(s) to share, including if there are multiple accounts at the same institution.</td>
</tr>
<tr>
<td></td>
<td>- Once the borrower indicates they are finished, a report is generated. If the borrower returns to the process again later and indicates he/she is finished again, a new report will be created. If the borrower abandons the</td>
</tr>
</tbody>
</table>
### Borrower Tips

<table>
<thead>
<tr>
<th>Topic</th>
<th>Let the borrower(s) know…</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>process without indicating he/she is finished, no report is created and the borrower can return to finish later.</td>
</tr>
</tbody>
</table>

#### Step 3: Request the Verification of Assets

To request the verification of assets, submit an order as indicated in the steps below. The exact process details will vary based on your service provider and setup:

1. Identify your organization (for example, via a token or log into the service provider’s system).
2. Enter required information, including at a minimum, the borrower’s first and last name, home address, phone number, email address, SSN and date of birth.
3. Once you have entered the information, submit the order to enable borrower access to the service provider’s system.

#### Step 4: Borrower Completes Their Account Enrollment via Service Provider’s System

The borrower must enroll his or her accounts using the service provider’s system. Refer to the appendices for sample borrower enrollment steps.

#### Step 5: Access and Review the Asset Verification Report

The service provider’s system automatically generates the asset verification report after borrower enrollment is complete. The report contains analysis and respective transaction histories for the financial institutions and accounts provided by the borrower. When you review the report, identify the Reissue ID/Report ID that you will need to submit to Loan Product Advisor. All asset verifications reports must be dated no more than 120 days before the Note Date, or Effective Date of Permanent Financing for Construction Conversion and Renovation Mortgages.

As you review the asset verification report, you must:

- Confirm that each verified asset is owned by at least one borrower who has access to the funds.
- Confirm there are no outstanding loans secured by any of the asset accounts included in the asset verification report.
- Investigate and resolve any inconsistent or contradictory information contained in the report(s) and mortgage file.

Refer to the appendices for sample asset verification reports.
Step 6: Submit Verification of Assets Information to Loan Product Advisor

After you have reviewed the asset verification report, complete the steps below to request that the verification of asset information be reissued to Loan Product Advisor:

1. On the Request Services page in Loan Product Advisor, select the **Request an Automated Underwriting Assessment** check box.

2. Select the **Request Verification Report** checkbox, the borrower, verification type, and verification company and enter the Reissue ID/Report ID located on the service provider’s asset verification report.

3. Click **Add Request, Submit** and then **Confirm Submit**.
When you click Confirm Submit, Loan Product Advisor sends the reissue request to the service provider’s system.
The service provider locates the appropriate asset verification report based on the Reissue ID/Report ID submitted and returns the report to Loan Product Advisor. Loan Product Advisor validates that the account holder name(s) and/or SSN(s) on the report matches the borrower name(s) and/or SSN(s) in the submitted loan file and returns an informational message(s) if there is not a match on the Feedback Certificate.

*Note:* Regardless of the message(s) provided, it is the lender’s responsibility to validate the accounts belong to at least one borrower on the loan and that borrower has access to the account.

**Step 7: Review the Loan Product Advisor Feedback Certificate**

Loan Product Advisor processes the asset verification report information and returns its assessment of rep and warranty relief on the Feedback Certificate. You can quickly scan the Feedback Certificate to determine eligibility. You will see one of three results:

- **Eligible** - If the loan is eligible, the Asset R&W* Relief field at the top of the Feedback Certificate indicates *Eligible*, and the Asset & Reserves section contains message code 97 stating:

  *Based on Freddie Mac’s overall assessment, the loan is eligible for asset representation and warranty relief.*
Note: It’s important to note, if data changes occur after the Loan Product Advisor assessment, the loan may not be eligible for asset rep and warranty relief.

- **Not Eligible** - if the loan is not eligible, the Asset R&W Relief field at the top of the Feedback Certificate indicates Not Eligible, and the Asset & Reserves section contains the message code 98.

