

# Loan Product Advisor® Feedback Message Updates

August 2021

Prior Version Message Category	Prior Version Message Code	New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
<b>AIM for SE Tax Extension</b>						
<b>Effective August 1, 2021</b>						
<b>New Message</b>						
N/A	N/A	FEI0255	N/A	The Note Date must be before June 30, ~ApplicationReceivedDateYear~ to retain income representation and warranty relief, using ~Year1, Year2~ tax return(s). If Note Date is June 30, ~ApplicationReceivedDateYear~ or later, please resubmit with ~ApplicationReceivedDateYear-1~ tax return(s).	Feedback Certificate	New message indicating Note Date requirement aligning with the age of tax return requirements.
N/A	N/A	FEI0257	N/A	The Note Date must be before May 31, ~ApplicationReceivedDateYear+1~ to retain income representation and warranty relief, using ~Year1, Year2~ tax return(s).	Feedback Certificate	New message indicating Note Date requirement aligning with the age of tax return requirements.
N/A	N/A	FEI0258	N/A	The Application Received Date is missing from the submission. Please enter the Application Received Date and resubmit to Loan Product Advisor.	Feedback Certificate	New message indicating the Application Received Date is missing in the submission and must be resubmitted.

N/A	N/A	FEI0247	N/A	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. Submit either IRS Form 4868 for ~ApplicationReceivedDateYear-1~ or complete signed individual and business returns for ~ApplicationReceivedDateYear-1, ApplicationReceivedDateYear-2~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed due to invalid tax year(s).
N/A	N/A	FEI0248	N/A	Unable to assess self-employed income because personal tax liability analysis, using tax return and IRS Form 4868 data for ~Year0~, does not support continued income stability (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed because the documentation does not support continued income stability.
N/A	N/A	FEI0249	N/A	Unable to assess self-employed income because personal tax liability analysis, using tax return and IRS Form 4868 data for ~Year0~, does not support continued income stability. For reconsideration, submit complete signed individual and business returns for ~Year1, Year2~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informing the customer that self-employed income was not assessed because the documentation does not support continued income stability. For reassessment, submit with two years of signed tax returns.
N/A	N/A	FEI0250	N/A	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. ~Year0~ personal and business tax returns must both be on extension (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	New message informs the customer that self-employed income was not assessed when both the business and personal returns have not been filed with an extension.
N/A	N/A	FEI0251	N/A	Confirm with the IRS that tax transcripts are not yet available for tax year ~Year0~ and retain documentation in the loan file.	Feedback Certificate	New message instructing the customer to obtain proof that tax transcripts were not available for the tax year on extension.

N/A	N/A	FEI0252	N/A	Loan Product Advisor has confirmed with ~DataProvider~ that the submitted personal tax extension is valid because the IRS tax transcript is not yet available for tax year ~Year0~.	Feedback Certificate	New message informing the customer that the IRS has confirmed tax transcripts were not yet available for tax year on extension.
N/A	N/A	FEI0253	N/A	Loan Product Advisor has received an IRS tax transcript from ~DataProvider~ for tax year ~Year0~. Please resubmit with ~Year0~ tax return(s).	Feedback Certificate	New message informing the customer that a tax transcript was returned from the IRS. Seller must resubmit with most recent year tax return.
N/A	N/A	FEI0254	N/A	For any S Corporation and/or Partnership, the loan file must contain evidence of business tax filing extension (e.g., IRS Form 7004) and confirmation from IRS that business tax transcripts are not yet available for tax year ~Year0~.	Feedback Certificate	New message informing the customer to obtain business tax extension form and proof that business tax transcripts were not yet available for year on extension.
N/A	N/A	FEI0259	N/A	The determination of continued income stability is supported by the documentation uploaded to ~DataProvider~. However, at this time, representation and warranty relief is not available for self-employed income for loans with tax returns on extension that have Application Received Dates on or after April 15th.	Feedback Certificate	New message indicating continued income stability is supported based on the documentation provided. This information can be used to help the customer underwrite the Mortgage as per Topic 5300.
<b>Revised Message</b>						
LPN	TM	FEI0176	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~ (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Unable to assess self-employed income because invalid tax return year(s) present in data provided by ~DataProvider~. Submit complete signed individual and business returns for most recent tax year(s) (Income Calculation Report #~ReportID~ dated ~ReportDateTime~).	Feedback Certificate	Message informs the customer that self-employed income was not assessed due to invalid tax year(s).
<b>LPA Refi Possible</b>						
<b>Effective August 29, 2021</b>						
<b>New Message</b>						
N/A	N/A	DQE0447	N/A	A Refi Possible must be a no cash-out refinance mortgage.	Error Page	New message to align with Refi Possible requirements.

