

Loan Product Advisor[®]

July 2022 Release Notes

Loan Product Advisor[®] (LPASM) release notes provide updates on ways LPA is continuously being enhanced to help streamline the way you work. Check out this month's updates that include rent payment history, ACE+ PDR (automated collateral evaluation plus property data report) and other program updates.

Rent Payment History

Effective July 10, 2022

To help expand sustainable homeownership opportunities for first-time homebuyers, rent payments will be considered in the LPA credit assessment. LPA will assess an asset verification report and when it can identify a positive housing payment history, it will include the payment history in its credit assessment provided certain other requirements are met. This enhancement is available for initial LPA submissions on or after July 10, 2022.

To learn more, read *Single-Family Seller/Service Guide* (Guide) [Bulletin 2022-15](#) and check out the impacted LPA [feedback messages](#).

ACE+ PDR

Effective July 17, 2022

The June Guide [Bulletin 2022-13](#) announced that LPA would transition from offering automated collateral evaluation (ACE) appraisal waivers to offering ACE+ PDR (automated collateral valuation plus property data report) for cash-out refinance and certain no cash-out refinance loans. This change will allow lenders and borrowers to continue to benefit from loans originated without an appraisal while mitigating risks and ensuring we purchase loans secured by properties in acceptable condition.

Additional ACE+ PDR requirement updates include:

- Updating the effective date requirement for a hybrid appraisal when an upgrade is required.
- Updating the allowable age of the PDR.
- Specifying the full list of upgrade requirements related to adverse site conditions or external factors and external obsolescence.
- Specifying that, when the PDR is upgraded to a hybrid appraisal, the Seller must continue to deliver ULDD Data Point Investor Feature Identifier (Sort ID 368) with a valid value of "J44" that identifies the hybrid appraisal is in conjunction with an ACE+ PDR offer.
- Updating [Addendum B](#) to ensure the addendum accurately reflects the role of the data collector.

For full details about the ACE+ PDR updates, read Guide [Bulletin 2022-13](#) and view the impacted LPA [feedback messages](#).

HFA Advantage

Effective July 31, 2022

We are expanding our Freddie Mac HFA Advantage[®] offering to make eligible the purchase of manufactured homes, 2- to 4-unit properties, and allowing a property with non-occupying borrowers. LPA is being updated to support this change with feedback messages that align with the HFA Advantage requirements.



July Feedback Message Updates

Need a quick view of all the feedback message updates related to LPA's July releases? [Click here.](#)

