

# Loan Product Advisor® Feedback Message Updates

July 2021

Prior Version Message Category	Prior Version Message Code	New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
<b>ERR</b>						
<b>Effective July 1, 2021</b>						
<b>New Message</b>						
CRAINV	QM	DQE0446	N/A	Enhanced Relief Refinance is not an available refinance program.	Error Feedback	New message indicating that the Enhanced Relief Refinance offering is no longer available.
<b>Calculating Payments On Open Ended Accounts</b>						
<b>Effective July 3, 2021</b>						
<b>Revised Message</b>						
LPR	4U	FCL0321	One or more revolving or open-end accounts were submitted with no payment. Include the required payment and resubmit to LPA, as applicable. In the absence of a monthly payment on the credit report, and if there is no documentation in the Mortgage file indicating the payment, use 5% of the outstanding balance as the monthly payment. Open-end accounts do not have to be included in the monthly debt payment if the Borr has sufficient verified funds to pay off the outstanding account balance.	One or more revolving accounts were submitted with no payment. Include the required payment and resubmit to Loan Product Advisor, as applicable. In the absence of a monthly payment on the credit report, and if there is no documentation in the mortgage file indicating the payment, use 5% of the outstanding balance as the monthly payment.	Feedback Certificate	The message is updated due to a change in Credit Policy and was announced in Guide Bulletin 2021-9
<b>New Message</b>						

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July 2021

Prior Version Message Category	Prior Version Message Code	New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
LPR	4Z	FCL0415	N/A	One or more 30-day charge accounts were submitted with no payment. The full amount of the outstanding account balance must be included in the debt payment-to-income ratio or the Seller must verify that the borrower has sufficient funds to pay off the outstanding account balance. The funds must be in addition to any funds used to qualify the borrower for the mortgage transaction including funds required for reserves and to close. The source of funds must be an eligible source as described in Section 5501.3.	Feedback Certificate	The message is updated due to a change in Credit Policy and was announced in Guide Bulletin 2021-9

## SOFR ARM QR Change

Effective July 10, 2021

### Revised Message

LPN	UK	FGM0130	The ARM Qualifying Rate used on this submission is ~AQR~ and is the higher of the customer provided ARM Qualifying Rate, Note Rate + 2% or fully indexed rate.	The ARM Qualifying Rate used on this submission is ~AQR~.	Feedback Certificate	To provide clarity and accommodate the QM Short Term ARM changes as part of the 8/28 Production release.
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Updated: 8/10/21