

# Loan Product Advisor® Feedback Message Updates

November 2023

Message Code	Original or Existing Message Text <i>(if applicable)</i>	New Message Text	Feedback Certificate, Error Page	Purpose
<b>Condo-financed Unit</b>				
<b>Effective November 12, 2023</b>				
<b>New Message</b>				
PUR0407	N/A	Number of Units exceeds maximum of 1 when Project Type is Condominium.	Feedback Certificate	New message when number of units is more than one.
<b>Retired Message</b>				
DQC0418	# Units' must equal 1 for property type selected	N/A	Error Certificate	Message has been retired.
<b>Credit Enhancement</b>				
<b>Effective November 12, 2023</b>				
<b>Revised Message</b>				
PUR0284	Mortgage being refinanced has a negotiated credit enhancement. The Seller of the Refi Possible mortgage must be the servicer of the mortgage being refinanced and the credit enhancement must be transferred to the Refi Possible mortgage.	Mortgage has a negotiated credit enhancement that must be transferred to the Refi Possible mortgage.	Feedback Certificate	Aligning rules with Guide Section 4302.6
<b>ARM Buydown</b>				
<b>Effective November 12, 2023</b>				
<b>Retired Message</b>				

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FGM0056	Review for Accuracy: Loan was submitted with buydown plan and adjustable rate Mortgage; Borrower must be qualified using monthly housing payment calculated at the higher of the Note Rate or the fully indexed rate.	N/A	Feedback Certificate	Message has been retired.
<b>Service Type Retirement</b>				
<b>Effective November 12, 2023</b>				
<b>Retired Message</b>				
DQC0659	Review for accuracy: Service Type was not submitted and has been defaulted to Automated Underwriting System. If this value is not accurate, update the field with the correct value and resubmit.	N/A	Feedback Certificate	Message has been retired.
<b>HFA Advantage® Mortgage</b>				
<b>Effective November 12, 2023</b>				
<b>New Message</b>				
PUR0408	N/A	An HFA Advantage Mortgage is not eligible with a Home Equity Line Of Credit (HELOC).	Feedback Certificate	HFA Advantage is not eligible with a HELOC
<b>Revised Messages</b>				
PUR0234	TLTV ratio of ~TLTV Ratio Percent~% must be less than or equal to 95% for an ARM Home Possible Mortgage secured by a 1-unit property with a non-occupying borrower and a Risk Class of Accept.	TLTV ratio of ~TLTV Ratio Percent~% must be less than or equal to 95% for a Home Possible Mortgage secured by a 1- unit property with a non-occupying borrower and a Risk Class of Accept.	Feedback Certificate	This restriction applies to Fixed and ARM loans

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PUR0231	TLTV ratio of ~TLTV Ratio Percent~% must be less than or equal to 90% for an ARM Home Possible Mortgage with a non-occupying borrower and a Risk Class of Caution.	TLTV ratio of ~TLTV Ratio Percent~% must be less than or equal to 90% for a Home Possible Mortgage with a non-occupying borrower and a Risk Class of Caution.	Feedback Certificate	This restriction applies to Fixed and ARM loans
<b>Retired Message</b>				
PUR0117	HTLTV ratio of <<HTLTV Ratio Percent>>% must be less than or equal to 97% when secondary financing is a HELOC for an HFA Advantage Mortgage.	N/A	Feedback Certificate	Message has been retired.

Updated: 10/18/2023