

Loan Product Advisor[®] (LPASM)

Feedback Message Updates



HeritageOneSM

Effective October 2, 2023

HeritageOne is a new Duty to Serve negotiated offering to help support lending to members of federally recognized American Indian and Alaska Native tribes in tribal areas. This negotiated offering will be eligible for delivery for sellers who have obtained Freddie Mac's written approval.

| Message Code | Original or Existing text (if applicable) | New Message Text | Feedback Certificate, Error Page | Purpose |
|---|---|---|----------------------------------|--|
| General Message Update | | | | |
| FGM0152 | N/A | HeritageOne mortgages may only be delivered by Freddie Mac Seller/Serviceicers with the HeritageOne negotiated provision. | Feedback Certificate | Informational message alerting user that prior approval from Freddie Mac is required in order to deliver a HeritageOne mortgage. |
| Assets and Reserves Message Update | | | | |
| FAR0187 | N/A | If cash on hand is used to qualify the borrower: Seller must reasonably conclude and support that Borrower is a cash-basis individual, cash is not borrowed and could be saved, and there is no indication that borrower typically uses checking/savings or similar accounts. Obtain documentation according to Guide Section 4504.8 that supports Seller's conclusion. Provide evidence that all funds are deposited in a financial institution or are held in an institutional escrow account prior to closing. | Feedback Certificate | Informational message directing seller how to document cash on hand if used to qualify the borrower. |
| Purchase Restriction Message Updates | | | | |
| PUR0379 | N/A | A HeritageOne mortgage must be an Amortization Type of fixed-rate. | Feedback Certificate | Warning message alerting user that a HeritageOne mortgage must be an Amortization Type of fixed-rate. |
| PUR0380 | N/A | A HeritageOne mortgage must be a purchase or no cash-out refinance mortgage. | Feedback Certificate | Warning message alerting user that A HeritageOne mortgage must be a purchase or no cash-out refinance mortgage. |
| PUR0381 | N/A | A HeritageOne mortgage secured by cooperative housing is not eligible. | Feedback Certificate | Warning message alerting user that a HeritageOne mortgage secured by cooperative housing is not eligible. |
| PUR0403 | N/A | A <<HeritageOneIneligibleLoanProgramIdentifiers>> is not eligible as a HeritageOne mortgage. | Feedback Certificate | Warning message alerting user that program identifier submitted is not eligible as a HeritageOne mortgage. |
| PUR0382 | N/A | A HeritageOne mortgage Occupancy must be primary residence. | Feedback Certificate | Warning message alerting user that the occupancy type must be primary residence |



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|--------------|---|---|----------------------------------|---|
| PUR0383 | N/A | A HeritageOne mortgage secured by a 2- to 4- unit property must be Loan Product Advisor Accept. | Feedback Certificate | Warning message alerting user that A HeritageOne mortgage secured by a 2- to 4- unit property must be an LPA Accept. |
| PUR0384 | N/A | A HeritageOne mortgage secured by a CHOICEHome must be Loan Product Advisor Accept. | Feedback Certificate | Warning message alerting user that a CHOICEHome must be an LPA Accept. |
| PUR0385 | N/A | A HeritageOne mortgage secured by a manufactured home on a leasehold estate must be Loan Product Advisor Accept. | Feedback Certificate | Warning message alerting user that a HeritageOne mortgage secured by a manufactured home on a leasehold estate must be an LPA Accept. |
| PUR0386 | N/A | A HeritageOne mortgage secured by a single-wide manufactured home must be Loan Product Advisor Accept. | Feedback Certificate | Warning message alerting user that a HeritageOne mortgage secured by a single-wide manufactured home must be an LPA Accept. |
| PUR0387 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 97% for a HeritageOne mortgage secured by a 1-unit property. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0388 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 97% for a HeritageOne mortgage secured by a 1-unit property. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0389 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 105% for a HeritageOne mortgage with an affordable second. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0390 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 95% for a HeritageOne mortgage secured by a 2- to 4-unit property. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0391 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 95% for a HeritageOne mortgage secured by a 2- to 4-unit property. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0392 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor Accept HeritageOne mortgage secured by a manufactured home. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage |
| PUR0393 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor Accept HeritageOne mortgage secured by a manufactured home. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0394 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 90% for a Loan Product Advisor non-Accept HeritageOne mortgage secured by a manufactured home with a loan term greater than 20 years. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for a HeritageOne mortgage |
| PUR0395 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 90% for a Loan Product Advisor non-Accept HeritageOne mortgage secured by a manufactured home with a loan term greater than 20 years. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for a HeritageOne mortgage. |