  Based on Freddie Mac's overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.

  Additional messages may be returned to provide further information regarding the reason(s) the loan is not eligible for asset rep and warranty relief.
Unavailable - if the loan cannot be assessed for asset rep and warranty relief eligibility, the Asset R&W Relief field at the top of the Feedback Certificate indicates Unavailable. This is returned when there is a system-related issue.

Additional details regarding the assets are located within the Asset Information section and within other messages listed under the Assets & Reserves section of the Feedback Certificate. You can use this information to verify that the borrower has sufficient funds to qualify for the mortgage transaction. The messages will also identify large deposits using a calculation based on the income submitted to Loan Product Advisor. The following sections are included on the Feedback Certificate:

- **Asset Information section**: Displays an amount in the Third-Party Asset Validation field. This is the total amount of assets verified by the service provider with the request. Click on the amount to expand the display and access the Asset Details, and if applicable, information on large deposits.

- **Asset Details section**: Displays account balance information including the name of the financial institution, account number and type, current balance, statement date and expiration date. The section also identifies duplicate accounts.

- **Large Deposits section**: If there are large deposits, you may access information by clicking the [#] of deposit(s) link in the message below the Large Deposits heading. The screen will expand
to display the applicable deposit transactions. A maximum of 20 deposits can display in this section. For purchase transactions, the large deposits will be subtracted from the Third-Party Asset Validation amount.

- Documentation of the large deposit is not needed when the last Feedback Certificate indicates the Third-Party Asset Validation amount is sufficient to cover the Total Funds to be Verified amount.
- For all loans which are not eligible for asset rep and warranty relief due to the Third-Party Asset Validation amount being less than Total Funds to be Verified, the Feedback Certificate will return a message providing the additional amount required. Additionally, any large deposit will require proof of the source of the funds, as indicated in the Guide Section 5501.3

- **Feedback Summary section**: Lists the number of feedback messages returned for Assets and Reserves and provides a link (Results button) to quickly access the Assets & Reserves messages.

- **Assets and Reserves section**: Provides informational messages related to assets and reserves, including additional documentation and underwriting requirements for large deposits and/or undocumented deposits, and error messages.
Click the dollar amount for Third Party Asset Validation to view Asset Details section.

The Large Deposit section will display a maximum of 20 large deposit transactions.

Click [deposit(s)] to expand the details.
AIM for Assets with Loan Product Advisor

Feedback Summary

- Employment and Income: 9
- Assets and Reserves: 7
- Credit and Liabilities: 6
- Property and Appraisal: 5
- General Messages: 5
- Mortgage Insurance & Fees: 0

Assets & Reserves

- Code 97: Based on Freddie Mac’s overall assessment, the loan is eligible for asset representation and warranty relief.

  DW: Seller must investigate and resolve any inconsistent or contradictory information contained in the asset verification report and in the mortgage file.

  E9: Third Party Asset Validation has been calculated as $70,024.55. This includes eligible asset types of Checking, Savings and Money Market and excludes large deposits.

  GF: The total funds to be verified are no less than $32,703.56. This amount includes required Borrower Funds ($32,203.56), required reserves ($9.00), any debts to be paid off at or before closing ($500.00) and any debts to be paid down at or before closing ($0.00).

  GS: Required Borrower Funds are calculated as $32,203.56 based on information submitted: purchase price ($100,000.00) + alterations, improvements and repairs ($400.00) + loan amount ($75,000.00) + transaction costs ($6,303.56) - proceeds from subordinate financing ($0.00).

  GP: Lender credit may only be used towards the Borrower’s Closing Costs. In the event the lender credit exceeds Closing Costs, the lender credit must be reduced or the amount exceeding the Closing Costs must be applied as a principal curtailment to the new Mortgage.

