

Loan Product Advisor® Feedback Message Updates

April 2021 Releases



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
Caution Loan - Employment and Income						
Effective April 1, 2021						
Revised Message						
LPN	26	FEI0031	Caution loans are not eligible for income assessment.	Caution loans are not eligible for income representation and warranty relief.	Feedback Certificate	Revised information message indicating caution loans are not eligible for representation and warranty relief.
Loan-to-value (LTV) Ratio for Home Possible® Mortgages						
Effective April 1, 2021						
New Message						
PUR	AM	PUR0277	N/A	The loan was submitted with an LTV ratio of + %Loan To Value Percent (LPA)% + "%, which exceeds the maximum LTV ratio of 85% for an adjustable-rate Home Possible Mortgage secured by a 2-unit property.	Feedback Certificate	FHFA Mandate
Revised Message						
PUR	FG	PUR0210	The loan was submitted with an LTV ratio of " + %Loan To Value Percent (LPA)% + "%, which exceeds the maximum LTV ratio of 95% for an ARM Home Possible Mortgage secured by a 1- to 2- unit property.	The loan was submitted with an LTV ratio of " + %Loan To Value Percent (LPA)% + "%, which exceeds the maximum LTV ratio of 95% for an adjustable-rate Home Possible Mortgage secured by a 1 unit property.	Feedback Certificate	FHFA Mandate

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PUR	FW	PUR0088	The loan was submitted with an LTV ratio of " + %Loan To Value Percent (LPA)% + "%, which exceeds the maximum LTV ratio of 95% for a fixed rate Home Possible Mortgage secured by a 2- to 4- unit property.	The loan was submitted with an LTV ratio of " + %Loan To Value Percent (LPA)% + "%, which exceeds the maximum LTV ratio of 85% for a fixed rate Home Possible Mortgage secured by a 2- to 4- unit property.	Feedback Certificate	FHFA Mandate
PUR	C1	PUR0201	LTV ratio of " + %Loan To Value Percent (LPA)% + "% must be equal to or less than 75% for an adjustable-rate Home Possible Mortgage secured by a 3- to 4-unit property.	The loan was submitted with an LTV ratio of " + %Loan To Value Percent (LPA)% + "% must be equal to or less than 75% for an adjustable-rate Home Possible Mortgage secured by a 3- to 4-unit property.	Feedback Certificate	FHFA Mandate

Pension Income - Employment and Income

Effective May 3, 2021 (Previously effective April 25, 2021)

Revised Message

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DOC	LJ	FEI0127	For existing and established sources of pension income: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent. Age of documents must be met for evidence of current receipt; OR For newly established sources of pension income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	For existing and established sources of pension income: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent; OR For newly established sources of pension income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	Feedback Certificate	Updated text to align with Guide requirements.

Data Quality Messages - Spec Versions 5.0.06 or Above Effective April 26, 2021

New Message

N/A	N/A	DQE0439	N/A	Home Possible Advantage is no longer an eligible mortgage product. Resubmit the loan using Home Possible or another affordable lending mortgage product.	Error Page	New data quality message informing the user Home Possible Advantage is no longer eligible.
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Updated: 4/27/21