

The Redesigned Loan Product Advisor[®] Feedback Certificate: Changes HFA Advantage[®] Loan Originators Need to Know

January 2021

NOTE: This document is not a replacement or substitute for the information found in the Freddie Mac *Single-Family Seller/Service Guide* and/or terms of your Master Agreement and/or other Pricing Identifier Terms. © 2020 Freddie Mac

Why the change?

ULAD and URLA



What does it look like?

Redesigned format



Where can I get more info?

Additional resources



What is changing?

Current format



Can I see examples?

Walk through the sections



Objectives



Loan Product Advisor®

The URLA, ULAD and Loan Product Advisor



Contact Us 1-800-FREDDIE



Home Working with Us Tools & Learning News & Insights About Seller/Service Guide

Uniform Mortgage Data Program® (UMDP®)

Overview UAD UCD UCDP URLA

Uniform Residential Loan Application & Uniform Loan Application Dataset

Business Resources

Technical Resources

Announcements

URLA and ULAD Business Resources

Uniform Mortgage Data Program

The goal of the Uniform Mortgage Data Program is to implement standard datasets that make it easier for industry to exchange information with Freddie Mac and Fannie Mae (the GSEs) and to share data among various stakeholders within the industry. To that end and in collaboration with industry partners and government agencies, the GSEs have:

- Redesigned the Uniform Residential Loan Application (URLA) (*Freddie Mac Form 65 / Fannie Mae Form 1003*),C
- Created a corresponding standardized data mapping – the *Uniform Loan Application Dataset*

Recently Published

May 19, 2020 Joint Announcement

[UPDATED] - URLA Instructions

[UPDATED] – Frequently Asked Questions

[NEW] - Interactive Checklists with Software Partners

To be completed by the Lender:
Lender Loan No./Universal Loan Identifier _____ Agency Case No. _____

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

| | | | |
|---|--|---|--|
| Name (First, Middle, Last, Suffix) _____ | | Social Security Number _____ (or Individual Taxpayer Identification Number) | |
| Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) _____ | | Date of Birth (mm/dd/yyyy) _____ | Citizenship <input type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien |
| Type of Credit <input type="radio"/> I am applying for individual credit. <input type="radio"/> I am applying for joint credit. Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. Your initials: _____ | | List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) – Use a separator between names _____ | |
| Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input type="radio"/> Unmarried (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship) | Dependents (not listed by another Borrower) Number _____ Ages _____ | Contact Information Home Phone () () - _____ Cell Phone () () - _____ Work Phone () () - _____ Ext. _____ Email _____ | |
| Current Address Street _____ Unit # _____ City _____ State _____ ZIP _____ Country _____ How Long at Current Address? _____ Years _____ Months Housing <input type="radio"/> No primary housing expense <input type="radio"/> Own <input type="radio"/> Rent (\$ _____ /month) | | | |
| If at Current Address for LESS than 2 years, list Former Address <input type="checkbox"/> Does not apply Street _____ Unit # _____ City _____ State _____ ZIP _____ Country _____ How Long at Former Address? _____ Years _____ Months Housing <input type="radio"/> No primary housing expense <input type="radio"/> Own <input type="radio"/> Rent (\$ _____ /month) | | | |
| Mailing Address – if different from Current Address <input type="checkbox"/> Does not apply Street _____ Unit # _____ City _____ State _____ ZIP _____ Country _____ | | | |

1b. Current Employment/Self-Employment and Income ☐ Does not apply

| | |
|---|---------------------------------------|
| Employer or Business Name _____ Phone () () - _____ | Gross Monthly Income |
| Street _____ Unit # _____ | Base \$ _____ /month |
| City _____ State _____ ZIP _____ Country _____ | Overtime \$ _____ /month |
| | Bonus \$ _____ /month |
| Position or Title _____ | Commission \$ _____ /month |
| Start Date ____ / ____ / ____ (mm/dd/yyyy) | Military entitlements \$ _____ /month |
| How long in this line of work? _____ Years _____ Months | Other \$ _____ /month |
| <input type="checkbox"/> Check if you are the Business Owner or Self-Employed <input type="radio"/> I have an ownership share of less than 25%. <input type="radio"/> I have an ownership share of 25% or more. | Monthly Income (or Loss) |
| | TOTAL \$ _____ 0.00/month |

Uniform Residential Loan Application
Freddie Mac Form 65 - Fannie Mae Form 1003
Effective 1/2021

Implementation Timeline



January 1, 2021



Open Production
Period



March 1, 2021



Mandatory redesigned
application and Loan Product
Advisor v5.0.06 submissions



March 1, 2022



Pipeline transition
period ends

The Current Loan Product Advisor Feedback Certificate

Evaluation Summary

PURCHASE ELIGIBILITY



ELIGIBLE

RISK CLASS



ACCEPT

COLLATERAL R&W* RELIEF



ELIGIBLE

ASSET R&W* RELIEF



NOT ELIGIBLE



No Income R&W Relief Indicator



Appraisal or Appraisal Waiver?

