

Loan Product Advisor[®] Feedback Message Updates

July 25, 2022

Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Document Checklist	Purpose
Asset and Income Modeler (AIM)				
Effective July 31, 2022				
New Messages				
FEI0281	N/A	Income information from the payroll provider in ~VendorName~'s report for ~BorrowerName~ cannot yet be assessed in Loan Product Advisor. We are working with the service provider to be able to include information from additional payroll providers in Loan Product Advisor's assessment. (Internal error code: Oe507)	Feedback Certificate	New income validation error message for payroll providers.
Feedback Optimization				
Effective September 25, 2022				
New Messages				

FCL0426	N/A	Documentation is required to evidence the existing junior lien(s) is paid down or paid off prior to or at closing. If the existing junior lien(s) is paid with the proceeds of the no cash-out refinance, document the existing junior lien was used in its entirety to acquire the subject property.	Feedback Certificate	New documentation requirement message for no cashout funds when the existing junior lien was used in its entirety.
DCH0194	N/A	Documentation is required to evidence the existing junior lien(s) is paid down or paid off prior to or at closing. If the existing junior lien(s) is paid with the proceeds of the no cash-out refinance, document the existing junior lien was used in its entirety to acquire the subject property.	Document Checklist	New documentation requirement message for no cashout funds when the existing junior lien was used in its entirety.
Revised Messages				
FCL0334	For mortgages not verified on credit report, direct verification of payment history is required.	Verification of borrower housing payment histories for the past year is required in accordance with Guide Section 5202.2(b).	Feedback Certificate	Provide concise and clear direction on verification of borrower's housing payment history.
DCH0063	For mortgages not verified on credit report, direct verification of payment history is required.	Verification of borrower housing payment histories for the past year is required in accordance with Guide Section 5202.2(b).	Document Checklist	Provide concise and clear direction on verification of borrower's housing payment history.
FCL0333	If an existing junior lien is not being paid off at closing for a cash-out refinance, then the lien must be resubordinated and the file must contain evidence of the subordination.	The submission indicates the existing junior lien(s) on the subject property will be resubordinated. Document evidence of the subordination.	Feedback Certificate	Provides concise and clear documentation requirements when resubordinating a junior lien on a refinance cashout/no cashout transaction.

DCH0095	If an existing junior lien is not being paid off at closing for a cash-out refinance, then the lien must be resubordinated and the file must contain evidence of the subordination.	The submission indicates the existing junior lien(s) on the subject property will be resubordinated. Document evidence of the subordination.	Document Checklist	Provides concise and clear documentation requirements when resubordinating a junior lien on a refinance cashout/no cash-out transaction.
FCL0335	Documentation is required to evidence that any existing junior lien paid down or paid off from the proceeds of a no cash-out refinance must have been used in its entirety to acquire the subject property. If an existing junior lien is being paid down or not being paid off at closing, then the lien must be resubordinated and the file must contain evidence of the subordination.	Documentation is required to evidence the existing junior lien(s) is paid down or paid off prior to or at closing.	Feedback Certificate	Provides concise and clear requirements when paying down or off a junior lien on a cash-out transaction
DCH0089	Documentation is required to evidence that any existing junior lien paid down or paid off from the proceeds of a no cash-out refinance must have been used in its entirety to acquire the subject property. If an existing junior lien is being paid down or not being paid off at closing, then the lien must be resubordinated and the file must contain evidence of the subordination.	Documentation is required to evidence the existing junior lien(s) is paid down or paid off prior to or at closing.	Document Checklist	Provides concise and clear requirements when paying down or off a junior lien on a cash-out transaction.
FMI0053	This loan requires 35% Standard MI coverage.	Loan requires <<StandardMICoveragePercent>>% standard mortgage insurance coverage.	Feedback Certificate	Consolidation of Standard Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.

FMI0032	This loan is eligible for 16% Custom MI coverage.	Loan is eligible for <<CustomMICoveragePercent>>% custom mortgage insurance coverage.	Feedback Certificate	Consolidation of Custom Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0036	This Home Possible mortgage requires 25% MI coverage.	This Home Possible mortgage requires <<HomePossibleMICoveragePercent>>% mortgage insurance coverage.	Feedback Certificate	Consolidation of Home Possible Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FCL0329	One or more properties were submitted with a property disposition of Pending Sale on the Schedule of REO and the associated payments were omitted from the debt-to-income (DTI) ratio. Include evidence to support omission in the mortgage file. Otherwise, resubmit the loan to Loan Product Advisor under the appropriate property disposition (e.g. Rental, Retained) to ensure the associated payments are included in the DTI ratio.	One or more properties were submitted with a property disposition of Pending Sale for real estate owned and the associated payments were omitted from the debt-to-income (DTI) ratio. Include evidence to support omission in the mortgage file.	Feedback Certificate	Provide concise and clear direction on evidence for the omission of the REO in the mortgage file.

DCH0094	One or more properties were submitted with a property disposition of Pending Sale on the Schedule of REO and the associated payments were omitted from the debt-to-income (DTI) ratio. Include evidence to support omission in the mortgage file. Otherwise, resubmit the loan to Loan Product Advisor under the appropriate property disposition (e.g. Rental, Retained) to ensure the associated payments are included in the DTI ratio.	One or more properties were submitted with a property disposition of Pending Sale for real estate owned and the associated payments were omitted from the debt-to-income (DTI) ratio. Include evidence to support omission in the mortgage file.	Document Checklist	Provide concise and clear direction on evidence for the omission of the REO in the mortgage file.
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Deleted Messages

FMI0016	This loan requires 30% Standard MI coverage.	N/A	Feedback Certificate	Consolidation of Standard Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0015	This loan requires 25% Standard MI coverage.	N/A	Feedback Certificate	Consolidation of Standard Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0014	This loan requires 12% Standard MI coverage.	N/A	Feedback Certificate	Consolidation of Standard Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.

FMI0017	This loan requires 6% Standard MI coverage.	N/A	Feedback Certificate	Consolidation of Standard Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0033	This loan is eligible for 18% Custom MI coverage.	N/A	Feedback Certificate	Consolidation of Custom Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0031	This loan is eligible for 12% Custom MI coverage.	N/A	Feedback Certificate	Consolidation of Custom Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0035	This Home Possible mortgage requires 12% MI coverage.	N/A	Feedback Certificate	Consolidation of Home Possible Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
FMI0034	This Home Possible mortgage requires 6% MI coverage.	N/A	Feedback Certificate	Consolidation of Home Possible Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.

FMI0030	This loan is eligible for 6% Custom MI coverage if sold to Freddie Mac on or after July 1 2016, it is subject to delivery fee.	N/A	Feedback Certificate	Consolidation of Custom Mortgage Insurance into one message to represent the percentage through dynamic data. Reduce the number of messages.
Updated 8/11/2022				