  ZK: Owner-Occupied or Second Home Property: Financing concessions cannot exceed nine percent of value.
Step 8: Deliver the Loan to Freddie Mac

When you are ready to deliver the loan to Freddie Mac, you must deliver it through Loan Selling Advisor with the LP AUS Key Number. Loan Selling Advisor confirms that the data from the last Feedback Certificate is consistent with the data delivered to Freddie Mac, and when applicable, provides relief from Freddie Mac’s enforcement of certain selling reps and warranties related to the borrower’s assets.

Prior to delivery, Loan Quality Advisor may be used as a supportive tool for managing the asset rep and warranty relief eligibility that was determined in Loan Product Advisor. After delivery, Loan Coverage Advisor may be used to track asset rep and warranty relief.

Feedback Messages

For a list of feedback messages associated with the automated asset assessment, refer to Loan Product Advisor automated income and asset Feedback Messages.

Where to Get Help

For questions related to the automated asset assessment, please contact your Freddie Mac representative or Freddie Mac’s Customer Support Center (800-FREDDIE). Also, visit the Asset & Income Modeler (AIM) web page. For questions related to your service provider’s system (FormFree, Finicity, Blend and/or PointServ), contact your respective representative(s).

This document is not a replacement or substitute for the information found in the Freddie Mac Single-Family Seller/Servicer Guide or terms of your Master Agreement or other Pricing Identifier Terms.

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Appendix A: FormFree-Specific Information
- Initial Setup Information
- Sample Borrower Enrollment Steps
- Sample Verification of Assets Report

Appendix B: Finicity-Specific Information
- Initial Setup Information
- Sample Borrower Enrollment Steps
- Sample Verification of Assets Report

Appendix C: Blend-Specific Information
- Initial Setup Information
- Sample Borrower Enrollment Steps
- Sample Verification of Assets Report
- Asset Refresh Steps

Appendix D: PointServ-Specific Information
- Initial Setup Information
- Sample Borrower Enrollment Steps
- Sample Verification of Assets Report
Appendix A: FormFree-Specific Information

Initial Setup Information

Before you can participate in the Automated Asset Assessment with Loan Product Advisor using FormFree as your service provider, you must first have an account established with FormFree. If you are not already an existing customer and would like to sign up with FormFree, please register on the FormFree website at [https://www.formfree.com/sign-up/](https://www.formfree.com/sign-up/).

Sample FormFree Borrower Enrollment Steps

The borrower must enroll his or her accounts in FormFree’s AccountChek® system as indicated in the steps below:

1. The borrower accesses the email invitation they received to enroll in AccountChek and clicks **Get Started**. If the borrower hasn’t received the email invitation:
   - Have the borrower check their email spam folder. If it is not there, confirm their email address was correctly entered.
   - As applicable, resend the invitation, or if the borrower hasn’t opened the email yet, edit the email address and resend if applicable.

   **Example Borrower Email Invitation**

   ![Example Borrower Email Invitation](image)

   2. The borrower logs in to AccountChek using the same email address that received the invitation and the last four digits of their SSN. The personal access code will automatically be pre-populated in the form.
   3. The borrower must accept the Terms of Service before the **Let’s Get Started** button becomes available.
4. For each financial institution, the borrower begins by enrolling and submitting account(s) to be verified. The borrower:
   a. Selects the financial institution and the account to start the enrollment process.
   b. Provides his or her login credentials for the account.
   c. Waits for a response before selecting and submitting subsequent financial institutions.

5. AccountChek authorizes the connection to the financial institution. A list of accounts and balances at the financial institution successfully associated with the user credentials will display for the borrower.

   Note: AccountCheck stores a snapshot of each account.

   The borrower completes the account enrollment process for the financial institution by selecting the account(s) to be verified. For multiple accounts at the financial institution, the borrower may submit all accounts or select individual account(s) for verification.

6. After completing the information for a financial institution, the borrower may:
   ▪ Choose to authorize another financial institution, or
   ▪ Click **Submit** to complete the verification process and log out of the AccountChek system.
The borrower is automatically logged out of the AccountChek system. Each account snapshot is assembled into one Asset Verification Report.