Loan Data

BORROWER NAME

JOHN COOPER FREDDIE



Scroll down to see findings



So much white space

APPRAISAL IDENTIFIER

N/A

LP AUS KEY

LOAN APPLICATION NUMBER

PROPERTY ADDRESS

BERGER, MO 63014

MORTGAGE TYPE

Conventional

DOCUMENTATION LEVEL

Streamlined Accept

The Redesigned Loan Product Advisor Feedback Certificate: Overall Updates

Less scrolling, fewer pages

Important information at the top

Better organized feedback messages

Printable PDF!

- More characters for future messages
- Allows for more detailed, nuanced messaging

Freddie Mac Loan Product Advisor Feedback Certificate

Message Summary 28

| PURCHASE MESSAGE | DATA QUALITY AND SYSTEM MESSAGES | AFFORDABLE LENDING AND ACCESS TO CREDIT MESSAGES | EMPLOYMENT AND INCOME MESSAGES | ASSETS AND RESERVES MESSAGES | CREDIT AND LIABILITIES MESSAGES | PROPERTY AND APPRAISAL MESSAGES | GENERAL MESSAGES | MORTGAGE INSURANCE MESSAGES |
|---------------------|-------------------------------------|---|-----------------------------------|------------------------------------|---------------------------------------|---------------------------------------|------------------|-----------------------------------|
| 1 | 0 | 5 | 8 | 3 | 6 | 5 | 0 | |
| RESULTS | RESULTS | RESULTS | RESULTS | RESULTS | RESULTS | RESULTS | RESULTS | RESULTS |

Data Quality And System Messages

| CODE | MESSAGE |
|---------|--|
| DQC0080 | Estimated Closing Cost Amount is required. |

Employment And Income Messages

| CODE | MESSAGE |
|---------|--|
| FEI0225 | JOHN FREDDIE's submitted self-employed income of \$5,000.00 was assessed using the LoanBeam report. The Income Calculation Report 116116 dated 08/01/2019 05:20 PM, tax returns, and all other documentation uploaded to LoanBeam must be retained in the loan file. No further documentation is required for this income. |
| FEI0225 | MARY FREDDIE's submitted self-employed income of \$5,500.00 was assessed using the LoanBeam report. The Income Calculation Report 116116 dated 08/01/2019 05:20 PM, tax returns, and all other documentation uploaded to LoanBeam must be retained in the loan file. No further documentation is required for this income. |
| FEI0030 | Based on Loan Product Advisor's overall assessment, the loan is eligible for income representation and warranty relief. |
| FEI0102 | A 10-day pre-closing verification (10-day PCV) for JOHN FREDDIE is required for each source of employment income used to qualify. The 10-day PCV must be dated no more than 10 Business Days prior to the Note Date or after the Note Date but prior to the Delivery Date. |
| FEI0102 | A 10-day pre-closing verification (10-day PCV) for MARY FREDDIE is required for each source of employment income used to qualify. The 10-day PCV must be dated no more than 10 Business Days prior to the Note Date or after the Note Date but prior to the Delivery Date. |

Assets And Reserves Messages

| CODE | MESSAGE |
|---------|--|
| FAR0050 | Based on Loan Product Advisor's overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework. |
| FAR0125 | The total funds to be verified are no less than \$0.00. This amount includes required Borrower Funds (\$0.00) and required reserves (\$0.00). |
| FAR0013 | The following asset(s) total \$500.00 and are eligible sources of funds: Other Liquid Assets: \$500.00. |
| FAR0045 | The following asset(s) total \$0.00 and are ineligible sources of funds. |

Assessment Summary



Loan Product Advisor® Feedback Certificate

Assessment Summary

BORROWER NAME
PATRICIA E MMHXRDPW

NUMBER OF
SUBMISSIONS
1

LP AUS KEY
6

Assessment Summary

PURCHASE ELIGIBILITY



ELIGIBLE

AUS RISK CLASS



ACCEPT

Representation & Warranty Relief

COLLATERAL R&W* RELIEF



NOT ELIGIBLE | N/A

INCOME R&W* RELIEF



ELIGIBLE

ASSET R&W* RELIEF



ELIGIBLE

Purchase Eligibility

- Eligible
- Ineligible
- N/A*

Risk Class

- **Accept:** Representation and warranty relief for credit reputation and ratios
- **Caution:** No representation or warranty relief
- **Refer***

Collateral R&W Relief

- Eligible
- Not Eligible
- Not Available

Income R&W Relief

- Eligible
- Not Eligible
- Not Available

Asset R&W Relief

- Eligible
- Not Eligible
- Not Available

What's Purchase Eligibility?

