

# Loan Product Advisor<sup>®</sup> (LPA<sup>SM</sup>) Feedback Message Updates



## Borrower Cash Flow Assessment Messages

Effective May 5, 2024

The following message updates supports the borrower cash flow assessment policy updates announced in *Single-Family Seller/Service Guide* (Guide) [Bulletin 2024-6](#).

| Message Code | Original or Existing text (if applicable)   | New Message Text   | Feedback Certificate, Error Page | Purpose  |
|--------------|---|--|----------------------------------|--|
| FCL0429      | N/A   | No credit scores for any borrower – The minimum credit history requirements in Section 5201.1(c)(ii) are not required to be met for this loan.   | Feedback Certificate             | New message informing user that the minimum credit history documentation requirements in <a href="#">Section 5201.1(c)(ii)</a> are not required to be met for this loan because positive cash flow was identified.   |
| FCL0430      | NA  | Positive borrower cash flow was successfully identified from the <<ThirdPartyAssetReports::Alphanumeric>> that expires <<ThirdPartyEarliestExpirationDate:>>. Retain the verification of asset(s) report(s) in the loan file.                                      | Feedback Certificate             | New message informing user that the asset report used to identify positive cash flow must be retained in the mortgage file in as documentation for the minimum credit history requirements in <a href="#">Section 5201.1(c)(ii)</a> to be waived.  |
| FCL0426      | Positive borrower cash flow was successfully identified from the <<ThirdPartyAssetReports::Alphanumeric>> expiring <<ThirdPartyEarliestExpirationDate::Alphanumeric>>, resulting in a Risk Class of Accept. Retain the verification of asset(s) report(s) in the loan file. | Positive borrower cash flow was successfully identified from the <<ThirdPartyAssetReports::Alphanumeric>> that expires <<ThirdPartyEarliestExpirationDate:>>, resulting in a Risk Class of Accept. Retain the verification of asset(s) report(s) in the loan file. | Feedback Certificate             | Updated message informing user that the identification of positive cash flow changed the risk class from Caution to Accept and the asset report used to identify positive cash flow must be retained in the file as documentation for the minimum credit history requirements in <a href="#">Section 5201.1(c)(ii)</a> to be waived. <i>(This message will also still apply to loans with a usable credit score indicating that the asset report must remain in the file to retain the Accept result.)</i> |

Additionally, this existing message will fire when applicable for a loan when the borrower(s) have no usable credit score.

| Message Code | Original or Existing text (if applicable)  | Feedback Certificate, Error Page | Purpose  |
|--------------|--|----------------------------------|--|
| FCL0421      | Identifying <<RiskClassEnhancementType>> may result in a Risk Class of Accept. Obtain verification of asset(s) report(s) and resubmit. | Feedback Certificate             | Actionable message informing user that submitting an asset report (minimum 12-month account history) may result in a risk class of Accept if positive cash flow is identified. |