**Sample FormFree Asset Verification Report**

The first page provides a summary of all accounts and a list of Direct Deposits.

Each account shared by the borrower will start on a new page of the report.

The header contains applicant name, date the report was generated, and the Reissue Key that must be entered in the Loan Product Advisor Reissue ID/Report ID field.
Initial Setup Information

To get started with Finicity, complete the following steps:

1. Use Finicity’s enrollment URL to sign up, or contact Finicity directly:
   - Enrollment URL: [https://finicity.com/lenderssignup](https://finicity.com/lenderssignup)
   - Email: business.development@finicity.com
   - Contact form: [https://www.finicity.com/contact/](https://www.finicity.com/contact/)

2. Finicity will contact you to determine how you’ll integrate. You may:
   - Use a direct integration with a proprietary solution
   - Use your LOS/POS
   - Use FinicityReports an online portal for requesting and managing reports

   *Note:* Visit Finicity’s Credit Decisioning page for more information: [https://www.finicity.com/credit-decisioning/](https://www.finicity.com/credit-decisioning/)

3. To complete the process you’ll need the following:
   - Business Tax ID Number
   - NMLS Number
   - Freddie Mac Lender ID Number
   - Physical and logical security policies and documents

4. Sign a partnership agreement with Finicity

Once these steps are complete, you are ready to begin using Finicity verification reports.

Sample Finicity Borrower Enrollment Steps

The borrower must enroll his or her accounts as indicated in the steps below:

1. Borrower receives an email notification from their lender to add financial institutions (sample below)
   or clicks a link presented in the lender’s online application or borrower portal.
Appendix B: Finicity-Specific Information

Hallo John,

As part of your loan application process, we now need to verify your assets.

This is a simple and secure process similar to online banking, shopping, or taxes submission. It's a faster loan process that is more accurate and eliminates the risk of sending or emailing financial documents.

How it works:
1. Select your financial institution.
2. Securely login to your financial institution.
3. Select the accounts with your assets.
4. Click submit. That's it!

Electronic data validation is similar to online banking or shopping, or submitting your taxes electronically. To make it easier for people to purchase or refinance a home the mortgage industry is moving to the same kind of digital process that most of us already use in our everyday lives.

This process will only take a few minutes.

What we don’t do:
1. We don't ever see or have access to your login information.
2. We don’t use your information for any other reason than to process your loan.
3. We don't have access to take any actions in your accounts - we access read-only information, just like the documents you'd otherwise have to send.
4. And best of all, we won't ask you to send documents again.

Simply click on the button below to get started.

Please call us at (888) 888-8888 with any questions.

Thanks,

ProductMgt
Kelly Loanofficer
kellyloanofficer@acmelending.com

VERIFY MY ACCOUNTS
Appendix B: Finicity-Specific Information

2. Borrower agrees to the Terms and Conditions presented and clicks **Continue**.

![Image of Acme Lending login screen]

3. Borrower chooses their first financial institution (select from the provided list or search).

![Image of Finicity login screen with popular institutions]

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4. Borrower enters their account login credentials and clicks **Continue**.

5. Borrower selects which account to share for asset verification and clicks **Continue**.

6. Borrower clicks **Add More Accounts** to repeat steps 3-5, as needed, to add additional financial institutions; and clicks **I’m Done Adding Accounts** when finished to close the window.
7. To close out of the process, the Borrower clicks I'm Done.
Appendix B: Finicity-Specific Information

Sample Finicity Asset Verification Report

How to Read a Verification of Assets Report

The Report ID that must be entered in the Loan Product Advisor.