Assessment Summary

BORROWER NAME

PATRICIA E
MMHXRDPW

Assessment Summary

PURCHASE ELIGIBILITY

RISK CLASS

 ELIGIBLE

 ACCEPT

Assessment Summary

BORROWER NAME

PATRICIA E
MMHXRDPW

Assessment Summary

PURCHASE ELIGIBILITY

RISK CLASS

 INELIGIBLE

 ACCEPT

Purchase Restriction Messages

Message Summary 51

PURCHASE
RESTRICTION
MESSAGES

3

RESULTS

DATA QUALITY AND
SYSTEM MESSAGES

1

RESULTS

AFFORDABLE
LENDING AND
ACCESS TO CREDIT
MESSAGES

6

RESULTS

EMPLOYMENT AND
INCOME MESSAGES

5

RESULTS

ASSETS AND
RESERVES
MESSAGES

11

RESULTS

Assessment Summary

BORROWER NAME

PATRICIA E
MMHXRDPW

Assessment Summary

PURCHASE ELIGIBILITY

 **INELIGIBLE**

RISK CLASS

 **CAUTION**

14

RESULTS

5

RESULTS

5

RESULTS

1

RESULTS

Purchase Restriction Messages

| CODE | MESSAGE |
|---------|--|
| PUR0247 | TLTV ratio of 98.00% excluding the Affordable Second amount must be less than or equal to 97%. |
| PUR0108 | LTV ratio of 98.00% must be less than or equal to 97% for an HFA Advantage Mortgage. |
| PUR0020 | The loan was submitted with a debt-to-income ratio of (52), which exceeds the maximum allowable limit. |

Loan Data

Documentation Matrix link

Loan Details

BORROWER NAME

PATRICIA E MMHXRDPW
6 [REDACTED] 2



APPRAISAL IDENTIFIER

N/A



LENDER LOAN NUMBER

[REDACTED] 00001A

MORTGAGE TYPE

Conventional

PROPERTY ADDRESS

[REDACTED]
COLLEGE STATION, TX 77845



DOCUMENTATION LEVEL

Streamlined Accept



Streamlined Documentation

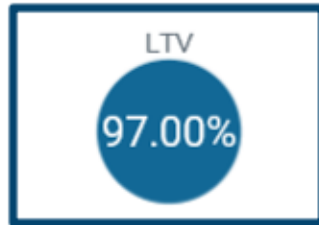
May require less documentation
than traditionally underwritten loans
for the Accept risk class

Standard Documentation

Requires Standard Guide documentation
for higher-risk loans

Qualifying Ratios

Loan-to-Value Ratios



Qualifying Ratios

PROPOSED HOUSING (PITI)
\$1,182.00

PRESENT HOUSING EXPENSE
\$1,000.00

TOTAL MONTHLY INCOME
\$4,300.00

TOTAL MONTHLY DEBT
\$1,932.00

MAX MORTGAGE LIMIT
N/A

HOUSING RATIO

27%

DEBT RATIO

45%

OCCUPANT HOUSING RATIO

27%

OCCUPANT DEBT RATIO

45%

Mortgage Details

Mortgage Details

| | | | | |
|-------------------------------------|------------------------------------|---------------------------------|--|--|
| PRODUCT TYPE 30 Year Fixed Rate | AMORTIZATION TYPE Fixed | AMORTIZATION MONTHS 360 | LOAN AMOUNT \$194,000.00 | INTEREST RATE 4.0000% |
| LOAN PURPOSE Purchase | PURCHASE PRICE \$200,000.00 | ESTIMATED PROPERTY VALUE N/A | APPRAISED PROPERTY VALUE \$200,000.00 | NUMBER OF UNITS 1 |
| PROPERTY TYPE Site Built | OCCUPANCY Primary Residence | REFINANCE TYPE N/A | CASHOUT AMOUNT N/A | NEW CONSTRUCTION N/A |
| OFFERING IDENTIFIER HFAAdvantage | INTEREST RATE BUYDOWN No | SALES CONCESSIONS N/A | ARM QUALIFYING RATE N/A | ARM QUALIFYING PITI N/A |
| AFFORDABLE SECOND \$16,000.00 | SECONDARY FINANCING \$16,000.00 | HELOC BALANCE N/A | HELOC LIMIT AMOUNT N/A | LENDER SUBMITTED RESERVES \$16,753.00 |

Refer to Guide Section [5703.9](#) for CHOICEHomes®

Check-In

How do you enter down payment assistance that is considered secondary financing into Loan Product Advisor?

