

Loan Product Advisor® Feedback Messages

November 2022

Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
ADU Rental Income Appraisal Waiver				
Effective November 04, 2022				
New Message				
FPA0158	N/A	The loan is eligible for an appraisal waiver. To retain eligibility, ensure the borrower's accessory dwelling unit (ADU) rental income is not from the subject primary residence.	Feedback Certificate	ACE eligibility message informs Seller that if rental income generated from an ADU on the subject property is used to qualify the borrower, an ACE appraisal waiver should not be accepted.
Condotel Message				
Effective November 04, 2022				
New Message				
FPA0155	N/A	The condominium project has been identified as a possible condominium hotel. Review the condominium project documents and confirm project is eligible per Guide Chapter 5701.	Feedback Certificate	New eligibility message for condominium hotels.
Cash Flow and Rent Payment History				
Effective November 06, 2022				
New Message				
FCL0426	N/A	Positive borrower cash flow was successfully identified from the <<ThirdPartyAssetReports>> expiring <<ThirdPartyEarliestExpirationDate>>, resulting in a Risk Class of Accept. Retain the verification of asset(s) report(s) in the loan file.	Feedback Certificate	New message that indicates the credit risk assessment changed from Caution to Accept due to positive borrower cash flow.

Revised Messages

FCL0417	Rent payment history was successfully identified from ~AssetReportDetails~ and positively impacted the credit risk assessment. Retain asset verification report(s) in the loan file.	Rent payment history was successfully identified from the <<ThirdPartyAssetReports>> expiring <<ThirdPartyEarliestExpirationDate>>, resulting in a Risk Class of Accept. Retain the verification of asset(s) report(s) in the loan file.	Feedback Certificate	Revised wording for clarification.
FCL0418	Rent payment history was successfully identified from the asset verification report(s) but did not impact the credit risk assessment. No further action is required.	Rent payment history was successfully identified from <<ThirdPartyAssetReports>> expiring <<ThirdPartyEarliestExpirationDate>>, and did not impact the Risk Class. No further action required.	Feedback Certificate	Revised wording for clarification.
FCL0419	Rent payment history did not impact the credit risk assessment. No further action is required.	Rent payment history did not impact the Risk Class. No further action is required.	Feedback Certificate	Revised wording for clarification.
FCL0420	Rent payment history did not impact the credit risk assessment. <<RentPaymentAssessmentReasons>> on the asset verification report(s). No further action is required.	Rent payment history did not impact the Risk Class. <<RentPaymentAssessmentReasons>> on the verification of asset(s) report(s). No further action is required.	Feedback Certificate	Revised wording for clarification.
FCL0421	Rent payment history may positively impact the credit risk assessment. Obtain asset verification report(s) and resubmit.	Identifying <<RiskClassEnhancementType>> may result in a Risk Class of Accept. Obtain verification of asset(s) report(s) and resubmit.	Feedback Certificate	Revised wording for clarification and the message was made dynamic to indicate whether identifying rent payment history or positive borrower cash flow may result in Risk Class of Accept.

AIM Using Direct Deposits

Effective November 10, 2022

New Messages

FEI0278	N/A	Direct deposit income for <<BorrowerFullName>> from <<EmployerFullName>> on [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report could not be associated to a submitted employment. Review and resubmit for further consideration.	Feedback Certificate	Message indicates to lender that an income source was found but could not be linked to a submitted employment.
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FEI0279	N/A	For <<BorrowerFullName>>, submitted income from <<EmployerFullName>> is below what is reasonable based on the derived income from the [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report. Review and resubmit for further consideration.	Feedback Certificate	Message indicates to lender that an income source was derived but is not reasonable based on comparison of submitted vs derived income.
FEI0280	N/A	For <<BorrowerFullName>>, submitted income from <<EmployerFullName>> exceeds what is reasonable based on the derived income from the [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report. Review and resubmit for further consideration.	Feedback Certificate	Message indicates to lender that an income source was derived but is not reasonable based on comparison of submitted vs derived income.
FEI0261	N/A	Direct deposit income for <<BorrowerFullName>> from <<EmployerFullName>> on [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report could not be associated to submitted income type. Please review and resubmit.	Feedback Certificate	Message indicates to lender that an income source was found but could not be linked to a submitted income type.
FEI0262	N/A	Unable to assess direct deposit income for <<BorrowerFullName>>. Income deposits could not be found on the third-party report or income could not be linked to the borrower.	Feedback Certificate	Message indicates to lender that income deposits for a specific borrower could not be found or could not be linked to the borrower.
Revised Messages				
FEI0232	Unable to assess direct deposit income using the third-party report(s) because of gap(s) in income deposits.	Unable to assess direct deposit income for <<BorrowerFullName>> at <<EmployerFullName>> using [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report. Gap(s) in income deposits found on the third-party report.	Feedback Certificate	Message indicates to lender that income could not be derived for a specific employment due to gap(s) in income deposits on the third-party report.
FEI0233	Unable to assess direct deposit income using the third-party report(s) because the most recent deposit(s) is missing based on the pay frequency and last deposit date.	Unable to assess direct deposit income for <<BorrowerFullName>> at <<EmployerFullName>> using [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report. Most recent deposit(s) is missing based on the pay frequency and last deposit on the third-party report	Feedback Certificate	Message indicates to lender that income could not be derived for a specific employment due to missing recent deposit(s) on the third-party report.

