

Loan Product Advisor® Feedback Message Updates



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
AIM for Self-Employed - Tax Extensions						
Effective August 1, 2021						
Revised Message						
LPN	TM	FEI0176	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. Submit complete signed individual and business returns for most recent tax year(s) (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	Message informs the customer that self-employed income was not assessed due to invalid tax year(s).
New Message						
WFM	10	FEI0247	N/A	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. Submit either IRS Form 4868 for ~ApplicationReceivedDateYear-1~ or complete signed individual and business returns for ~ApplicationReceivedDateYear-1, ApplicationReceivedDateYear-2~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed due to invalid tax year(s).

WFM	11	FEI0248	N/A	Unable to assess self-employed income because personal tax liability analysis, using tax return and IRS Form 4868 data for ~Year0~, does not support continued income stability (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed because the documentation does not support continued income stability.
WFM	12	FEI0249	N/A	Unable to assess self-employed income because personal tax liability analysis, using tax return and IRS Form 4868 data for ~Year0~, does not support continued income stability. For reconsideration, submit complete signed individual and business returns for ~Year1, Year2~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informing the customer that self-employed income was not assessed because the documentation does not support continued income stability. For reassessment, submit with two years of signed tax returns.
WFM	13	FEI0250	N/A	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. ~Year0~ personal and business tax returns must both be on extension (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed when both the business and personal returns have not been filed with an extension.
WFM	14	FEI0251	N/A	Confirm with the IRS that tax transcripts are not yet available for tax year ~Year0~ and retain documentation in the loan file.	Feedback Certificate	New message instructing the customer to obtain proof that tax transcripts were not available for the tax year on extension.
WFM	15	FEI0252	N/A	Loan Product Advisor has confirmed with ~DataProvider~ that the submitted personal tax extension is valid because the IRS tax transcript is not yet available for tax year ~Year0~.	Feedback Certificate	New message informing the customer that the IRS has confirmed tax transcripts were not yet available for tax year on extension.
WFM	16	FEI0253	N/A	Loan Product Advisor has received an IRS tax transcript from ~DataProvider~ for tax year ~Year0~. Please resubmit with ~Year0~ tax return(s).	Feedback Certificate	New message informing the customer that a tax transcript was returned from the IRS. Seller must resubmit with most recent year tax return.

WFM	17	FEI0254	N/A	For any S Corporation and/or Partnership, the loan file must contain evidence of business tax filing extension (e.g., IRS Form 7004) and confirmation from IRS that business tax transcripts are not yet available for tax year ~Year0~.	Feedback Certificate	New message informing the customer to obtain business tax extension form and proof that business tax transcripts were not yet available for year on extension.
WFM	22	FEI0259	N/A	The determination of continued income stability is supported by the documentation uploaded to ~DataProvider~. However, at this time, representation and warranty relief is not available for self-employed income for loans with tax returns on extension that have Application Received Dates on or after April 15th.	Feedback Certificate	New message indicating continued income stability is supported based on the documentation provided. This information can be used to help the customer underwrite the Mortgage as per Topic 5300.

Updated: 5/06/21