Affordable Seconds LPA v4.08.01

Assets And Reserves

Asset Category

Asset Amount

Depository Accounts

\$ 3276.00

\$

\$

\$

\$

\$

Reserves

\$ 3255.84

Total Gift Fund

\$ 5000.00

Example

Purchase Price: \$100,000

5% DPA = \$5,000 (Affordable Second)

Total Gift Funds = \$5,000

- An Affordable Second® that does not require a payment within the first 60 months can be entered in the “Total Gift Fund” field (the “data entry option”)
- A Grant that does not require a repayment will also be included in the Total Gift Fund field.

*** Please ensure when the loan is delivered in Loan Selling Advisor that the secondary financing fields are completed accurately. ***

Entering Affordable Second Information LPA v5.0.06



Loan Product Advisor

CREATE LOAN

OTHER LINKS

PRIOR VERSION



Loan and Property Information

*Required

Loan Amount *

Loan Purpose *

☐ Purchase ☐ Refinance

Street Address

Unit #

City

State

ZIP Code

Number of Units *

Estimated Property Value

Appraised Property Value

Appraisal Identifier

Property Usage Type *

☐ Primary Residence ☐ Second Home ☐ Investment

FHA Secondary Residence

☐ Yes ☐ No

Offering Identifier

☐ HFA Advantage ☐ Home Possible ☐ Home Possible Advantage ☐ Not Applicable

Mixed-Use Property

☐ Yes ☐ No

Manufactured Home

☐ Yes ☐ No

Other New Mortgage Loans on the Property You are Buying or Refinancing

☐ Does not apply

Creditor Name

Creditor Type

☐ Business
☐ Individual

Lien Type *

Monthly Payment

Loan Amount / Amount Drawn *

Is the Other New Mortgage an Affordable Second?

☐ Yes ☐ No

Is the Affordable Second Payment Deferred?

☐ Yes ☐ No

HELOC *

☐ Yes ☐ No

If the Affordable Second Requires a payment enter The amount here

0 / 3

ADD

Secondary Financing and Affordable Seconds®

Mortgage Details

| | | | | |
|-------------------------------------|------------------------------------|---------------------------------|--|--|
| PRODUCT TYPE 30 Year Fixed Rate | AMORTIZATION TYPE Fixed | AMORTIZATION MONTHS 360 | LOAN AMOUNT \$194,000.00 | INTEREST RATE 4.0000% |
| LOAN PURPOSE Purchase | PURCHASE PRICE \$200,000.00 | ESTIMATED PROPERTY VALUE N/A | APPRAISED PROPERTY VALUE \$200,000.00 | NUMBER OF UNITS 1 |
| PROPERTY TYPE Site Built | OCCUPANCY Primary Residence | REFINANCE TYPE N/A | CASHOUT AMOUNT N/A | NEW CONSTRUCTION N/A |
| OFFERING IDENTIFIER HFAAdvantage | INTEREST RATE BUYDOWN No | SALES CONCESSIONS N/A | ARM QUALIFYING RATE N/A | ARM QUALIFYING PITI N/A |
| AFFORDABLE SECOND \$16,000.00 | SECONDARY FINANCING \$16,000.00 | HELOC BALANCE N/A | HELOC LIMIT AMOUNT N/A | LENDER SUBMITTED RESERVES \$16,753.00 |

[Affordable Seconds® link](#)