Verification of Assets Report

Report Details

Elizabeth Johnson
123 Main St.
Saint Louis, MO 63111

Report Type
Verification of Assets

Report Time Period
04/01/2016 - 05/01/2017

Lender
Acme Lending

Report ID: ABCD12345

Total Asset Summary (All Accounts)

Assets

Total Value of Assets (Current) $14,292.07
Total Value of Assets (2 Month Average) $13,533.37
Total Value of Assets (6 Month Average) $11,665.79

Asset Summary by Account

<table>
<thead>
<tr>
<th>Financial Institution</th>
<th>Account Name</th>
<th>Account Number</th>
<th>Account Type</th>
<th>Current Balance</th>
<th>Beginning Balance</th>
<th>Average Monthly Br.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chase</td>
<td>Chase Premier</td>
<td>--- 5555</td>
<td>Checking</td>
<td>$13,511.11</td>
<td>$11,262.40</td>
<td>$12,815.32</td>
</tr>
<tr>
<td>Chase</td>
<td>Chase Plus Savings</td>
<td>--- 5555</td>
<td>Savings</td>
<td>$700.94</td>
<td>496.28</td>
<td>598.62</td>
</tr>
</tbody>
</table>

Transaction History by Account

Chase Premier Checking Account # 5555 - Elizabeth Johnson

<table>
<thead>
<tr>
<th>Transaction Date</th>
<th>Amount</th>
<th>Description</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/30/2017</td>
<td>$40.00</td>
<td>Consumer Online USD Wire Pmt</td>
<td>Fees &amp; Charges</td>
</tr>
<tr>
<td>09/30/2017</td>
<td>$221.18</td>
<td>Wire Credit A/C Balance</td>
<td>Uncategorized</td>
</tr>
<tr>
<td>09/29/2017</td>
<td>$46.00</td>
<td>Online Transfer From CHK...8528</td>
<td>Transfer</td>
</tr>
<tr>
<td>09/29/2017</td>
<td>$5,415.70</td>
<td>Hamilton Associates Payroll</td>
<td>Paycheck</td>
</tr>
<tr>
<td>09/17/2017</td>
<td>$500.00</td>
<td>Venmo Payment 4658</td>
<td>Transfer</td>
</tr>
<tr>
<td>09/12/2017</td>
<td>$5,415.70</td>
<td>Hamilton Associates Payroll</td>
<td>Paycheck</td>
</tr>
</tbody>
</table>
Appendix B: Finicity-Specific Information

Finicity

How to Read a Verification of Assets Report

A Verification of Assets report from Finicity uses information directly from financial accounts you have selected to detail your assets. You can see what data was provided from your financial institutions during the verification process for your loan.

Here are the areas of our Verification of Assets report which provide meaningful insights:

1. **Report Details**
   Details include the information provided about the borrower and the report itself.

2. **Report ID:**
   This is the ID that will be used to both request copies of this report and is the "Re-Issue ID" that would be passed on to the GSE, i.e. Fannie Mae, Freddie Mac. This is the ID used for Day 1 Certainty.

3. **Total Asset Summary (All Accounts)**
   This section provides an overview for all the accounts you permissioned for this report. If these numbers look incorrect, you’ll want to look at the specific accounts in the Asset Summary by Account or even in the Transaction History by Account sections for more details.

4. **Total Value of Assets (Current)**
   This is the sum of the current balances in all accounts included in the report.

5. **Total Value of Assets (2 Month average)**
   This is the average balance for the past 2 months, based on the daily balances of all accounts. If less than 2 months of transactions are included in the report, this field will be blank.

6. **Total Value of Assets (6 Month average)**
   This is the average balance for the past 6 months, based on the daily balances of all accounts. If less than 6 months of transactions are included in the report, this field will be blank.
Appendix B: Finicity-Specific Information

Finicity

How to Read a Verification of Assets Report

7 Asset Summary by Account
Each account included in the report is shown here, with the current balance of each account.

8 Transaction History by Account
For each account, all transactions for up to 6 months are shown. The report will include as much history as is available (up to 6 months) from the Financial Institution for this account.