N/A	N/A	DQE0448	N/A	A Refi Possible mortgage must be conventional.	Error Page	New message to align with Refi Possible requirements.
N/A	N/A	DQE0449	N/A	A Refi Possible mortgage must not have a temporary subsidy buydown.	Error Page	New message to align with Refi Possible requirements.
N/A	N/A	DQE0450	N/A	A Refi Possible mortgage must not have negative amortization.	Error Page	New message to align with Refi Possible requirements.
N/A	N/A	DQE0451	N/A	A Refi Possible mortgage must match an active Freddie Mac-owned loan.	Error Page	New message to align with Refi Possible requirements.
N/A	N/A	FAL0040	N/A	This loan meets Refi Possible income limits. To assess the loan as a Refi Possible mortgage, resubmit as Refi Possible.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	FAR0180	N/A	For a Refi Possible mortgage refinance, proceeds limited to the following: Pay off the original mortgage, pay related closing costs not to exceed \$5,000.00 and disburse cash to borrower not to exceed \$250.00. If proceeds remain, reduce the mortgage amount or apply excess amount as principal curtailment to the new mortgage. Proceeds may not be used to pay off or pay down any junior liens.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	FAR0181	N/A	The total funds to be verified are no less than \$~Total Funds to be Verified Amount~. This amount includes required Borrower Funds of \$~Final Total Required Borrower Funds Amount~. The total funds to be verified do not include funds needed to pay down debt.	Feedback Certificate	New message to align with Refi Possible requirements.

N/A	N/A	FEI0263 DCH0184	N/A	Alimony or child support income for ~Borrower Full Name~ must be supported by documentation evidencing receipt of the income for the most recent month and signed court order, legally binding separation agreement and/or final divorce decree verifying the payor's obligation for the previous one month, including the amount and the duration of the obligation.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FEI0264 DCH0185	N/A	Employment/base income for ~Borrower Full Name~: for base non-fluctuating earnings, earnings must be supported by a YTD paystub documenting YTD earnings OR written verification of employment documenting all YTD earnings. Fluctuating earnings must be supported by a YTD paystub documenting the YTD earnings AND W-2 for the most recent calendar year OR written VOE documenting YTD earnings and earnings for the most recent calendar year.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FEI0266 DCH0187	N/A	Bonus income for ~Borrower Full Name~ must be supported by YTD paystub documenting the YTD earnings and W-2 for the most recent calendar year or a written verification of employment documenting the YTD earnings and the earnings for the most recent calendar year.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FEI0267 DCH0188	N/A	Commission income for ~Borrower Full Name~ must be supported by YTD paystub documenting the YTD earnings and W-2 for most recent calendar year, or a written verification of employment documenting the YTD earnings and the earnings for the most recent calendar year.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FEI0268 DCH0189	N/A	Military income for ~Borrower Full Name~ must be supported by a YTD Leave and Earnings Statement.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.

N/A	N/A	FEI0269 DCH0190	N/A	Self-employed income for ~Borrower Full Name~ must be supported by signed complete federal individual and business tax returns, as applicable, for the most recent year, and verification of the current existence of the business through a third-party service provider obtained either no more than 120 calendar days prior to note date or after the note date but prior to the delivery date.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FEI0270 DCH0191	N/A	Overtime income for ~Borrower Full Name~ must be supported by YTD paystub documenting the YTD earnings and W-2 for most recent calendar year, or a written verification of employment documenting the YTD earnings and the earnings for the most recent calendar year.	Feedback Certificate Document Checklist	New message to align with Refi Possible requirements.
N/A	N/A	FGM0139	N/A	Borrowers obligated on the note of the Refi Possible mortgage must be the same as on the mortgage being refinanced unless a borrower is omitted and: the file contains evidence that the remaining borrower has been making mortgage payments including secondary financing for the most recent 12-months; or mortgage file contains evidence of the borrower's death. At least one original borrower must be retained.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	FGM0140	N/A	Mortgage being refinanced has a note date of ~Related FRE Owned Loan Note Date~. The note date of the Refi Possible mortgage must be on or before ~Refi Possible Cutoff Note Date~.	Feedback Certificate	New message to align with Refi Possible requirements.