Asset Information

AIM Homepage

Asset Details

TOTAL ELIGIBLE ASSET
\$17,550.00

TOTAL FUNDS TO BE VERIFIED
\$16,450.00

THIRD PARTY ASSET VALIDATION
\$18,967.44

REQUIRED BORROWER FUNDS
\$16,450.00

+

REQUIRED RESERVES
\$0.00

+

PAID DOWN DEBTS
\$0.00

+

PAID OFF DEBTS
\$0.00



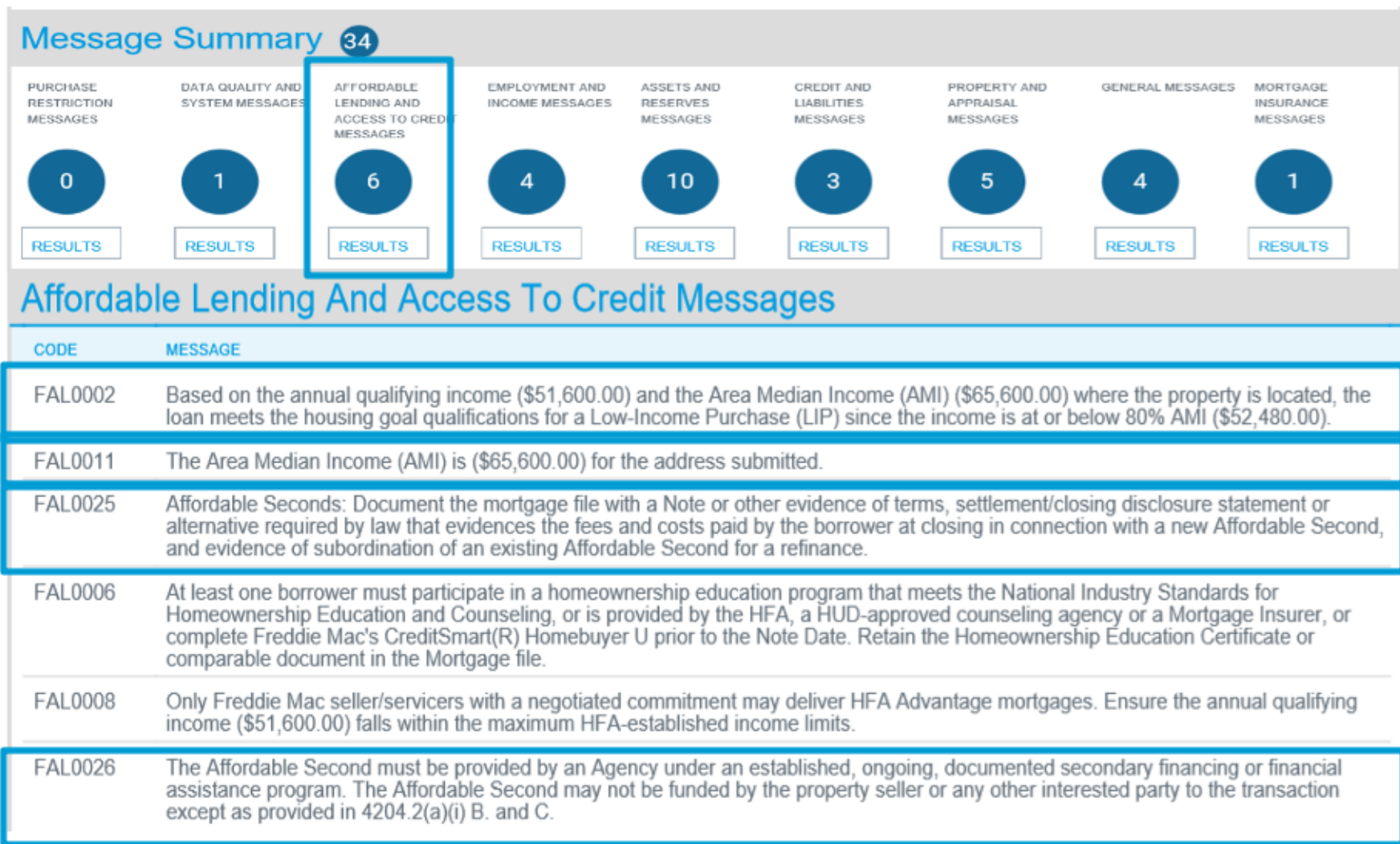
The Assets & Reserves section will break down each of these figures

Transaction Details

Transaction Details

| | | | | |
|--------------------------------------|--------------------------------------|-----------------------------------|---|--|
| AUS STATUS Complete | LOAN PROCESSING STAGE Application | ASSESSMENT EXP DATE 2020-09-29 | ASSESSMENT TYPE Credit | LPA VERSION 5.0.06 |
| LOAN PRODUCT ADVISOR ID 5 | TRANSACTION ID 7 | AUS TRANSACTION NUMBER 44 | DATE/TIME REQUESTED 2020-06-01T13:37:51Z | DATE/TIME ASSESSED 2020-06-01T13:37:59Z |
| SELLER NUMBER 7 | BROKER NUMBER N/A | CORRESPONDENT NUMBER N/A | MSP NUMBER N/A | |
| ORIGINATING COMPANY WebSeller 607 | SUBMITTING COMPANY WebSeller 607 | | | |