9 Account Owner
The name(s) of the account owner displayed here is the name of the account owner(s) on file with the Financial Institution.
Appendix C: Blend-Specific Information

Initial Setup Information

Before you can participate in the Automated Asset Assessment with Loan Product Advisor using Blend as your service provider, you must first have an account established with Blend. If you are not already an existing customer and would like to sign up with Blend, please reach out using one of the following methods:

- Email: sales@blend.com
- Phone: (650) 550-4810
- Request a product demo from blends website: [https://blend.com/product/request-demo/](https://blend.com/product/request-demo/)
- Blend website: [https://blend.com/](https://blend.com/)

Blend Borrower Enrollment Steps

1. The borrower can activate his or her account in Blend using any of the methods indicated below:
   b. Borrower self-serve signup via loan officer web page.
   c. Loan officer creates application and invites borrower to activate account.

2. The borrower must first complete the “Getting to Know You” and “Getting Started” sections, providing basic information about themselves and the loan they wish to obtain.
3. Upon reaching the “Assets” section, continue to select the financial institution where accounts are held.
4. The borrower will then be prompted to provide online banking credentials and authorize Blend to securely sign in and link accounts.
5. Borrower reviews a list of accounts and balances at the financial institution associated with the user credentials and removes account(s) they do not wish to use for loan qualification.

![Image of Blend interface showing assets section with options to add or remove accounts.]

6. The borrower then has the option to continue or repeat steps 3-5 to add accounts from additional financial institution(s).

7. The Blend asset verification reference number is included when the Blend application is synched to the LOS for inclusion when Loan Product Advisor is run in the LOS.
   
   a. The reference number is also included on the pdf verification report that is available for syncing to the LOS (sample included).

8. Lenders can refresh account(s) as necessary to retain asset verification prior to closing (refer to, Asset Refresh).
Sample Blend Generated Asset Statement with Asset Verification Reference Number

Blend Asset Refresh Steps

In order to ensure asset statements and asset data is up-to-date prior to closing, the lender can request refreshed asset data from the borrower (no more than once per hour).

1. The lender user (loan officer, loan processor, etc.) logs into Blend and selects the loan on which they wish to refresh assets (anyone with access to the loan can refresh assets).

2. The user navigates to the “Assets” section of the “Application” page on the loan.

3. The user selects “Refresh Assets”.

Borrower Details

- Names: Test app
- Current Address: 876 Broadway
  New York, NY 10003

Lender Details

- Name: Emblem
- Mailing Address: 100 Montgomery St.
  San Francisco, CA 94103

Account Details

- Institution: Bank of America
- Website: https://www.bankofamerica.com/
- Address: 100 N Tryon St, Ste 170
  Charlotte, NC 28202
  USA
- Account Number: 4444
- Account Name: Plaid Money Market
- Account Type: Money Market
- Account Holders: Firstname Lastname
- Current Balance: $43,200.00
4. The user views the accounts and status of connectivity (Contextual help on the Assets Refresh screen indicates the status descriptions to the user).

   a. **Connected** - Borrower originally connected this account and Blend is able to refresh the Generated Asset Statement for the last 2 months of data.

   b. **Locked** - Borrower originally connected this account, but it requires multi-factor authentication to refresh this account. Blend will re-issue the Updated Assets follow-up for the borrower to re-
connect. Once completed, Blend will generate the updated Generated Asset Statement and for this account.

c. **Not connected** - Borrower originally manually uploaded account statements for this account. Blend will request for the borrower to upload updated account statements.

