

Effective August 26, 2023

Feedback Enhancements

Effective with this release, we’re improving Loan Quality Advisor feedback and export features for lenders by including an indicator for First Time Homebuyers. This new feature provides transparency if any borrowers on the loan are eligible for Credit Fee Caps. (Please refer to exhibit 19a for more information.)

Property Information & Loan Terms		
BORROWER NAME John Freddie	PROPERTY ADDRESS 12345 FREDDIE MAC WAY	CITY, STATE, ZIP Example, VA, 12345
PROPERTY USAGE TYPE Primary Residence	PURPOSE OF LOAN PURCHASE	PURCHASE PRICE \$210,020
PRODUCT 30-Year Fixed Rate Conventional	AMORTIZATION TYPE FIXED	AMORTIZATION MONTHS 74
INTEREST RATE 7.00 %	LOAN AMOUNT \$120,000	PROPERTY VALUE \$180,000
AREA MEDIAN INCOME % 79.79 %	ALTERATIONS AND REPAIRS AMOUNT N/A	ENERGY IMPROVEMENT AMOUNT --
HIGH COST AREA No	RURAL AREA No	HIGH NEEDS RURAL REGION No
LOAN PROGRAM IDENTIFIER(S) CommunityLandTrust GreenCHOICE	FIRST TIME HOMEBUYER Yes	

NOTE: If you access Loan Quality Advisor through a system-to-system (S2S) software provider integration, you’ll have to upgrade your integration once your software partner has built to the latest specification. Please confirm that your software provider has built to the latest Loan Quality Advisor specification.

Updated Message Matrix for Loan Quality Advisor

Also effective with this release, we’ve added three new feedback messages in the Loan Quality Advisor Results section to provide clarity around feedback certificate results and assist in driving workflow.

Message Code	Text	Purpose
LQA1000	No informational messages at this time.	No additional information at this time.
LQA1001	Closing disclosure details cannot be validated. Please resubmit the loan to reassess the mortgage at a later time.	Not all closing disclosure details could be validated, please resubmit.

Loan Quality Advisor Results ^

Loan Quality Advisor Messages

CATEGORY NAME	CODE	MESSAGES	RESULT
	LQA1000	No informational messages at this time.	GREEN

LPA Data Compare Results 2 ^

Result
RED

LPA Transaction Number 230436288	LPA Date/Time of Submission 06/02/2023 13:07:01	LPA Loan Status COMPLETE	LPA Risk Class Accept
-------------------------------------	--	-----------------------------	--------------------------

LQA1002	Affordability eligibility details cannot be validated. Please resubmit the loan to reassess the mortgage at a later time.	Goal Eligibility Service is unavailable, please resubmit.
---------	---	---



LPA Data Compare Results

We've added five new **Loan Product Advisor® (LPASM) Data Compare rules and feedback messages** to provide clarity around **First Time Homebuyer**, **Purchase Price** and **Loan Program Identifiers** data:

1) Loan Program ID

- **DC9001** - The Loan Program Identifier in Loan Quality Advisor does not match the Loan Program Identifier in LPA - please review the data points for accuracy. If the Loan Program Identifier in Loan Quality Advisor is accurate, the loan must be resubmitted to LPA.

2) First Time Homebuyer Indicator

- **DC7000** - The Borrower First Time Homebuyer Indicator is either not a valid value or does not match the value(s) submitted in the last complete LPA transaction.
- **DC7001** - A data comparison cannot be completed for the Borrower First Time Homebuyer Indicator because the Taxpayer Identifier Value(s) in Loan Quality Advisor does not match the Social Security Number(s) in LPA.

3) Purchase Price

- **DC10001** - Purchase Price Amount in Loan Quality Advisor must be equal to the difference between Sales Contract Amount and Total Sales Concession Amount in LPA - please review the data points for accuracy. If the Purchase Price Amount in Loan Quality Advisor is accurate, the loan must be resubmitted in LPA.
- **DC10002** - A data comparison cannot be completed for the Purchase Price Amount because the value is not submitted or equal to "0" in Loan Quality Advisor or LPA.

These new LPA Data Compare feedback messages are included in the updated [Loan Quality Advisor Feedback Messages Customer Matrix](#).

Effective October 2, 2023

HeritageOne

Announced in *Single-Family Seller/Service Guide Bulletin 2023-13* on June 7, 2023, **HeritageOneSM** mortgage is a new Duty to Serve negotiated offering, tailored to meet the needs of borrowers who are members of federally recognized Native American tribes purchasing property located in Native American tribal land.

Loan Quality Advisor support for HeritageOne will be available in the customer test environment (CTE) on September 21 and in production on October 2. You must obtain Freddie Mac's written approval before selling HeritageOne loans to Freddie Mac.

Sales Contract vs. Concession Mismatch

On June 27, 2023, we published a note that customers would receive a critical purchase eligibility edit when the purchase price of a property did not match the LPA sales contract net sales concession amount. This note should have stated that this edit was a Warning only.

This note should have stated that this edit was a Warning only. This will remain a warning until November 6, 2023, after which it will result in a Critical edit.



HMDA Data Points Retirement Date Change

Effective October 2, 2023, the current format for these three Uniform Loan Delivery Dataset (ULDD) data points will no longer be accepted. These data points will be retired and replaced with new formats. We encourage you to update your processes and to reflect the changes.

Below is the list of data points being retired and their replacements:

<u>Original Format</u>		<u>New Format</u>		<u>MISMO v3.0 Definition</u>
Sort ID	MISMO v3.0 Data Point Name	Sort ID	MISMO v3.0 Data Point Name	
608	Gender Type	608.3	HMDAGenderType	The borrower's or interviewer's statement about the borrower's gender.
609	HMDAEthnicityType	609.1	No change	The borrower's or interviewer's statement about the borrower's ethnicity as defined in the Home Mortgage Disclosure Act.
<u>610</u>	HMDARaceType	610.5	No change	The borrower's or interviewer's statement about the borrower's race as defined in the Home Mortgage Disclosure Act. Up to 5 Race Types may be included per borrower.

Project Legal Structure Type

Effective October 2, ULDD Data Point Project Legal Structure Type (Sort ID 47) must match the Uniform Loan Application Dataset (ULAD) Data Point Project Legal Structure Type (Unique ID 50.00) in LPA and ULDD Data Point Project Legal Structure Type (Sort ID 47) in Loan Quality Advisor – including when Project Legal Structure Type is blank.

For future updates and announcements, please click [here](#) to subscribe.