Affordable Lending and Access to Credit Messaging



Income at
or below
80%AMI

Affordable Lending and Access to Credit Messaging

Message Summary 34



Affordable Lending And Access To Credit Messages

| CODE | MESSAGE |
|---------|--|
| FAL0003 | Based on the annual qualifying income (\$31,200.00) and the Area Median Income (AMI) (\$65,600.00) where the property is located, the loan meets the housing goal qualifications for a Very Low-Income Purchase (VLIP) since the income is at or below 50% AMI (\$32,800.00). Additionally, the loan meets the Low-Income Purchase (LIP) housing goal which requires income of less than or equal to 80% AMI (\$52,480.00). |
| FAL0011 | The Area Median Income (AMI) is (\$65,600.00) for the address submitted. |
| FAL0025 | Affordable Seconds: Document the mortgage file with a Note or other evidence of terms, settlement/closing disclosure statement or alternative required by law that evidences the fees and costs paid by the borrower at closing in connection with a new Affordable Second, and evidence of subordination of an existing Affordable Second for a refinance. |
| FAL0006 | At least one borrower must participate in a homeownership education program that meets the National Industry Standards for Homeownership Education and Counseling, or is provided by the HFA, a HUD-approved counseling agency or a Mortgage Insurer, or complete Freddie Mac's CreditSmart(R) Homebuyer U prior to the Note Date. Retain the Homeownership Education Certificate or comparable document in the Mortgage file. |
| FAL0008 | Only Freddie Mac seller/servicers with a negotiated commitment may deliver HFA Advantage mortgages. Ensure the annual qualifying income (\$31,200.00) falls within the maximum HFA-established income limits. |
| FAL0026 | The Affordable Second must be provided by an Agency under an established, ongoing, documented secondary financing or financial assistance program. The Affordable Second may not be funded by the property seller or any other interested party to the transaction except as provided in 4204.2(a)(i) B. and C. |

Income at
or below
50%AMI

Affordable Lending and Access to Credit Messaging

Message Summary 34



Affordable Lending And Access To Credit Messages

| CODE | MESSAGE |
|---------|--|
| FAL0011 | The Area Median Income (AMI) is (\$65,600.00) for the address submitted. |
| FAL0025 | Affordable Seconds: Document the mortgage file with a Note or other evidence of terms, settlement/closing disclosure statement or alternative required by law that evidences the fees and costs paid by the borrower at closing in connection with a new Affordable Second, and evidence of subordination of an existing Affordable Second for a refinance. |
| FAL0006 | At least one borrower must participate in a homeownership education program that meets the National Industry Standards for Homeownership Education and Counseling, or is provided by the HFA, a HUD-approved counseling agency or a Mortgage Insurer, or complete Freddie Mac's CreditSmart(R) Homebuyer U prior to the Note Date. Retain the Homeownership Education Certificate or comparable document in the Mortgage file. |
| FAL0008 | Only Freddie Mac seller/servicers with a negotiated commitment may deliver HFA Advantage mortgages. Ensure the annual qualifying income (\$60,000.00) falls within the maximum HFA-established income limits. |
| FAL0026 | The Affordable Second must be provided by an Agency under an established, ongoing, documented secondary financing or financial assistance program. The Affordable Second may not be funded by the property seller or any other interested party to the transaction except as provided in 4204.2(a)(i) B. and C. |

Income
> 80% AMI

Note: No specific income messaging is returned when the AMI is > 80%

Message Summary & Feedback Messages

Employment And Income Messages

| CODE | MESSAGE |
|---------|---|
| FEI0029 | Based on Loan Product Advisor's overall assessment, the loan is not eligible for income representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework. |

Credit And Liabilities Messages

| CODE | MESSAGE |
|---------|----------------|
| FEI0034 | Si De |
| FEI0102 | A qu De |
| FEI0069 | En su do |
| FEI0082 | O m ye |

Property And Appraisal Messages

| CODE | MESSAGE |
|---------|---|
| FPA0014 | Loan is not eligible for collateral representation and warranty relief based on the overall assessment of loan and collateral risk, including appraisal quality, collateral quality and loan characteristics. |
| FPA0037 | The Appraisal Identifier must be provided in order to be eligible for collateral representation and warranty relief. |
| FPA0072 | 510,400.00 is the maximum loan limit allowed for a 1-unit property located in BRAZOS County, TX. |
| FPA0057 | Address entered matched to: [REDACTED], COLLEGE STATION TX 77845 , Brazos County. Please confirm accuracy. |
| FPA0035 | Uniform Residential Appraisal Report (Form 70) is required. |