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| PUR0396 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor non-Accept HeritageOne mortgage secured by a manufactured home with a loan term of 20 years or less. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0397 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor non-Accept HeritageOne mortgage secured by a manufactured home with a loan term of 20 years or less. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0398 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor Accept HeritageOne mortgage with a non-occupying borrower. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0399 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 95% for a Loan Product Advisor Accept HeritageOne mortgage with a non-occupying borrower. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0400 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 105% for a HeritageOne mortgage with a non-occupying borrower and an affordable second. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0401 | N/A | The LTV ratio of <<LTVRatioPercent>>% exceeds the maximum of 90% for a Loan Product Advisor non-Accept HeritageOne mortgage with a non-occupying borrower. | Feedback Certificate | Warning message that the LTV exceeds the applicable limits for HeritageOne mortgage. |
| PUR0402 | N/A | The TLTV ratio of <<CombinedLTVRatioPercent>>% exceeds the maximum of 90% for a Loan Product Advisor non-Accept HeritageOne mortgage with a non-occupying borrower. | Feedback Certificate | Warning message that the TLTV exceeds the applicable limits for HeritageOne mortgage. |

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Homeownership Education Messages

Effective October 2, 2023

We've revised existing messages and added a new message to provide clarity around homeownership education requirements.

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|--|---|--|----------------------------------|---|
| Affordable Lending and Access to Credit Message Updates | | | | |
| FAL0047 | N/A | At least one borrower must participate in a landlord education program that is required by the HFA. If the HFA does not require landlord education, at least one borrower must participate in a landlord education program per Guide Section 4501.12. Retain any Certificate of Achievement or comparable documentation in the mortgage file. | Feedback Certificate | Warning message that participation in a landlord education program may be required. |
| FAL0001 | Since all occupying Borrowers are First-Time Homebuyers, at least one occupying Borrower must participate in a homeownership education program that meets the National Industry Standards for Homeownership Education and Counseling, or is provided by 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. | Since all occupying borrowers are first-time homebuyers, at least one borrower must participate in a homeownership education program or completion of Freddie Mac's CreditSmart(R) Homebuyer U is required prior to the note date. Retain the Homeownership Education Certification or comparable document in the mortgage file. See Guide Section 5103.6 for complete requirements. | Feedback Certificate | Messages updated because they were outdated and not in full alignment with the existing Guide requirements. |
| FAL0036 | Landlord education is required for 2- to 4-unit property. Seller must maintain Certificate of Achievement or comparable documentation in the mortgage file. | Landlord education is required for a 2- to 4- unit property prior to the note date. Retain the Certificate of Achievement or comparable document in the mortgage file. | Feedback Certificate | |
| FCL0407 | Since credit reputation uses only Noncredit Payment References, at least one occupying Borrower must participate in a homeownership education program that meets the National Industry Standards for Homeownership Education and Counseling, or is provided by 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. | Since the established credit reputation uses only Noncredit Payment References, participation in a homeownership education program or completion of Freddie Mac's CreditSmart(R) Homebuyer U is required prior to the Note Date. Retain the Homeownership Education Certification or comparable document in the Mortgage file. See Guide Section 5103.6 for related requirements | Feedback Certificate | |
| FAL0007 | Since there is at least one borrower who is not a First-Time Homebuyer, homebuyer education is required only if specified by the HFA. | Since there is at least one Borrower who is not a First-Time Homebuyer, homeownership education is required only if specified by the HFA. | Feedback Certificate | |

