

Loan Product Advisor[®] (LPASM) Feedback Message Updates



Mission Indication Score

Effective December 8, 2024

We're adding a new message to provide a loan-level mission indication score for loans based on income, borrower and property criteria. The messages will appear in the Affordable Lending and Access to Credit Messages section on the feedback certificate.

New Messages

Message Code	New Message Text	Feedback Certificate, Error Page
FAL0049	Based on the information submitted, the preliminary mission indication score is <<MissionIndicationScore>>.	Feedback Certificate
FAL0050	A mission indication score could not be obtained due to a system error. If you continue to receive this message, contact Customer Support at (800-FREDDIE) for assistance.	Feedback Certificate

Single-Family Seller/Servicer Guide Alignment Updates

Effective December 8, 2024

We're adding a new message to provide documentation requirements when the income source used to qualify is tip income.

New Messages *(updated 11/19)*

Message Code	New Message Text	Feedback Certificate, Error Page
FEI0333	For <<BorrowerFullName>>'s tip income in the amount of <<TotalMonthlyIncomeAmount>>, obtain a YTD paystub(s) documenting all YTD earnings and W-2s for the two most recent calendar years OR a written VOE documenting all YTD earnings and the earnings for the two most recent calendar years.	Feedback Certificate



We're also revising and retiring existing messages to align with language in the Single-Family Seller/Service Guide.

Revised Messages *(updated 11/6)*

Message Code	Existing Message Text	New Message Text	Feedback Certificate, Error Page
FAR0179	Required borrower funds are less than or equal to \$500, therefore such funds do not need to be verified, as required under Guide Section 5501.1.	Verification of Total Required Borrower Funds is not required.	Feedback Certificate
FCL0369	<<SelRepos::Alphanumeric>> shows authorized user account(s) for <<SelBorr::Alphanumeric>>. LPA assessment is not valid unless Seller documents: 1) another Borrower owns the account, 2) Borr's spouse owns the account, 3) Borr has been making pmnts on the acc. for last 12 mos, or 4) the account(s) have insignificant impact on Borr's credit history based on number, age, type, size and pmnt history of Borr's own Tradelines.	<<SelRepos::Alphanumeric>> shows authorized user account(s) for <<SelBorr::Alphanumeric>>. For the assessment to remain valid, document one of the following for each of the accounts: 1. The account is owned by another Borrower on the mortgage, 2. The account is owned by the Borrower's spouse, 3. The Borrower has been making the payments on the account for the last 12 months. Exception: When the Seller is unable to document one of these three, the mortgage file must include a written determination by the Seller that the information on the credit report is representative of the Borrower's own credit reputation and the account has an insignificant impact on the Borrower's overall credit history. When there are multiple authorized user accounts, all accounts collectively must be considered. The written determination should be based on the number of the Borrower's own tradelines, as well as their age, type, size and the payment history, as compared to the authorized user accounts. If the Seller is unable to document as required, the Seller must consider the assessment invalid and manually underwrite the mortgage.	Feedback Certificate
FEI0129	For <<BorrowerFullName>>'s social security income in the amount of <<TotalMonthlyIncomeAmount>>, obtain documentation supporting income. For EXISTING AND ESTABLISHED sources obtain documentation that verifies the source type, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, 1099, bank statement(s) or equivalent. Age of documentation requirements must be met for current receipt which is no more than 120 days from Note Date unless otherwise specified in Guide Section 5102.4. For SOCIAL SECURITY retirement and disability benefits, obtaining benefit verification letter or documentation of current receipt is sufficient. For NEWLY	For <<BorrowerFullName>>'s SOCIAL SECURITY income in the amount of \$<<TotalMonthlyIncomeAmount>>, obtain documentation supporting income. For ESTABLISHED benefits, obtain documentation that verifies income type, payment amount and current receipt with one or more of the following: benefit verification letter, award letter, 1099, bank statement(s) or equivalent. For NEWLY ESTABLISHED benefits, refer to Sections 5305.1 and 5305.2. For RETIREMENT and DISABILITY benefits, obtain one of the following: benefit verification letter, 1099, pages 1 and 2 of <<BorrowerFullName>>'s most recent federal income tax return (or pages 1-3 if filing 1040 SR), or documentation of current receipt. For borrowers filing joint tax returns, refer to Section 5305.2.	Feedback Certificate



Message Code	Existing Message Text	New Message Text	Feedback Certificate, Error Page
	ESTABLISHED sources refer to Guide Chapter 5305.		

Retired Message

Message Code	Existing Message Text	Feedback Certificate, Error Page
PUR0068	A Home Possible mortgage must be delivered in accordance with the Freddie Mac Seller/Service Guide.	Feedback Certificate