General Messages

| CODE | MESSAGE |
|------|---------|
|------|---------|

Mortgage Insurance Messaging

Mortgage Insurance Messages

| CODE | MESSAGE |
|---------|--|
| FMI0040 | This HFA Advantage mortgage requires 18% MI coverage when the borrower's income is less than or equal to 80% of Area Median Income and 35% MI coverage when the borrower's income is greater than 80% of AMI. Refer to the HFA's website and/or program guidelines for other MI options that may be available when the borrower's income is greater than 80% of AMI. |

> 95% to 97% LTV

Mortgage Insurance Messages

| CODE | MESSAGE |
|---------|--|
| FMI0039 | This HFA Advantage mortgage requires 16% MI coverage when the borrower's income is less than or equal to 80% of Area Median Income and 30% MI coverage when the borrower's income is greater than 80% of AMI. Refer to the HFA's website and/or program guidelines for other MI options that may be available when the borrower's income is greater than 80% of AMI. |

> 90% to 95% LTV

Mortgage Insurance Messages

| CODE | MESSAGE |
|---------|--|
| FMI0038 | This HFA Advantage mortgage requires 12% MI coverage when the borrower's income is less than or equal to 80% of Area Median Income and 25% MI coverage when the borrower's income is greater than 80% of AMI. Refer to the HFA's website and/or program guidelines for other MI options that may be available when the borrower's income is greater than 80% of AMI. |

> 85% to 90% LTV

Mortgage Insurance Messages

| CODE | MESSAGE |
|---------|---|
| FMI0037 | This HFA Advantage mortgage requires 6% MI coverage when the borrower's income is less than or equal to 80% of Area Median Income and 12% MI coverage when the borrower's income is greater than 80% of AMI. Refer to the HFA's website and/or program guidelines for other MI options that may be available when the borrower's income is greater than 80% of AMI. |

> 80% to 85% LTV

Check-In

If you overlook entering data into a field in Loan Product Advisor, will a feedback certificate still be provided or do you have to correct and resubmit?

Data Quality and System Messages

Message Summary 42

PURCHASE
RESTRICTION
MESSAGES

0

DATA QUALITY AND
SYSTEM MESSAGES

4

AFFORDABLE
LENDING AND
ACCESS TO CREDIT
MESSAGES

0

EMPLOYMENT AND
INCOME MESSAGES

4

ASSETS AND
RESERVES
MESSAGES

14

CREDIT AND
LIABILITIES
MESSAGES

3

PROPERTY AND
APPRAISAL
MESSAGES

5

GENERAL MESSAGES

6

MORTGAGE
INSURANCE
MESSAGES

0

Data Quality And System Messages






| CODE | MESSAGE |
|---------|--|
| DQC0017 | Owned Property Maintenance Expense Amount is required when the Asset Type is Real Estate Owned. |
| DQC0498 | Property Current Usage Type is required if Asset Type is Real Estate Owned. |
| DQC0677 | Property Usage Type is required if Asset Type is Real Estate Owned and Owned Property Disposition Status Type is Retained. |
| DQC0644 | PurchaseCreditSourceType is required when Purchase Credit Type is provided. |

Data Quality and System Messages

Data Quality and System Messages

Loan Data

Quick Links

| | | | | |
|---|---|---|---|---|
| BORROWER NAME | ADDITIONAL BORROWER | ADDITIONAL BORROWER | ADDITIONAL BORROWER | ADDITIONAL BORROWER |
| PATRICIA E MMHXDPW | N/A | N/A | N/A | N/A |
| LOAN APPLICATION # | LP AUS KEY | AUS TRANSACTION # | LOAN PRODUCT ADVISOR ID | TRANSACTION ID |
|  |  |  |  |  |



Data Quality and System Messages

| CODE | MESSAGE |
|---------|--|
| DQC0666 | TLTV is higher than maximum limit. |
| DQC0508 | Initial Principal and Interest Payment Amount is required. |

FEEDBACK

Error Messages

Loan Data

BORROWER NAME
KEN FREDDIE

LOAN APPLICATION NUMBER
[REDACTED]1

LP AUS KEY
[REDACTED]6

AUS TRANSACTION NUMBER
[REDACTED]

LOAN PRODUCT ADVISOR ID
[REDACTED]

TRANSACTION ID
[REDACTED]16

Data Quality and System Messages

| CODE | MESSAGE |
|---------|---|
| PLP0150 | MERGED CREDIT ERROR: Unable to produce merged credit report - TRU XPN not responding. |

