

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.

Title Seasoning Requirement Update for Cash-out Refinance Mortgages Secured by a Manufactured Home

Effective September 15

We're adding a new message to support an update that reduces the title seasoning period from 12 months to six months prior to the note date for cash-out refinance mortgages secured by a multi-wide manufactured home when the subject property is owned free and clear.

Reference *Single-Family Seller/Service Guide* (Guide) [Bulletin 2023-18](#) for more details and review the [associated feedback message](#).

New Enumeration for AccountChek[®] by Informative Research

Effective September 24

New LPA asset and income modeler (AIM) service provider enumeration added due to Informative Research's acquisition of the AccountChek product from FormFree. The new enumeration "ACIR" will be available to support this change, and we encourage you to begin using this new enumeration as soon as support is available from your loan origination system (LOS). During this transition, the enumeration "FF" for FormFree is still available for use, but the enumeration will be retired at a future date.

Reference the [LPA v5.3.00 Specification Bulletin Amendment 02](#) for more technical implementation information of the new enumeration.

AIM for Assets Updates

Effective October 1

Guide [Bulletin 2023-16](#) announced that AIM for assets will be enhanced with the following updates:

- Adding gifts and grants as eligible sources of funds
- Adding securities and retirement accounts as eligible asset types
- Allowing large deposits in the assessment for purchase transactions
- Introducing partial representation and warranty relief, subject to additional documentation requirements

These new sources of funds and eligible asset types can help expand your underwriting power to qualify more borrowers. You can start leveraging the new eligible sources of funds right away on October 1. If you wish to have AIM assess these asset types, you must use an AIM service provider that has updated to our latest specifications and is able to deliver required data for the new asset types.

Contact your Freddie Mac representative for additional guidance on this technical change. Review the [associated feedback messages](#).

New FHA Positive Rental History Feedback Message

Effective October 1

If a loan was submitted to the Federal Housing Administration (FHA) Technology Open to Approved Lenders (TOTAL) Scorecard through LPA and positive rental history is indicated, a new feedback message is being added to reflect the indication and provide direction on where to find documentation requirements.

Message Code	New Message Text
FGM0153	Positive Rental History was indicated on the loan application. Obtain documentation for the rental history according to the FHA Family Housing Policy Handbook 4000.1.

Revised Feedback Messages

Effective October 1

We're revising the following feedback messages pertaining to:

- Gifts – messaging about gifts will mirror exactly what was submitted. Previously, if you submitted two gifts with the same dollar amount, you would only receive one message for documentation.
- Exceeding debt to income (DTI) – editing text and removing the trailing zero decimal and adding the percentage (%) sign in message PUR0020. We're also removing the trailing zero decimal from message PUR0280.
- FHA – updating FGM0041 to reflect the correct name of the FHA's Single Family Housing Policy Handbook 4000.1.

Message Code	Existing Message Text	New Message Text
PUR0020	The loan was submitted with a debt-to-income ratio of ~Total Debt To Income Ratio Percent (LPA)~, which exceeds the maximum allowable limit.	The total debt ratio of <<TotalDebtToIncomeRatio>>% exceeds the allowable limit.
FGM0041	Lender is responsible for documenting any situation not addressed on this feedback certificate according to the FHA TOTAL Mortgage Scorecard User's Guide and/or HUD Handbook 4155.	Lender is responsible for documenting any situation not addressed on this feedback certificate according to the FHA TOTAL Mortgage Scorecard User's Guide and/or The Federal Housing Administration's (FHA) Single Family Housing Policy Handbook 4000.1 (SF Handbook).



HeritageOneSM

Effective October 2

Guide [Bulletin 2023-13](#) announced the new [HeritageOne](#) mortgage negotiated offering tailored to meet the borrowing needs of members of federally recognized Native American tribes who live in tribal areas. LPA support for HeritageOne is available in the customer test environment (CTE) as of September 14 and will be in production on October 2.

You must obtain Freddie Mac's written approval before selling HeritageOne loans to Freddie Mac. Reference the [LPA v5.3.0 Specification Bulletin Amendment 02](#) for more technical implementation information and review the [associated feedback messages](#).

Alimony, Child Support and Separate Maintenance Documentation Update

Effective October 15

We're adding five new messages and revising three existing messages to alert you of updated documentation requirements related to the alimony, child support and separate maintenance policy change. The policy is effective for loans with settlement dates on or after November 30, 2023, but you'll see these updates in LPA starting October 15. You're encouraged to start implementing the new documentation requirements immediately.

Read more about this policy change in Guide [Bulletin 2023-16](#). Review the [associated feedback messages](#).

Student Loan Payment Amounts and Documentation Requirements Update

Effective October 15

We're revising feedback message FCL0323 to inform you that zero cannot be used as a monthly payment amount for student loans, including loans in income-driven payment plans. For more information about the policy changes to student loans payment amounts and documentation requirements, reference Guide [Bulletin 2023-18](#).

Review the [associated feedback messages](#).

Full October Feedback Message Updates

Review the full list of [October feedback message updates](#) or visit the [Loan Advisor Resources and Learning webpage](#).

