

# Loan Product Advisor® Feedback Message Updates

September 2024



Message Code	Original or Existing Message Text <i>(if applicable)</i>	New Message Text	Feedback Certificate, Error Page	Purpose
<b>Guide Refactoring</b>				
<b>Effective September 8, 2024</b>				
<b>Revised Messages</b>				
FAR0075	If cash on hand is used to qualify the borrower: Seller must reasonably conclude and support that Borrower is a cash-basis individual, cash is not borrowed and could be saved, and there is no indication that borrower typically uses checking/savings or similar accounts. Obtain documentation according to Guide Section 4501.10 that supports Seller's conclusion. Provide evidence that all funds are deposited in a financial institution or are held in an institutional escrow account prior to closing.	If cash on hand is used to qualify the borrower: Seller must reasonably conclude and support that Borrower is a cash-basis individual, cash is not borrowed and could be saved, and there is no indication that borrower typically uses checking/savings or similar accounts. Obtain documentation according to Guide Section 4501.7 that supports Seller's conclusion. Provide evidence that all funds are deposited in a financial institution or are held in an institutional escrow account prior to closing.	Feedback Certificate	Text was updated to direct user to correct section of Guide.
FAL0047	At least one borrower must participate in a landlord education program that is required by the HFA. If the HFA does not require landlord education, at least one borrower must participate in a landlord education program per Guide Section 4501.12. Retain any Certificate of Achievement or comparable documentation in the mortgage file.	At least one borrower must participate in a landlord education program that is required by the HFA. If the HFA does not require landlord education, at least one borrower must participate in a landlord education program per Guide Section 4501.9. Retain any Certificate of Achievement or comparable documentation in the mortgage file.	Feedback Certificate	Text was updated to direct user to correct section of Guide.

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FAL0035	Other income for " + <Borrower Full Name (LPA)> + " must be documented according to Guide Section 5305.2. If rental income from a 1-unit Primary Residence is being used to qualify on a Home Possible Mortgage document according to Guide Sections 4501.9.	Other income for " + <Borrower Full Name (LPA)> + " must be documented according to Guide Section 5305.2. If rental income from a 1-unit Primary Residence is being used to qualify on a Home Possible Mortgage document according to Guide Sections 4501.6.	Feedback Certificate	Text was updated to direct user to correct section of Guide.

## Caution Message Updates

Effective September 8, 2024

### New Message

FCL0433	N/A	Caution Factor: Delinquencies. Based on the credit report(s), a negative payment history impacted the risk class. If there are errors on the credit report, contact the credit bureaus to have them corrected.	Feedback Certificate	
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### Revised Messages

FCL0268	Caution Factor: Debt-To-Income Ratio. Based on the application data, the Qualifying DTI ratio is <<QualifyingTotalDebtToIncomeRatio>>.	Caution Factor: Debt to Income. Based on the application the DTI ratio impacted the risk class. Total submitted total income of \$<<SubmittedTotalIncome>> and total debt of \$<<SubmittedTotalDebt>> resulted in a qualifying DTI ratio of <<TotalDebtToIncomeRatio>>%. Verify income and debt were submitted correctly.	Feedback Certificate	
FCL0370	Caution Factor: Debt-To-Income Ratio. Based on the application, the qualifying DTI ratio is <<QualifyingTotalDebtToIncomeRatio>>%.	Caution Factor: Debt to Income. Based on the application the DTI ratio impacted the risk class. Total submitted total income of \$<<SubmittedTotalIncome>> and total debt of \$<<SubmittedTotalDebt>> resulted in a qualifying DTI ratio of <<TotalDebtToIncomeRatio>>%. Verify income and debt were submitted correctly.	Feedback Certificate	

## Condo Project PAR Messages

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Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
<b>Effective September 29, 2024</b>				
<b>New Messages</b>				
FPA0174	N/A	Condo Project: For streamlined and established condominium reviews, the project must meet the Guide glossary definition of an established condominium project. Confirm project eligibility.	Feedback Certificate	
FPA0175	N/A	Condo Project: The condominium project must not be a project in which unit owners do not possess the sole ownership of the common elements, except as provided in Guide section 5701.3. Confirm project eligibility.	Feedback Certificate	
FPA0176	N/A	Condo Project: The condominium project must not have excessive single investor concentration. Confirm project eligibility.	Feedback Certificate	
FPA0177	N/A	Condo Project: The condominium project must not have excessive commercial or non-residential space. Confirm project eligibility.	Feedback Certificate	
FPA0178	N/A	Condo Project: A condominium project with manufactured homes must comply with the Guide requirements. Confirm project eligibility.	Feedback Certificate	
FPA0179	N/A	Condo Project: The condominium project must not be a timeshare project, a project that allows segmented ownership, or a tenancy-in-common apartment project. Confirm project eligibility.	Feedback Certificate	
FPA0180	N/A	Condo Project: The condominium project must not be a multi-dwelling project in which an owner may hold a single deed evidencing ownership of more than one dwelling unit. Confirm project eligibility.	Feedback Certificate	
FPA0181	N/A	Condo Project: The condominium project must not be a Continuing Care Retirement Community (CCRC). Confirm project eligibility.	Feedback Certificate	

