Loan Product Advisor®

May 2025 Release Notes

Loan Product Advisor® (LPA®) Release Notes provide updates on LPA enhancements to help you streamline the way you work and offer a summary of feedback messages.

Collateral Assessment

Effective May 11

We're enhancing the feedback certificate to reflect the minimum collateral assessment required for the loan. The minimum collateral assessment required will appear in the Assessment Summary section of the feedback certificate. Possible options are ACE, ACE+ Property Data Report, Desktop Appraisal, Hybrid Appraisal and Traditional Appraisal.

Example: At the beginning of the collateral ordering process, you see ACE+ Property Data Report is the minimum collateral assessment required for the loan. You'll be able to review the findings for the eligibility message before ordering a PDR as shown in the screenshots below.

When an appraisal is submitted to the Uniform Collateral Data Portal® (UCDP®) or a PDR is submitted to bACE API, LPA will assess the data and potentially update the Collateral R&W Relief results. The results are also provided in the LPA XML Response File in UID 434.40 lpa:CollateralRepresentationAndWarrantyReliefEligibilityType and UID 434.70 lpa:CollateralRepresentationAndWarrantyReliefDescription.

This update will be available for LPA v5.3 and above and is in the customer test environment (CTE) for you to test.

Before

After

Freddie Mac Income Calculator

Effective May 11

We're launching the Freddie Mac Income Calculator, a free online tool, to help you calculate borrower income for wage earners and self-employed borrowers. This tool was announced in *Single-Family Seller/Servicer Guide* (Guide) [Bulletin 2025-4](#) and will join our broad spectrum of income assessment options to help you determine potential eligibility for representation and warranty (R&W) relief.

We're also implementing [new and revised messages](#) that will be returned when the Freddie Mac Income Calculator identification number is submitted to LPA.

More resources to support the release of the Freddie Mac Income Calculator will be available closer to the May 11 launch date.

New Title Reissue Message

Effective May 11

To help you reduce costs for your borrowers, we're implementing a [new message](#) to indicate potential eligibility for a title insurance reissue rate based on the state of where the premises is located and age of the loan being refinanced.

Revised Debt Message

Effective May 11

We're revising a message to specify that a borrower liability is considered paid off at or before closing if the account has a zero balance as of the note date. *(New message text updated 5/5/2025)*

Message Code	Existing Text	New Message Text
FCL0257	The following debt(s) was submitted as paid off and/or excluded and is therefore omitted from the debt-to-income (DTI) ratio; include evidence to support omission in the mortgage file: Creditor: ~Holder Name (Liability)~, Acct: ~Account Identifier (Liability)~, Bal: $~Unpaid Balance Amount (Liability)~	The following debt(s) was submitted as paid off at or before closing and/or excluded and is therefore omitted from the debt-to-income (DTI) ratio. The debt(s) is considered paid off at or before closing if the account has zero balance as of the note date. For debt(s) submitted as excluded, include documentation supporting omission. Creditor: <<LiabilityHolderName>>, Acct: <<LiabilityAccountIdentifier>>, Bal: $<<UnpaidLiabilityBalanceAmount>>

Coming Soon and Reminders

Feedback Messages Effective in June

- **Risk assessment technology update and impacts** – [New and revised messages](#) to support updates to make sure that LPA's risk assessment capabilities are current.
- **DPA One® integration** – [New messages](#) to support LPA's integration with DPA One. LPA will return up to five down payment assistance programs for which the loan may be eligible.

Trended Data Required for VA Loans Effective in June

As announced in [Bulletin 2024-6](#) and the [August 2024 LPA Release Notes](#), trended data has been required in credit reports for initial submissions to LPA since August 4, 2024. That change applied to conventional loans only; there were no changes to credit report requirements for Federal Housing Administration (FHA) or U.S. Department of Veterans Affairs (VA) loans.

Effective June 22, 2025, trended data will be required in credit reports for initial submissions to LPA of VA loans. To avoid delays, confirm with your credit provider that you're prepared for this change.

We'll also start returning the following error message for VA loan submissions that are missing trended credit data.

Message Code	Message Text
PLP0276	Credit report(s) must contain trended data.

Truv Will Expand to Include Asset Verification

Soon you'll be able to leverage asset data from Truv, an existing asset and income modeler (AIM) service provider, for asset verifications. This update will be available by the end of Q2. Review the [LPA Specification Bulletin v6.0](#) for technical and implementation details related to this expansion so you'll be ready by the future effective date.

LPA v6.0 and the Transformed Feedback Certificate

April's LPA release introduced the following new features with LPA v6.0:

- Transformed feedback certificate to assist your consumption of essential information
- New indicator shield for employment R&W relief to help you quickly identify eligibility
- Introduction of LPA check, which assesses minimal data points to provide early insight into whether a loan may receive an Accept risk class
- Defaulting of several data points for easier delivery of the Request File
- Retirement of HVE as a valid document type

Read the [LPA Specification Bulletin v6.0](#) for more details, and contact your software partner about transitioning to the latest version of LPA to use the new features.

Full May Feedback Messages Updates

Review the full list of [May feedback message updates](#) or visit our [Technology Releases webpage](#) – bookmark it for quick access to the latest updates for all of the tools you use.