FEI0064	Unable to assess direct deposit income using the third-party report(s) because of insufficient income history.	Unable to assess direct deposit income for <<BorrowerFullName>> at <<EmployerFullName>> using [<<ThirdPartyServiceProvider>>:<<ThirdPartyReportIdentifier>>] report. Insufficient income history found on the third-party report.	Feedback Certificate	Message indicates to lender that income could not be derived for a specific employment due to insufficient income history on the third-party report.
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Retired Messages

FEI0063	Unable to assess direct deposit income using the third-party report(s) because income could not be associated with a borrower.	N/A	Feedback Certificate	Message being replaced with new more specific message.
FEI0065	Unable to assess direct deposit income using the third-party report(s) because income deposits could not be identified.	N/A	Feedback Certificate	Message being replaced with new more specific message.

Manufactured Housing with Affordable Seconds

Effective November 16, 2022

New Message

PUR0364	N/A	A loan secured by a Manufactured Home with an affordable Subordinate Lien must be submitted using CHOICEHome or Home Possible as the Offering Identifier.	Feedback Certificate	These messages are being updated to align with the Manufactured Housing with Affordable Seconds Guide Policy. Bulletin 2022-15.
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Gift Funds

Effective November 16, 2022

New Messages

FAR0186	N/A	The gift of equity of \$<<AssetCashOrMarketValueAmount>> must be documented with a gift letter signed by the donor that includes: the donor's name, mailing address, phone number, relationship to the borrower, actual or maximum amount of the gift, and statement that repayment is not required. Gift of equity must be reflected on the Settlement/Closing Disclosure. For complete requirements, refer to Guide Section 5501.3.	Feedback Certificate	These messages are being updated to align with the Gift Funds Guide Policy. Bulletin 2022-18.
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DCH0195	N/A	The gift of equity of \$<<AssetCashOrMarketValueAmount>> must be documented with a gift letter signed by the donor that includes: the donor's name, mailing address, phone number, relationship to the borrower, actual or maximum amount of the gift, and statement that repayment is not required. Gift of equity must be reflected on the Settlement/Closing Disclosure. For complete requirements, refer to Guide Section 5501.3.	Feedback Certificate	These messages are being updated to align with the Gift Funds Guide Policy. Bulletin 2022-18
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Revised Messages

FAR0103	Loan was submitted with \$~Total Gift Funds Amount~ in gift funds. For Gift/Gift of Equity from Related Person, obtain gift letter per Guide Section 5501.3. Provide evidence of transfer of gift funds from the donor's account to the Borrower's, or from the donor's account to the closing agent. A Gift of Equity must appear on Settlement/Closing Disclosure Statement. For wedding gift requirements, refer to Guide Section 5501.3.	The cash gift of \$<<AssetCashOrMarketValueAmount>> must be documented with a gift letter signed by the donor that includes: the donor's name, mailing address, phone number, relationship to the borrower, actual or maximum amount of the gift, and statement that repayment is not required. Must also obtain evidence of transfer of gift funds from the donor's account to <<BorrowerFullName>>'s account or from the donor's account to the closing agent. For complete requirements, including those for wedding and graduation gift funds, refer to Guide Section 5501.3	Feedback Certificate	These messages are being updated to align with the Gift Funds Guide Policy. Bulletin 2022-18.
DCH0109	Loan was submitted with \$~GiftFund~ in gift funds. For Gift/Gift of Equity from Related Person, obtain gift letter per Guide Section 5501.3. Provide evidence of transfer of gift funds from the donor's account to the Borrower's, or from the donor's account to the closing agent. A Gift of Equity must appear on Settlement/Closing Disclosure Statement. For wedding gift requirements, refer to Guide Section 5501.3.	The cash gift of \$<<AssetCashOrMarketValueAmount>> must be documented with a gift letter signed by the donor that includes: the donor's name, mailing address, phone number, relationship to the borrower, actual or maximum amount of the gift, and statement that repayment is not required. Must also obtain evidence of transfer of gift funds from the donor's account to <<BorrowerFullName>>'s account or from the donor's account to the closing agent. For complete requirements, including those for wedding and graduation gift funds, refer to Guide Section 5501.3	Feedback Certificate	These messages are being updated to align with the Gift Funds Guide Policy. Bulletin 2022-18.

Retired Message

FAL0030	For Gift/Gift of Equity from Related Person or gift from an Agency, document the mortgage file in accordance with Guide Sec. 5501.3.	N/A	Feedback Certificate	These messages are being updated to align with the Gift Funds Guide Policy. Bulletin 2022-18.
Updated 11/08/2022				