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Data Quality and System Messages

| CODE | MESSAGE |
|---------|--|
| DQR0047 | 'Owner Occupancy' field must = N for all borrs on inv. prop |
| DQR0023 | Intent to Occupy field must be No for all borrowers when Property Usage Type is Investment Property. |

Data Quality and System Messages

| CODE | MESSAGE |
|---------|--|
| PLP0023 | No useable credit reports were received for borrower(s). |

Caution Result

Credit And Liabilities Messages

| CODE | MESSAGE |
|---------|--|
| FCL0175 | Analysis of credit history is recommended. |
| FCL0370 | Analysis of debt ratio is recommended. |
| FCL0268 | Analysis of total debt ratio is recommended. |
| FCL0374 | Lower LTV/TLTV may strengthen loan quality. |
| FCL0181 | Number of inquiries-high risk combined w/other factors. |
| FCL0128 | Lack of recently reported balances on revolving/open accts |
| FCL0117 | Number of accounts opened within last 12 months |
| FCL0112 | Number of accounts with balances |

BORROWER NAME

Assessment Summary

PURCHASE ELIGIBILITY

ELIGIBLE

RESULTS

AUS RISK CLASS

CAUTION

RESULTS

BORROWER NAME

Assessment Summary

PURCHASE ELIGIBILITY

INELIGIBLE

RISK CLASS

CAUTION

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Wrap Up



Loan Product Advisor®

When does it change?



What is changing?



What does it look like?



Where can I get more info?

Additional resources



Additional Resources

Freddie Mac Learning

Loan Product Advisor

Enhanced Loan Product
Advisor Functionality and
Data Entry Job Aids

Redesigned URLA/ULAD

Subscription Center

The screenshot displays the Freddie Mac Loan Product Advisor Feedback Certificate interface. The interface is divided into several sections: Assessment Summary, Loan Details, Loan-to-Value Ratios, Qualifying Ratios, Credit Report Information, Mortgage Details, and Asset Details. The Assessment Summary section includes fields for Borrower Name (KAREN K CAMERON), Assessment Summary (PURCHASE ELIGIBLE), and Loan Product Advisor Feedback Certificate (LPAD1234567). The Loan Details section includes fields for Borrower Name (KAREN K CAMERON), Property Address (123 MAIN STREET, LEANINGTON, KY 40513), and Loan-to-Value Ratios (LTV: 66.66%, CLTV: 66.66%, HMLTV: 66.66%). The Qualifying Ratios section includes fields for Gross Monthly Income (\$4,781.21), Total Monthly Debt (\$1,180.00), and Credit Score (701). The Credit Report Information section includes fields for Borrower Name (KAREN K CAMERON), Credit Report (Equifax), and Credit Score (701). The Mortgage Details section includes fields for Loan-to-Value Ratios (LTV: 66.66%, CLTV: 66.66%, HMLTV: 66.66%), Mortgage Amount (\$120,000.00), and Mortgage Rate (3.50%). The Asset Details section includes fields for Asset Name (123 MAIN STREET), Asset Address (123 MAIN STREET, LEANINGTON, KY 40513), and Asset Value (\$180,000.00).

Customer Support Contact Center (CSCC)

800-FREDDIE

Our Role

800-FREDDIE provides front-line support for Sellers, Servicers and Third-Party Originators who have questions about Freddie Mac products and services. CSCC is open 8AM-9PM EST Mon-Friday.

Our Team

Functional Areas

Loan Product Advisor®

- Accept vs Caution problem solving
- Feedback message interpretation
- Integration issues related to vendors

LPCS_requests@FreddieMac.com

Underwriting

- Underwriting scenarios
- Appraisal
- Income
- Assets
- Acceptable Documentation

UWSupport@FreddieMac.com

Loan Advisor®

- Loan Closing Advisor®
- Loan Collateral Advisor®
- Loan Quality Advisor®
- Loan Coverage Advisor®

LAS_tools_customer_mailbox@FreddieMac.com

Loan Delivery

- Loan Selling Advisor®
- Pricing
- Contract extensions
- Mandatory, Best Efforts, MBS
- ULDD
- Seller billing

Delivery_Support@FreddieMac.com

Loan Servicing

- Modifications
- Foreclosure / Deed in Lieu
- Application support for all servicing tools
- Workout Prospector

Servicer_Customer_Support@FreddieMac.com

Your Freddie Mac Learning team thanks you!





Questions?

How'd We Do?

Please take a moment to rate this session using the poll.



This will help us
plan for future
sessions