

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.

AIM for Income Using Direct Deposits + Paystub

Effective June 7

As announced in *Single-Family Seller/Servicer Guide* (Guide) [Bulletin 2023-13](#), LPA asset and income modeler (AIM) for income using direct deposits is expanding to include a borrower's digital paystub data in the income assessment. Adding paystub information into the income assessment can help you calculate income faster and more precisely to improve loan quality, simplify the mortgage process and expand access to credit.

Finicity, a Mastercard company, is the initial AIM service provider supporting this enhancement. To get started:

- If you're currently using AIM for income using direct deposits with Finicity, reach out to your Finicity representative for details on how to use the paystub capability.
- If you're a Finicity client but aren't using AIM for income using direct deposits, contact Finicity and your Freddie Mac representative to add AIM for income using direct deposits and the paystub capability.
- If you're currently using AIM for income using direct deposits but aren't a Finicity client, encourage your current provider to discuss support for the new capability with Freddie Mac.

Check out the feedback messages associated with this enhancement [here](#).

Annual Area Median Income (AMI) Updates

Effective June 8

LPA was updated to reflect the 2023 AMI limits. The Federal Housing Finance Agency (FHFA) provides the AMI estimates to Freddie Mac, which we use to determine the following:

- If the Borrower's annual qualifying income meets Freddie Mac Home Possible[®] Mortgage eligibility requirements
- If the Borrower's annual qualifying income meets Freddie Mac Refi PossibleSM eligibility requirements, and
- If the Borrower's annual qualifying income meets the eligibility requirements for Credit Fee Caps and Credits, as described in Guide [Exhibit 19A](#), Credit Fee Cap Eligibility Criteria.

For more information, please see Guide [Bulletin 2023-13](#).

Feedback Certificate PDF Display Updates

Effective June 11

For more consistency in the display of the feedback you get, we're making the following updates to the PDF representation of the LPA Feedback Certificate:



- Display of the social security number associated with the borrower in the Loan Details section
- Display of the Appraisal Identifier when it's provided in the property container, regardless of the order in the loan request file
- Display of the Subject Property Address when the loan contains more than 10 Real Estate Owned properties

Data Quality Feedback Messages Updates

Effective July 2

We've made changes to feedback messages related to data quality for clarity to enhance your experience with taking action after you've received feedback from us. Messages that were no longer needed or deemed unnecessary were also removed. Review these [message updates](#) we originally communicated on May 2.

New Affordable Lending Messages

Effective July 16

To help you fulfill more homeownership opportunities for your borrowers, we're adding a new message that will indicate whether a first-time homebuyer exists on the loan application data provided by the borrower.

Additionally, we'll be adding a new message to indicate that a loan may meet certain credit fee cap eligibility criteria as outlined in Guide [Exhibit 19A](#).

Review these [message updates](#) we originally communicated on May 2.

CHOICEReno eXPress® Message Updates

Effective July 16

We're revising two messages with the ability to include specific information tailored to the borrower so there's more clarity on the maximum dollar amount of improvements allowed to deliver a loan as a CHOICEReno eXPress mortgage. Review these [message updates](#) we originally communicated on May 2.

LPA Specification v5.0.06 and 5.1.00 Retirement Message

Effective July 16

As [announced](#) earlier this year, LPA system-to-system (S2S) specification versions 5.0.06 and 5.1.00 will be retired in March 2024. Starting on July 16, if you are still using either of these versions, you will receive a new message that will remind you of the upcoming retirement and that you will need to upgrade to the latest version of LPA to achieve the most up-to-date LPA feedback responses.

Review this new [message update](#) here.

Full July Feedback Message Updates

For the full list of July feedback message updates, click [here](#) or visit the [Loan Advisor Resources and Learning web page](#).

