

Loan Product Advisor[®]

Training Resources

This document lists all Loan Product Advisor[®] (LPASM) training resources available to you from Freddie Mac Learning. Access the following resources by clicking their titles.

Functionality and Feedback Certificate

Reference Tools

[Enhanced Loan Product Advisor Feedback Certificate Reference Tool](#)

This interactive module showcases and provides examples of the redesigned Loan Product Advisor Feedback Certificate.

[LPA Documentation Matrix](#)

A reference for documenting Loan Product Advisor loans.

[Loan Product Advisor User Guide](#)

Step-by-step instructions for utilizing and obtaining an assessment from Loan Product Advisor, with example screens and data-entry tips.

[Understanding Loan Product Advisor's Determination of Cash-to-Close](#)

This reference explains how Loan Product Advisor determines the total funds to be verified and describes associated feedback messages and data entry tips.

[Understanding Loan Product Advisor's Determination of Total Monthly Debt](#)

This reference provides information to help you understand how the liability data entered in Loan Product Advisor is processed.

[How to Assign, Retrieve, and Release a Loan in Loan Product Advisor](#)

Guidance for a lender, third-party originator or Aggregator on the process of how to assign a loan, retrieve an assigned loan and release a loan through Loan Product Advisor.

[Automated Collateral Evaluation \(ACE\)](#)

An overview of Loan Product Advisor's automated collateral evaluation including the eligibility requirements, evaluation process and setup requirements.

[Desktop Appraisals At-a-Glance](#)

Learn more about this collateral option available through Loan Product Advisor for purchase transactions.

[ACE+ PDR \(Property Data Report\)](#)

Learn more about this collateral option available through Loan Product Advisor available for cash-out and certain no-cash-out refinance transactions.

[Collateral Representation and Warranty Relief with an Appraisal Overview](#)

An overview of collateral representation and warranty relief with an appraisal including eligibility requirements, required steps and key messages.

[Rent Payment History Assessment included in Loan Product Advisor](#)

Learn more about the benefits and eligibility requirements for using on-time rent payments in the Loan Product Advisor credit assessment. Available for first-time homebuyers.

[Borrower Cash Flow included in Loan Product Advisor Assessment](#)

Learn more about how this new enhancement in LPA uses account data obtained from a third-party service provider in its risk assessment to assess the transaction patterns and changes in account balances of the borrower's financial accounts. If a positive cash flow is identified, it may impact the credit assessment.

Webinars

[Loan Product Advisor Feedback Certificate: Reviewing Key Results](#)

What does LPA have to say about your loan submission? What do the indicators indicate? What do the messages mean? In this webinar, we answer these questions – and more – as we walk through the feedback certificate beginning to end.

[Loan Product Advisor Recent Updates Webinar](#)

Stay current on the latest Loan Product Advisor releases.

[Enhanced Loan Product Advisor Direct Access Data Entry](#)

Discover the enhancements to the interface for direct access users to prepare for the implementation of the redesigned URLA and Loan Product Advisor.

[Expanding Credit Responsibility with Loan Product Advisor](#)

Loan Product Advisor includes the borrower's cash flow assessment and rent payment history from asset account data within its risk assessment! Why did we do this? It's all part of how we are supporting sustainable homeownership by providing expended flexibilities for more borrowers to become homeowners. Learn how these enhancements may positively impact the Loan Product Advisor risk assessment.

Tutorials

[Ask the Expert](#)

Learn how we are innovating and improving Loan Product Advisor with you in mind to speed up the process, reduce documentation and deliver a better borrower experience.

[Loan Product Advisor How It Works](#)

Learn how Loan Product Advisor assesses your loan's overall underwriting risk, reduces costs and improves efficiency.

[Loan Product Advisor Enhancement: Rent Payment History](#)

This clip provides an overview of the rent payment history assessment in Loan Product Advisor.

[Loan Product Advisor Enhancement: Borrower Cash Flow](#)

This clip provides an overview of the borrower cash flow assessment in Loan Product Advisor.

[Affordable Seconds® and Enhanced Loan Product Advisor Clip](#)

Learn more about the functionality for entering Affordable Seconds with the enhanced version of Loan Product Advisor.

[Automated Collateral Evaluation \(ACE\) Learning Clip](#)

This learning clip provides an overview of Loan Product Advisor's automated collateral evaluation.

[Desktop Appraisals Intro Clip](#)

Learn more about the desktop appraisal option through Loan Product Advisor.

[ACE+ PDR \(Property Data Report\) Intro Tutorial](#)

Learn more about the ACE+ PDR collateral option through Loan Product Advisor. The eligibility requirements, property data collector defined, and completion of the property data report.

Data Quality and System Messages

Tips and Best Practices

Reference Tools

[Data Quality and System Messages – Cause and Resolution](#)

Helpful tips and best practices to avoid and/or resolve certain types of Data Quality and/or System Messages that may be returned in the Loan Product Advisor results.

[Tips for Entering Present Housing Expenses](#)

Helpful tips and best practices to enter the borrower's present housing expenses in the Uniform Residential Loan Application and Loan Product Advisor.

[Top 5 Tips for Entering Addresses](#)

Helpful tips and best practices to avoid error messages when entering address data.

[Tips for Prequalification Transactions](#)

Helpful tips to avoid Data Quality and/or System Messages for transaction without an identifiable subject property address.

[Tips for Purchase Transactions](#)

Helpful tips to avoid Data Quality and/or System Messages related to purchase transactions

Additional Loan Product Advisor Training Resources

How to Enter Data

[Loan Product Advisor Functionality Training Resources](#)

This document lists all Loan Product Advisor training resources available to assist you with how to enter data to submit a transaction to LPA. Including step-by-step instructions, tips and best practices in using Loan Product Advisor Direct Entry access via the Freddie Mac Loan Advisor® single sign-on portal.

Asset and Income Modeler (AIM)

[AIM Training Resources](#)

Training resources to help you take advantage of automating the income and asset verification process with AIM. This resource provides a list of job aids, clips, reference tools and webinars to guide you through getting started with AIM, how to submit to LPA and interpret the results in understanding representation and warranty relief eligibility. The resources in this training catalog supports AIM for assets, AIM for income using payroll data and account data, as well as AIM for self-employed income.

FHA and VA Loan Product Advisor Training Resources

[FHA and VA Loan Product Advisor Training Resources](#)

This document lists all Federal Housing Administration (FHA) and Department of Veterans Affairs (VA) training resources available to help guide you through how to submit your FHA and VA mortgages using Loan Product Advisor and how to interpret the Feedback Certificate results.

For a catalog of all Freddie Mac Learning resources, visit:

<https://sf.freddiemac.com/docs/pdf/fact-sheet/freddie-mac-learning-catalog.pdf>