5. Upon successful asset refresh for connected accounts, Blend will generate a new asset verification reference number. This reference number must be copied and pasted into the LOS in order for it to be included in the subsequent Loan Product Advisor submission(s).
**Initial Setup**
Before you can participate in the Automated Asset Assessment with Loan Product Advisor using PointServ as your service provider, you must first have an account established with PointServ. If you are not already an existing customer and would like to sign up with PointServ, please register using the following methods:

- PointServ website: [www.pointserv.com](http://www.pointserv.com)
- Email: sales@pointserv.com
- Contact Form: [www.pointserv.com](http://www.pointserv.com)

**PointServ Borrower Enrollment Steps**
The borrower must enroll his or her accounts in the PointServ system as indicated in the steps below:

1. The Lender logs into PointServ system and choose **New Order** from the left menu bar. Complete the Applicant Information section. This part of the order form contains the fields to enter basic information about the borrower and details about completing the request. At a minimum, the request must include the borrower’s first and last name, an email address, and SSN.

2. On the order screen, be sure to submit a request for Financial Account Activity for each borrower providing assets.
Appendix D: PointServ-Specific Information

3. Once the Lender has entered the information, click **Submit Order**. An email and text message is sent to the borrower with an invitation to enroll their accounts.

Certified Documents request for John Doe

Dear PointServ Demo Account customer,

As part of your loan application process, PointServ Demo Account has teamed up with PointCert to provide certified financial documents. To speed up your loan application we're providing you with a state-of-the-art secure method to provide your documents. Please click on the link below and follow the two easy steps to complete the process.

[Click here to access the PointCert Document Delivery System]

We take security and privacy very seriously and will never store or share your personal information with anyone. If you have any questions or concerns please do not hesitate to contact your loan agent or call/visit us.

Kind Regards,

Document Delivery Services

Customer Service Contact Information:
Phone: +1 (650) 298-8400
E-Mail: support@pointserv.com
FAQ: [click here]

---

**Secure and Safe Process.**
Security is our top priority. We are FISAE-15 certified company.

Welcome John

The next step in applying for a loan with PointServ Demo Account is to provide the documents requested below. Please select "START" for each of the documents below. Your documents will be instantly and securely delivered to PointServ Demo Account, and will not be shared with any other party.

**Financial Account Activity**
A list of financial activity transactions requested by PointServ Demo Account

[Call us: +1 (855) 298-8600] [support@pointserv.com] [Visit our FAQ]

Powered by [PointServ]
4. The borrower will be prompted to search and select each of their financial institution(s), and input login credentials for each financial institution.
5. PointServ authorizes the connection to the financial institution. A list of accounts and balances at the financial institution associated with the user credentials will display for the borrower.

6. The borrower completes the account enrollment process by selecting the account(s) to be verified.

- For multiple account types, the borrower may submit all accounts or select individual account(s) for verification.
Appendix D: PointServ-Specific Information

7. After completing the information for a financial institution, the borrower may:
   a. Choose to authorize another financial institution, or
   b. Click Finish to complete verification.

8. The Lender can download the Financial Account Activity results and access the FHLMC Ref # from the Order Details within portal.
Appendix D: PointServ-Specific Information

Sample PointServ Asset Verification Report

Report For:

<table>
<thead>
<tr>
<th>Borrower:</th>
<th>Joe Doe</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSN:</td>
<td>xxx-xx-1111</td>
</tr>
<tr>
<td>Attention:</td>
<td>PointServ, Inc.</td>
</tr>
<tr>
<td>Client ID:</td>
<td>TEST</td>
</tr>
<tr>
<td>Issued on:</td>
<td>6/1/2017 8:25:20 PM UTC</td>
</tr>
</tbody>
</table>

Verification:

Chase (US) Financial Account Activity was successfully retrieved.