N/A	N/A	FGM0141	N/A	For a Refi possible mortgage the refinance transaction must result in both of the following: a first lien interest rate reduction of at least 50 basis points (bps) AND a reduction in first lien combined monthly Principal, Interest and Mortgage Insurance (if applicable) payment amount of at least \$50.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	FPA0141	N/A	Standardized address matched for Refi Possible mortgage eligibility: ~Related FRE Owned Loan Property Address Street Name (LPA)~, ~Related FRE Owned Loan Property Address City Name~, ~Related FRE Owned Loan Property Address State Name~ ~Related FRE Owned Loan Property Address Zip Code~. Please confirm accuracy.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0278	N/A	A Refi Possible mortgage must be fixed-rate.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0279	N/A	Loan Product Advisor Indicator Score must be 620 or greater for a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0280	N/A	Debt-to-Income ratio of ~Total Debt To Income Ratio Percent~% must be less than or equal to 65% for a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0281	N/A	Total annual qualifying income of \$~Total Annual Household Income Amount~ exceeds the maximum Area Median Income (AMI) limit of \$~Low Income Cutoff Amount~ for a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0282	N/A	Mortgage being refinanced has a note date of ~Related FRE Owned Loan Note Date~. The note date of the Refi Possible mortgage must be no more than 10 years after the note date of the mortgage being refinanced.	Feedback Certificate	New message to align with Refi Possible requirements.

N/A	N/A	PUR0283	N/A	Mortgage being refinanced has a note date of ~Related FRE Owned Loan Note Date~. The note date of the Refi Possible mortgage must be 12 months or more after the note date of the mortgage being refinanced.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0284	N/A	Mortgage being refinanced has a negotiated credit enhancement. The Seller of the Refi Possible mortgage must be the servicer of the mortgage being refinanced and the credit enhancement must be transferred to the Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0285	N/A	A Refi Possible mortgage must be secured by a 1-unit primary residence.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0286	N/A	Mortgage being refinanced is a/an ~Related FRE Owned Loan Refinance Program Type~ and is not eligible as a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0287	N/A	A Refi Possible mortgage must not be super conforming.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0288	N/A	A Refi Possible mortgage must be conventional.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0292	N/A	Mortgage being refinanced is in foreclosure and is not eligible as a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0293	N/A	The loan was submitted with an LTV ratio of ~Loan To Value Percent~%, which exceeds the maximum LTV ratio of 97% for a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0294	N/A	The mortgage being refinanced must have no 30-days lates in most recent 6 months, no more than one 30-days late in 6 months preceding most recent 6 months, and no lates of 60-days or worse in most recent 12 months. Consider resubmitting after the period necessary to meet this requirement and/or recommending the borrower contact their current servicer or a housing counselor for further assistance.	Feedback Certificate	New message to align with Refi Possible requirements.



N/A	N/A	PUR0296	N/A	The loan was submitted with a HELOC Total LTV ratio of (HTLTV) ~Home Equity Combined Loan To Value Percent~%, which exceeds the maximum HTLTV ratio of 97% for a Refi Possible mortgage.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0297	N/A	The loan was submitted with a Total LTV ratio of ~Combined Loan To Value Percent~%, which exceeds the maximum Total LTV ratio of 105% when secondary financing is an Affordable Second.	Feedback Certificate	New message to align with Refi Possible requirements.
N/A	N/A	PUR0298	N/A	The loan was submitted with a Total LTV ratio of ~Combined Loan To Value Percent~%, TLTV exceeding 97% is permitted only when the secondary financing is an Affordable Second.	Feedback Certificate	New message to align with Refi Possible requirements.

### Revised Message

N/A	N/A	DQR0022	A loan can only contain one loan program identifier or refinance program identifier to assess the loan.	Submitted combination of Loan Product Advisor programs cannot be assessed.	Error Page	Data quality message indicating multiple loan programs cannot be used in combination with Refi Possible offering.
LPN	BC	FPA0088	Seller is not required to evaluate if Condominium or Cooperative Project meets project eligibility requirements set forth in Guide Chapter 5701 or for Cooperative Share Loans, in the Seller's Purchase Documents if Seller represents and warrants that project is not located in a Condominium or a cooperative hotel, houseboat project, timeshare project, or a project with segmented ownership; and the project has insurance that meets applicable insurance requirements of Guide Chapter 8202.	Seller is not required to evaluate if condominium or cooperative project meets project eligibility requirements set forth in Guide Chapter 5701 or for cooperative share loans, in the Seller's purchase documents if Seller represents and warrants that project is not located in a condominium or a cooperative hotel, houseboat project, timeshare project, or a project with segmented ownership; and the project has insurance that meets applicable insurance requirements of Guide Chapter 4703.	Feedback Certificate	Property and appraisal message being updated to align with the Refi Possible offering.

Updated: 8/19/21