

# Loan Product Advisor® Feedback Message Updates

November 2021

Prior Version Message Category	Prior Version Message Code	New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
<b>Refi Possible</b>						
<b>Effective January 31, 2022</b>						
<b>Revised Message</b>						
N/A	N/A	FAR0180	For a Refi Possible mortgage refinance, proceeds limited to the following: Pay off the original mortgage, pay related closing costs not to exceed \$5,000.00 and disburse cash to borrower not to exceed \$250.00. If proceeds remain, reduce the mortgage amount or apply excess amount as principal curtailment to the new mortgage. Proceeds may not be used to pay off or pay down any junior liens.	For a Refi Possible mortgage refinance, proceeds are limited to the following: Pay off the original mortgage, pay related closing costs, and disburse cash to borrower not to exceed \$250.00. If proceeds remain, reduce the mortgage amount or apply excess amount as principal curtailment to the new mortgage. Proceeds may not be used to pay off or pay down any junior liens.	Feedback Certificate	<a href="#">Bulletin 2021-33</a> On December 1, 2021, we will issue a Bulletin announcing the effective date of the changes related to Borrower income eligibility and seasoning. With the December 1, 2021 Bulletin, we will also update the Guide to include all requirement changes announced in this Bulletin.
N/A	N/A	FGM0141	For a Refi Possible mortgage, the refinance transaction must result in both of the following: a first lien interest rate reduction of at least 50 basis points (bps) AND a reduction in first lien combined monthly Principal, Interest and Mortgage Insurance (if applicable) payment amount of at least \$50.	For a Refi Possible mortgage, the refinance transaction must result in both of the following: a first lien interest rate reduction of at least 50 basis points (bps) AND a reduction in first lien combined monthly principal, interest and mortgage insurance (if applicable) payment.	Feedback Certificate	<a href="#">Bulletin 2021-33</a> On December 1, 2021, we will issue a Bulletin announcing the effective date of the changes related to Borrower income eligibility and seasoning. With the December 1, 2021 Bulletin, we will also update the Guide to include all requirement changes announced in this Bulletin.

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N/A	N/A	PUR0281	Total annual qualifying income of \$~Total Annual Household Income Amount~ exceeds the maximum Area Median Income (AMI) limit of \$~Low Income Purchase Amount~ for a Refi Possible Mortgage.	Total annual qualifying income of \$~Total Annual Household Income Amount~ exceeds the maximum Area Median Income (AMI) limit of \$~Refi Possible Low Income Purchase Amount~ for a Refi Possible mortgage.	Feedback Certificate	<a href="#">Bulletin 2021-33</a> We are adding a unique dynamic value to reflect the change as "Refi Possible Low Income Purchase Amount".

## Messages to be Removed

N/A	N/A	PUR0282	Mortgage being refinanced has a note date of ~Related FRE Owned Loan Note Date~. The note date of the Refi Possible mortgage must be no more than 10 years after the note date of the mortgage being refinanced.	N/A	Feedback Certificate	<a href="#">Bulletin 2021-33</a> On December 1, 2021, we will issue a Bulletin announcing the effective date of the changes related to Borrower income eligibility and seasoning. With the December 1, 2021 Bulletin, we will also update the Guide to include all requirement changes announced in this Bulletin.
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N/A	N/A	FGM0140	Mortgage being refinanced has a note date of ~Related FRE Owned Loan Note Date~. The note date of the Refi Possible mortgage must be on or before ~Refi Possible Cutoff Note Date~.	N/A	Feedback Certificate	<a href="#">Bulletin 2021-33</a> On December 1, 2021, we will issue a Bulletin announcing the effective date of the changes related to Borrower income eligibility and seasoning. With the December 1, 2021 Bulletin, we will also update the Guide to include all requirement changes announced in this Bulletin.

Updated: 12/1/21