

Loan Product Advisor® (LPASM) release notes provide updates on LPA enhancements to help streamline the way you work and offer a summary of feedback messages.

Annual AMI Limits Update

Effective May 19

The Federal Housing Finance Agency (FHFA) recently issued updated area median income (AMI) limits for 2024. With many of the areas showing an increase over 2023, you may be able to offer even more flexibility and affordable lending opportunities to your borrowers.

On May 19, LPA applied the new AMI limits for Home Possible® submissions and resubmissions as follows:

- If the mortgaged premises is in a county where the **AMI has decreased** and you submitted the loan before May 19, LPA will apply the higher 2023 AMI so that the loan will remain eligible if there are no changes in the borrower's circumstance, no changes in the property condition and the loan was originally an eligible Home Possible mortgage.
- If the mortgaged premises is in a county where the **AMI has increased** and you submitted the loan before May 19, LPA will apply the higher 2024 AMI in determining eligibility for Home Possible mortgages.

For more details, read the [article](#) and *Single-Family Seller/Service Guide* [Bulletin 2024-C](#).

Loan Program Identifier Message Updates

Effective May 22

The following [messages](#) were added and updated to provide additional details around loan program identifiers (LPIs) used in your submissions:

- DQE0460 – new message to notify you when LPA removes duplicate LPIs on the submission.
- DQM0086 – revised message to indicate that the number of LPIs on the submission exceeds the limit as defined by the LPA specification.

Invalid Credit Reporting Company Message Update

Effective May 22

We've updated an [existing message](#) to clearly indicate when the credit reporting company (CRC) submitted is not a valid selection and must be updated.

CoreLogic Tax Data R&W Relief

Effective May 23

If you use CoreLogic as your asset and income modeler (AIM) service provider, tax return data is now eligible for representation and warranty (R&W) relief for the accuracy and integrity of the data when it's compared with verified tax transcript data.

Visit the [AIM Releases and Resources webpage](#) for more information about the latest AIM updates and training resources.

Bi-annual Credit Reporting Companies and Technical Affiliates Update

Effective June 2

To provide you with the latest information on CRCs and technical affiliates (TAs) available to you, we'll conduct our bi-annual updates:

- Adding Unisource Credit LLC as a new TA via MeridianLink
- Removing the following TAs from their CRC sponsor:
 - SARMA via SharperLending via EMS
 - CIS by Xactus via MeridianLink
 - Universal Credit by Xactus via MeridianLink
- Various revisions to existing TA information

The [Credit Reporting Companies and Technical Affiliates webpage](#) will be updated to reflect these updates.

Property Data Report Submitted to bACE API Feedback Messages

Effective June 12

We're adding [new messages](#) to help you better identify eligibility for collateral representation and warranty relief (R&W) for automated collateral evaluation plus property data report (ACE+ PDR) eligible loans. When you submit a PDR using the [Uniform Property Dataset](#) to Beyond ACE (bACE) application programming interface (API), these new messages will acknowledge the PDR information in LPA and its eligibility for R&W relief.

Incomplete Processing Feedback Messages Update

Effective June 23

[New and revised messages](#) will appear on the Error page of the feedback certificate to provide additional details when a loan can't be processed due to the submitted information not meeting certain minimum requirements.

Get Ready – LPA Will Require Trended Data in August

As announced in Guide [Bulletin 2024-6](#), LPA submissions will require trended data starting on August 4, 2024. Any submissions on or after this date without trended data will receive an error and the loan will not be processed. We encourage you to begin working with your CRCs and TAs to prepare for this change to avoid delays in delivery to Freddie Mac.



Full June Feedback Message Updates

Review the complete list of [June feedback message updates](#) or visit the [Loan Advisor Resources & Learning webpage](#) – bookmark it for quick access to the latest updates for all of the Loan Advisor tools you use.

