

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



Funds to Close/Cash-out Messages

Effective August 11, 2024

Based on feedback, we're making updates to our funds to close and cash-out messages to give a clear indication that the loan is ineligible for sale to Freddie Mac because either:

- The amount of eligible assets isn't sufficient.
- The borrower is receiving more cash back than allowed for a no cash-out refinance.

Submissions that receive either of these messages will have a purchase eligibility result of "Ineligible."

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FAR0008	The borrower's total eligible assets are less than the total required funds calculated by Loan Product Advisor. Verify sufficient assets from eligible sources of funds to close the mortgage transaction.	N/A	Feedback Certificate	Message will be retired and replaced with message PUR0423.
PUR0423	N/A	Total eligible assets of \$<<TotalEligibleAssets>> are less than the total required funds of \$<<TotalRequiredFunds>>.	Feedback Certificate	New purchase edit that informs user that the borrower is short funds required for the transaction.
FGM0042	Reduce cash-out amount and resubmit. Loan was submitted with a cash-out amount of \$~Refinance Cash Out Amount~. Cash-out disbursed to the Borrower (or any other payee) must not exceed the greater of 1% of the new refinance Mortgage or \$2,000 for a no cash-out refinance.	N/A	Feedback Certificate	Message will be retired and replaced with message PUR0424.
PUR0424	N/A	Loan was submitted with a cash-out amount of \$<<RefinanceCashOutAmount>> which exceeds the greater of 1% of the new refinance mortgage or \$2,000 for a no cash-out refinance.	Feedback Certificate	New purchase edit that informs user that the borrower is receiving more cash back than allowed for a no cash-out refinance.



Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FAR0088	Verify <<TotalRequiredReservesAmount::Currency2D>> in reserves for the subject property that is an Investment Property. This amount includes 2 or 8 months' reserves, as applicable, for each other second home and/or Investment Property that is financed, and on which the borrower is obligated.	Verify total required reserves in the amount of \$<<TotalRequiredReservesAmount::Currency2D>> for the subject property that is a <<IntendedOccupancyType>> property. This amount includes <<GuideRequiredReservesMonths>> months' required reserves based upon <<TotalNumberOfFinancedProperties>> total financed properties on which the borrower is obligated.	Feedback Certificate	Message has been updated to include more detailed information on the reserves required based on financed properties submitted.
FAR0111	Verify <<TotalRequiredReservesAmount::Currency2D>> in reserves for the subject property that is a second home. This amount includes 2 or 8 months' reserves, as applicable, depending on the number of financed properties, for each other second home and/or Investment Property that is financed, and on which the borrower is obligated.	N/A	Feedback Certificate	Message is being retired.
FAR0112	Verify <<TotalRequiredReservesAmount::Currency2D>> in reserves for the subject property that is a second home. This amount includes 2 or 8 months' reserves, as applicable, depending on the number of financed properties, for each other second home and/or Investment Property that is financed, and on which the borrower is obligated.	N/A	Feedback Certificate	Message is being retired.
FAR0113	Verify <<TotalRequiredReservesAmount::Currency2D>> in reserves for the subject property that is an Investment Property. This amount includes 2 or 8 months' reserves, as applicable, for each other second home and/or Investment Property that is financed, and on which the borrower is obligated.	N/A	Feedback Certificate	Message is being retired.



Income Messages

Effective August 11, 2024

We're updating messages related to pension, U.S. Department of Veterans Affairs (VA) benefits and social security income for easier readability.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
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 <<BorrowerFullName>>'s submitted Pension income of \$<<TotalMonthlyIncomeAmount>>, obtain documentation supporting income. For EXISTING AND ESTABLISHED sources obtain documentation that verifies 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 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 NEWLY ESTABLISHED sources refer to Guide Chapter 5305.	Feedback Certificate	Message has been updated to add borrower details and combine information from FEI0128.
FEI0128	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.	N/A	Feedback Certificate	Message is being retired.
FEI0129	For existing Social Security income: Document 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, 1099, bank statement(s) or equivalent. Age of documents must be	"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	Feedback Certificate	Message has been updated to add borrower details and combine information from FEI0130.



Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
	met for evidence of current receipt. For Social Security retirement and disability benefits, obtaining benefit verification letter or documentation of current receipt is sufficient; 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 ESTABLISHED sources refer to Guide Chapter 5305.		
FEI0130	For newly established Social Security income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with a 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.	N/A	Feedback Certificate	Message is being retired.
FEI0131	For existing and established VA benefits: Document income type, source, payment frequency, predetermined 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 <<Borrower Full Name>>'s submitted VA Benefits income of \$<<TotalMonthlyIncomeAmount>>, obtain documentation supporting income. For EXISTING AND ESTABLISHED sources obtain documentation supporting income type, source, payment frequency, pre-determined payment amount and current receipt, such as benefit verification letter, award letter, pay statement, 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 NEWLY ESTABLISHED sources refer to Guide Chapter 5305.	Feedback Certificate	Message has been updated to add borrower details and combine information from FEI0132.
FEI0132	For newly established VA benefits: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of	N/A	Feedback Certificate	Message is being retired.



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	award letter or equivalent document			

ACE Messages

Effective August 11, 2024

We're updating a couple of our current automated collateral evaluation (ACE) messages to align with language in the *Single-Family Seller/Servicer Guide*.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FPA0010	This loan is eligible for an appraisal waiver. If the waiver is not accepted an appraisal is required.	Loan is eligible for an appraisal waiver. If the waiver is not accepted, a property data report or appraisal is required.	Feedback Certificate	Updated language to align with the <i>Single-Family Seller/Servicer Guide</i> .
FPA0023	Loan is eligible for collateral representation and warranty relief with an appraisal waiver through ~Appraisal Alternative Eligibility Expiration Date~. The submitted value estimate or purchase price is accepted as the value of the subject property; an appraisal is not required and Seller will be relieved of representations and warranties related to value, condition and marketability. If an appraisal is obtained, it must be submitted to the UCDP, and the associated loan will not be eligible for the appraisal waiver.	Loan is eligible for collateral representation and warranty relief with an appraisal waiver through <<AppraisalAlternativeEligibilityExpirationDate>>. The submitted value estimate or purchase price is accepted as the value of the subject property; an appraisal is not required, and Seller will be relieved of representations and warranties related to value, condition and marketability.	Feedback Certificate	Updated language to align with the <i>Single-Family Seller/Servicer Guide</i> .

Application Received Date Messages

Effective August 11, 2024

Based on feedback, we're implementing new data quality messages to provide additional details about when application received dates are required.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
DQC0022	Application Received Date is required.	Application Received Date (ApplicationReceivedDate) is required when the Loan Status Identifier is <<LoanStatusIdentifier>>.	Feedback Certificate	Updated to include loan status identifier. **Application date is not required for when loan status



Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
				<i>identifier = prequalification</i>
DQR0076	N/A	The Application Received Date of <<ApplicationReceivedDate>> is a future date. The Application Received Date must be on or prior to today's date.	Feedback Certificate	New message to alert user that application date may not be accurate.
DQR0077	N/A	The Application Received Date of <<ApplicationReceivedDate>> is more than 2 years in the past. If this value is not accurate, update and resubmit.	Feedback Certificate	New message to alert user that application date may not be accurate.

Intent to Occupy Message

Effective August 11, 2024

Based on feedback, we're retiring a duplicative message.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
DQR0047	'Owner Occupancy' field must = N for all borrs on inv. prop	N/A	Feedback Certificate	Message was retired since it is duplicative of DQR0023.