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Message Code	Original or Existing Message Text <i>(if applicable)</i>	New Message Text	Feedback Certificate, Error Page	Purpose
FPA0182	N/A	Condo Project: The condominium project must not have mandatory dues or similar membership fees for use of amenities such as clubhouses or recreational facilities unless the HOA and/or master association solely own the amenities and condominium unit owners within the HOA or master association are the only persons or entities eligible for membership. Confirm project eligibility.	Feedback Certificate	
FPA0183	N/A	Condo Project: The condominium project must not be a condominium hotel or similar type of transient housing or a houseboat project. Confirm project eligibility.	Feedback Certificate	
FPA0184	N/A	Condo Project: Incomplete processing. Condo Project Advisor is unable to assess this condominium project. Seller is responsible for all project review and eligibility requirements in Guide Chapter 5701.	Feedback Certificate	New informational message alerting user that Condo Project Advisor is not able to assess the project.
FPA0185	N/A	Condo Project: Incomplete processing: Condo Project Advisor is unable to assess this condominium project. Seller is responsible for all condominium project review and eligibility requirements in Guide Chapter 5701. In addition, the condominium project may be in need of critical repairs.	Feedback Certificate	New informational message alerting user that Condo Project Advisor is not able to assess the project and the project may be in need of critical repairs.
FPA0186	N/A	Condo Project: Seller is responsible for ensuring compliance with the project review requirements that Condo Project Advisor does not assess and with all other project review and eligibility requirements in Guide Chapter 5701.	Feedback Certificate	
FPA0187	N/A	Condo Project: The condominium project must not be a project in which the unit owners do not have an undivided ownership interest or leasehold interest in the land on which the project is located. Confirm project eligibility.	Feedback Certificate	

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FPA0188	N/A	Condo Project: The condominium project must not be a project in litigation that is ineligible under Guide Section 5701.3(i). Confirm project eligibility.	Feedback Certificate	
FPA0189	N/A	Condo Project: The condominium project must not be in need of critical repairs. Confirm project eligibility.	Feedback Certificate	
FPA0190	N/A	Condo Project: Seller is responsible for ensuring compliance with maximum Loan-To-Value(LTV)/Total-Loan-To-Value(TLTV)/Home Equity Line of Credit HTLTV (Streamlined review only). Confirm project eligibility.	Feedback Certificate	
FPA0191	N/A	Condo Project: If the subject unit is an Investment Property, at least 50% of the total units in the project must have been conveyed to purchasers who occupy their units as a Primary Residence or Second Home. Confirm project eligibility. (Established Condominium Projects review only)	Feedback Certificate	
FPA0192	N/A	Condo Project: The condominium project's budget and reserve study (if applicable) must comply with all applicable Guide requirements. Confirm project eligibility. (Established Condominium Projects review only).	Feedback Certificate	
FPA0193	N/A	Condo Project: The Condominium Project's delinquent assessments must comply with Guide requirements. Confirm project eligibility. (Established Condominium Projects review only).	Feedback Certificate	
FPA0194	N/A	Condo Project: Seller is responsible for ensuring compliance with the general condominium project eligibility requirements in Guide Section 5701.2(b).	Feedback Certificate	
FPA0195	N/A	Condo Project: Seller is responsible for ensuring compliance with the owner-occupancy project requirements for investment property mortgages.	Feedback Certificate	
FPA0196	N/A	Condo Project: The condominium project must not have an evacuation order. Confirm project eligibility.	Feedback Certificate	

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Message Code	Original or Existing Message Text <i>(if applicable)</i>	New Message Text	Feedback Certificate, Error Page	Purpose
FPA0197	N/A	Condo Project: The Condo Project Advisor Project Assessment Request (PAR) status for this project is <<CondoProjectStatus>>. The Condo Project Advisor PAR findings are for project <<CondoPID>> named <<CondoProjectName>>, located at <<CondoProjectStreetName>>, <<CondoProjectCityName>>, <<CondoProjectState>> <<CondoProjectZipCode>> containing <<CondoProjectUnitCount>> units.	Feedback Certificate	New informational message provides details on the condo project status and information pertaining to the condo project.
FPA0198	N/A	Condo Project: The project address could not be matched to a Condo Project Advisor Project Assessment Request (PAR) status. Confirm project eligibility.	Feedback Certificate	New informational message alerting the user that the address submitted can't be matched to a Condo Project Advisor PAR status. <i>When this message is received, a Seller has the option of entering the project address directly into Condo Project Advisor.</i>
FPA0199	N/A	Condo Project: This condominium project may be eligible for Project Certified Submission. Seller is responsible for submitting the condo project PAR through Condo Project Advisor.	Feedback Certificate	New actionable message alerting the user that the condo project may be eligible for a Project Certified Submission. <i>Reminder: Only Sellers may submit documentation in Condo Project Advisor to obtain Project Certified Status.</i>
<b>"Not Eligible" Condo Project Assessment</b>				
<b>Effective September 29, 2024</b>				
<b>New Message</b>				
PUR0416	N/A	The condominium project needs critical repairs. Freddie Mac will not purchase any mortgage secured by a condominium unit in such a condominium project.	Feedback Certificate	Indicates that the subject property is in a Condo project that has a Not Eligible status.

Updated: 8/16/2024