

Loan Product Advisor<sup>®</sup> (LPA<sup>SM</sup>) release notes provide updates on LPA enhancements to help streamline the way you work and offer a summary of feedback messages.

### LPA Key Format Update

#### Effective October 29

LPA Key numbers may be issued with a new alphanumeric format to increase the inventory of available combinations and will start generating for some new loan submissions on October 29.

Currently, the LPA Key consists of eight characters with the first being a letter (A-Z) followed by seven numbers (e.g., A1234567). To enable this expansion, LPA will add the ability to increment the numeric characters to letters. The new format will remain at eight characters; the first two characters will be letters, followed by six numbers (e.g., AA123456).

### Condominium-financed Units Message Updates

#### Effective November 12

We're implementing a new purchase eligibility feedback message to notify you if the Financed Unit Count exceeds 1 when the property type is Condominium. With this update, we're retiring feedback message DQC0418 since this new message replaces it.

Message Code	New Message Text
PUR0407	Number of Units exceeds maximum of 1 when Project Type is Condominium.

### Credit Enhancement for Refi Possible<sup>®</sup> Message Update

#### Effective November 12

We're updating the message text to align with the policy outlined in *Single-Family Seller/Service Guide* (Guide) [Section 4302.6](#).

Message Code	Existing Message Text	New Message Text
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	Mortgage has a negotiated credit enhancement that must be transferred to the Refi Possible mortgage.

	transferred to the Refi Possible mortgage.	
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## HFA Advantage® Message Updates

### Effective November 12

We're making the following changes to messages pertaining to HFA Advantage:

- New feedback message PUR0408 is being added to replace PUR0117 since a Home Equity Line of Credit (HELOC) is not eligible with HFA Advantage mortgages.
- PUR0234 and PUR0231 are being revised to not be specific to ARMs.

Message Code	Existing Message Text	New Message Text
PUR0408	N/A	An HFA Advantage Mortgage is not eligible with a Home Equity Line Of Credit (HELOC).
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
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.
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.

## Construction Status Type Message Update

### Effective November 12

Feedback message DQC0661 will no longer be returned for conventional loans since the Construction Status Type data point is only required for Federal Housing Administration (FHA) or U.S. Department of Veteran Affairs (VA) loans.

*While the message will no longer appear, the value is still being defaulted to "Under Construction" for conventional loans as noted in LPA v5.3.00 Specification Bulletin Amendment 03 published on September 28.*



## Reminder for Loans Originated to ADU Policy Expansion

The following is a reminder for lenders originating loans to our accessory dwelling unit (ADU) policy expansion announced in Guide [Bulletin 2022-11](#). When submitting subject 1-unit primary residences with an ADU to LPA:

- Provide the ADU rental income (if using rental income to qualify) for one borrower by choosing Accessory Unit Income for Income Type (UID 258.00) and the rental amount for Current Income Monthly Total Amount (UID 256.00).
  - If you're on LPA specification version 5.3.00, also provide the number of ADUs on the subject property for the Accessory Dwelling Unit Count (UID 71.70 for purchase and UID 33.60 for refinance) regardless of whether you're using rental income to qualify.

## LPA v5.3.00 Specification Bulletin Amendment 03

On September 28, we published Amendment 03 to the LPA v5.3.00 Specification. The new system-to-system (S2S) specification changes included:

- Updated defaulting logic for Manufactured Home Width Type and Construction Status Type if an enumeration is not provided.
- Updated v5.3.00 stylesheets.
- New Freddie Mac "FM" enumeration to use with LPA asset and income modeler (AIM) when submitting data to the AIM Check application programming interface (API).
- Reminders for the new "ACIR" AIM third-party service provider enumeration and HeritageOne<sup>SM</sup> loan program identifier in production.

Ensure your software partner has reviewed the full September 28 LPA v5.3.00 Specification Bulletin Amendment 03 and has plans to implement the changes so you have the latest version of LPA.

## Full November Feedback Message Updates

Review the full list of [November feedback message updates](#) or visit the *newly redesigned* [Loan Advisor Resources and Learning webpage](#) – bookmark it for quick access to the latest updates for all of the Loan Advisor tools you use!

