

Loan Closing Advisor[®]

Release Notes | October 7, 2021

The following new messages were added to Loan Closing Advisor[®] effective October 7, 2021.

Loan Closing Advisor October 7, 2021 Release

The following two new Loan Closing Advisor warning messages were added in the Eligibility section to alert you that the calculated Annual Percentage Rate (APR) - Average Prime Offer Rate (APOR) spread along with the provided Ability To Repay Method Type do not meet Freddie Mac requirements. These warnings are provided to allow lenders to correct data in the UCD XML file prior to loan delivery.

Update Type	Message Code	Feedback Message
New	CRE200	The APR-APOR spread of < _____%> and an Ability to Repay Method Type of "General" indicates that the mortgage does not meet Freddie Mac requirements in connection with the Amended Senior Preferred Stock Purchase Agreement (PSPA) and Revised General Qualified Mortgage (QM) Rule. Verify that the data provided is accurate and, if not, correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.
New	CRE201	The APR-APOR spread of < _____%> and an Ability to Repay Method Type of "Exempt" indicates that the mortgage might not be eligible for sale based on Non-Qualified Mortgage requirements. Verify that the data provided is accurate and, if not, correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.

For more information, please see [Freddie Mac Uniform Closing Dataset \(UCD\)](#).