

# Loan Product Advisor - March/April 2019 Release Feedback Messages

Message Category	Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Effective Date	Purpose
<b>Conventional Loans</b>						
<b>New Messages</b>						
<b>Underwriting</b>						
COW	MB	N/A	Review for Accuracy: The property address provided is blank or incomplete.	Feedback Certificate	3/31/2019	Indicates when the provided subject property address could not be standardized because an insufficient amount of information was entered in the address fields.
COW	MC	N/A	Review for Accuracy: The address number could not be found for the street name provided.	Feedback Certificate	3/31/2019	Indicates when the provided subject property address could not be standardized because the supplied address number could not be found within the valid range of address numbers defined for a given street name.
COW	MD	N/A	Review for Accuracy: The street name could not be found for the Zip Code provided.	Feedback Certificate	3/31/2019	Indicates when the provided subject property address could not be standardized because the supplied street name could not be found within the available streets names defined for a given zip code.
COW	MF	N/A	A unit designator (e.g., Unit, Apt, etc.) followed by a unit number is needed for the subject property to improve address standardization.	Feedback Certificate	3/31/2019	Indicates when the provided subject property could not be uniquely identified for address standardization purposes because a unit number is missing from the provided street address.
COW	MG	N/A	Review for Accuracy: The property address unit designator (e.g., Unit, Apt, etc.) and the unit number could not be found for the street address provided.	Feedback Certificate	3/31/2019	Indicates when the provided subject property could not be uniquely identified for address standardization purposes because the supplied unit number could not be found within the valid range of unit numbers defined for the given street address.
LPN	VU	N/A	Review for accuracy: Property Rights Type was not submitted and has been defaulted to Fee Simple. If this value is not accurate, update the field with the correct value and resubmit.	Feedback Certificate	3/31/2019	Notifies the user that the Property Rights Type field was left blank and defaulted to "Fee Simple". User should review to confirm that a Property Rights Type of "Leasehold" was not in fact intended.
<b>Retired Messages</b>						
RSK	13	Recent foreclosure/signif derog appears on credit report.	N/A (Retired Message)	Feedback Certificate	3/31/2019	Will no longer be displayed for new loans submitted on or after 3/31/2019. More descriptive Underwriting feedback message for foreclosure (YW) or alternative foreclosure (YX) messaging currently exists and will continue to be returned on the
<b>Asset and Income Model Messages</b>						

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<b>Revised Messages</b>						
LPN	23	Based on Loan Product Advisor's overall assessment, the loan is not eligible for income representation and warranty relief; however, it may be eligible for relief offered through Loan Product Advisor's selling representation and warranty framework.	Based on Loan Product Advisor's overall assessment, the loan is not eligible for income representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	89	We cannot assess your loan for income validation at this time.	Loan Product Advisor cannot assess your loan for income representation and warranty relief at this time.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
<b>Deleted Message</b>						
LPN	35	Unable to assess ~BorrowerName~'s Commission income at ~EmployerName~ because the commission income is equal to or greater than 25% of the total income from this employer.	N/A	Feedback Certificate	3/31/2019	<a href="#">Ineligibility message no longer returned, updated to align with Guide requirements:</a> <a href="http://www.freddiemac.com/singlefamily/guide/bulletins/pdf/bll1904.pdf">http://www.freddiemac.com/singlefamily/guide/bulletins/pdf/bll1904.pdf</a>
<b>Self-Employment Income Messages</b>						
<b>New Messages</b>						
LPN	KZ	N/A	Unable to assess income for ~BorrowerName~ using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	7P	N/A	Self-employed income/loss from ~BorrowerName~ was not included using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	MW	N/A	Self-employed income/loss for ~BorrowerName~ from ~BusinessType~ named ~NameofBusiness~ not included in income calculation assessment because ~ReasonForIneligibility~	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>

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LPN	MX	N/A	Unable to assess income because loan has no eligible income sources, using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
<b>Revised Messages</b>						
LPN	TG	For ~BorrowerName~, the total Loan Product Advisor derived self-employed Income/loss calculation is ~TotalDerivedSelfEmployedIncome~ using LoanBeam report dated ~ReportDateTime~.	For ~BorrowerName~, the total Loan Product Advisor derived self-employed income/loss is ~TotalDerivedBorrowerSelfEmployedIncome~ using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TH	For ~BorrowerName~, self-employed income calculation of ~calculatedSelfEmployedIncomeforBusiness~ from ~BusinessType~ ~NameofBusiness~ was derived using Tax Returns - ~DataProvider~.	For ~BorrowerName~, self-employed income/loss of ~calculatedSelfEmployedIncomeforBusiness~ from ~BusinessType~ named ~NameofBusiness~ was derived using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~Report DateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TJ	[With Business Name:] Unable to assess income for ~BorrowerName~ at ~Business Name~.  [Without Business Name:] Unable to assess income for ~BorrowerName~ at ~ Tax Data Validation Type~.	Unable to assess income for ~BorrowerName~ from ~BusinessType~ named ~NameofBusiness~ because ~ReasonForIneligibility~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TK	Please retain in the Mortgage file all documentation submitted to LoanBeam and the final LoanBeam Worksheet.	Please retain in the Mortgage file all documentation uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>

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LPN	TM	Tax return year(s) provided are outside of the acceptable timeframe to be eligible for income calculation assessment.	Unable to assess income because tax return year(s) provided are outside of the acceptable timeframe using the tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TP	Loans with Farm income/loss are not eligible for income calculation assessment.  Loans with Corporation income/loss are not eligible for income calculation assessment.  Loans with Capital Gains/Losses are not eligible for income calculation assessment.  Loans with rental income/loss are not eligible for income calculation assessment	Not eligible for income calculation assessment because loan includes ~OutOfScopeIncome~ income/loss using tax returns uploaded to ~DataProvider~ and the Income Calculation Report #~ReportID~ dated ~ReportDateTime~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TR	If the Borrower's sole proprietorship has been in existence for less than five years, the complete signed federal individual income tax returns for the most recent two years must have been submitted to LoanBeam.	If the Borrower's sole proprietorship has been in existence for less than five years, the complete signed federal individual income tax returns for the most recent two years must have been uploaded to ~DataProvider~.	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	97	Based on Freddie Mac's overall assessment, the loan is eligible for asset representation and warranty relief.	<b>Based on Loan Product Advisor's overall assessment, the loan is eligible for asset representation and warranty relief.</b>	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	98	Based on Freddie Mac's overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.	<b>Based on Loan Product Advisor's overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.</b>	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
<b>Deleted Messages</b>						
LPN	TQ	Tax returns filed on a fiscal year basis are not eligible for income calculation assessment.	N/A	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
LPN	TS	Income or loss from ~Business Name~ is not included in income calculation assessment. The IRS Schedule K1 is marked as final.	N/A	Feedback Certificate	4/15/19	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-5.</a>
<b>Commission Income Messages</b>						

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<b>Updated Message</b>						
DOC	X3	Commission income for [Full Name (Party)] must be supported by YTD paystub(s) documenting all YTD earnings and W-2s for most recent two calendar years OR a written VOE documenting all YTD and most recent two calendar year earnings. For commission income greater than or equal to 25 percent file must also contain signed complete individual tax returns covering the most recent two-year period.	Commission income for [Full Name (Party)] must be supported by YTD paystub(s) documenting all YTD earnings and W-2s for most recent two calendar years OR a written VOE documenting all YTD and most recent two calendar year earnings.	Feedback Certificate	3/6/2019	<a href="#">Updated to align with Guide requirements, per Guide Bulletin 2019-04</a>
Updated 4/19/19						