Action Log:

6/1/2017 8:24:50 PM UTC : Automatic notification email sent to igavazov@pointserv.com
6/1/2017 8:25:00 PM UTC : Customer opened the Automatic notification email
6/1/2017 8:25:12 PM UTC : Customer agreed to terms and conditions by entering file provider(s) Chase (US) information login
6/1/2017 8:25:18 PM UTC : Chase (US) Financial Account Activity electronically retrieved
## Appendix D: PointServ-Specific Information

### FINANCIAL ACTIVITY TRANSCRIPT

**Account Information**

<table>
<thead>
<tr>
<th>JOHN DOE</th>
<th>Account Number: XXXXXXXX833</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 MAIN ST</td>
<td>Account Type: CheckingAccount</td>
</tr>
<tr>
<td>BURLINGAME, CA 94010</td>
<td>Present Balance: 26,437.44.</td>
</tr>
</tbody>
</table>

**Account Transactions from December 01, 2016 through December 08, 2018**

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/02/2016</td>
<td>Online Payment 6133356553 To Herrera Gardening 05/08</td>
<td>-150.00</td>
<td>24,555.18</td>
</tr>
<tr>
<td>12/03/2016</td>
<td>DOMESTIC INCOMING WIRE FEE</td>
<td>-15.00</td>
<td>24,540.18</td>
</tr>
<tr>
<td>12/03/2016</td>
<td>FEDWIRE CREDIT 101009035 REF: AC-000000000038742 RBIF=Q/B IMADD: 0510000010MPJ</td>
<td>3,290.99</td>
<td>27,831.77</td>
</tr>
<tr>
<td>12/05/2016</td>
<td>Payment to Chase card ending in 8688 05/12</td>
<td>-1,393.73</td>
<td>26,437.44</td>
</tr>
</tbody>
</table>

*Present balance and Account Transactions Data provided by Chase (US)*
We've updated your deposit agreement regarding transactions in a foreign currency

Effective November 13, 2016, we’ve updated the Deposit Account Agreement to clarify how we determine the exchange rate for transactions in a foreign currency. See the foreign transaction sections of the General Terms and Electronic Funds Transfer Service Terms for details. You can get the latest Deposit Account Agreement online at chase.com, at a branch or by request when you call us.

If you have any questions, please visit any Chase branch.

**SAVINGS SUMMARY**

<table>
<thead>
<tr>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Balance</td>
</tr>
<tr>
<td>Deposits and Additions</td>
</tr>
<tr>
<td>ATM Withdrawals</td>
</tr>
<tr>
<td>Electronic Withdrawals</td>
</tr>
<tr>
<td>Ending Balance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Percentage Yield Earned This Period</td>
</tr>
<tr>
<td>Interest Paid This Period</td>
</tr>
<tr>
<td>Interest Paid Year-to-Date</td>
</tr>
</tbody>
</table>

**TRANSACTION DETAIL**

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/07</td>
<td>Deposit</td>
<td>1234567</td>
<td>250.00</td>
</tr>
<tr>
<td>11/07</td>
<td>ATM Checking Transfer</td>
<td>1108 3232 E State Route 11 3 Leland TX</td>
<td>-1,000.00</td>
</tr>
<tr>
<td>11/16</td>
<td>11/16 Online Transfer</td>
<td>789456721 To Wells Fargo Checking #XXX Transaction # 1234567890</td>
<td>-7,000.00</td>
</tr>
<tr>
<td>11/17</td>
<td>Deposit</td>
<td>1234567</td>
<td>204.00</td>
</tr>
<tr>
<td>11/25</td>
<td>Transfer From Chk Xxxxx4321</td>
<td></td>
<td>25.00</td>
</tr>
<tr>
<td>11/28</td>
<td>Online Transfer from Chk...4521 Transaction #: 45645646</td>
<td>8,000.00</td>
<td>24,705.01</td>
</tr>
<tr>
<td>11/20</td>
<td>Interest Payment</td>
<td>0.17</td>
<td>24,705.18</td>
</tr>
</tbody>
</table>

A monthly Service Fee was **not** charged to your Chase Savings account. You can continue to avoid this fee during any statement period by keeping a minimum daily balance in your account of $300.00 or more. (Your minimum daily balance was $16,476)
IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address certificated on this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will also credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or you need more information about any non-electronic transactions (checks or deposits) on this statement. Every checking error appears, you must notify the bank in writing no later than 60 days after the statement was mailed to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.