

Loan Product Advisor® Feedback Messages

January 2023

Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
HFA Advantage LTV				
Effective January 29, 2023				
New Messages				
PUR0365	N/A	Loan-To-Value of <<LTVRatioPercent>> exceeds the maximum Loan-To-Value of 95% for an HFA Advantage Mortgage secured by a 2- to 4-unit property.	Feedback Certificate	HFA Advantage TOB Support in LPA. Guide Section 4501: Manufactured Homes. HFA Advantage Mortgages secured by Manufactured Homes, including Manufactured Homes that are CHOICEHomes® described in Guide Section 5703.9, are eligible for sale to Freddie Mac. Except when secured by a CHOICEHome, the loan-to-value (LTV) ratio for an HFA Advantage Mortgage secured by a Manufactured Home may not exceed 95%.

PUR0366	N/A	Loan-To-Value Percent of <<LTVRatioPercent>>% exceeds the maximum Loan-To-Value of 95% for an HFA Advantage Mortgage secured by a manufactured home.	Feedback Certificate	HFA Advantage TOB Support in LPA. Guide Section 4501: Manufactured Homes. HFA Advantage Mortgages secured by Manufactured Homes, including Manufactured Homes that are CHOICEHomes® described in Guide Section 5703.9, are eligible for sale to Freddie Mac. Except when secured by a CHOICEHome, the loan-to-value (LTV) ratio for an HFA Advantage Mortgage secured by a Manufactured Home may not exceed 95%.
PUR0367	N/A	Total Loan-To-Value of <<CombinedLTVRatioPercent>>% exceeds the maximum Total Loan-To-Value of 95% for an HFA Advantage Mortgage secured by a 2- to 4-unit property.	Feedback Certificate	HFA Advantage TOB Support in LPA. Guide Section 4501: Manufactured Homes. HFA Advantage Mortgages secured by Manufactured Homes, including Manufactured Homes that are CHOICEHomes® described in Guide Section 5703.9, are eligible for sale to Freddie Mac. Except when secured by a CHOICEHome, the loan-to-value (LTV) ratio for an HFA Advantage Mortgage secured by a Manufactured Home may not exceed 95%.

PUR0368	N/A	Total Loan-To-Value of <<CombinedLTVRatioPercent>>% exceeds the maximum Total Loan-To-Value of 95% for an HFA Advantage Mortgage secured by a manufactured home.	Feedback Certificate	HFA Advantage TOB Support in LPA. Guide Section 4501: Manufactured Homes. HFA Advantage Mortgages secured by Manufactured Homes, including Manufactured Homes that are CHOICEHomes® described in Guide Section 5703.9, are eligible for sale to Freddie Mac. Except when secured by a CHOICEHome, the loan-to-value (LTV) ratio for an HFA Advantage Mortgage secured by a Manufactured Home may not exceed 95%.
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Revised Message

PUR0108	LTV ratio of ~LTV Ratio Percent~%, must be less than or equal to 97% for an HFA Advantage Mortgage.	Loan-To-Value of <<LTVRatioPercent>> exceeds the maximum Loan-To-Value of 97% for an HFA Advantage Mortgage secured by a 1-unit property.	Feedback Certificate	HFA Advantage TOB Support in LPA. Guide Section 4501: Manufactured Homes. HFA Advantage Mortgages secured by Manufactured Homes, including Manufactured Homes that are CHOICEHomes® described in Guide Section 5703.9, are eligible for sale to Freddie Mac. Except when secured by a CHOICEHome, the loan-to-value (LTV) ratio for an HFA Advantage Mortgage secured by a Manufactured Home may not exceed 95%.
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**Down Payment Funds
Effective January 29, 2023**

New Message

DQC0699	N/A	Down Payment Funds Type is required for the down payment in the amount of <<DownPaymentAmount>>.	Feedback Certificate	Down Payment Funds Type is only required to be delivered when the loan is Purchase and FHA.
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Revised Message

DQC0664	Downpayment Funds Type is required for Purchase transactions when a Loan Program Identifier of Home Possible or HFA Advantage is provided.	Down payment information is required.	Feedback Certificate	This message is being updated as Down Payment Funds Type is only required to be delivered when the loan is Purchase and FHA.
FHA Loan Lender				
Effective January 29, 2023				
Retired Message				
DQC0651	For FHA Loans, the FHA Loan Lender Identifier is required.	N/A	Feedback Certificate	This message is being retired.
Community Land Trust				
Effective January 29, 2023				
New Messages				
PUR0369	N/A	A community land trust mortgage must be secured by a 1- to 2-unit property.	Feedback Certificate	Policy Update to allow CLT and 2-Unit Properties Used opportunity to ammend message text to align with standards
FGM0148	N/A	For a community land trust (CLT) mortgage secured by a 2-unit property, at least one qualifying borrower must complete a landlord education program or have at least one year of previous landlord experience. Certificate of education should be retained in the loan file.	Feedback Certificate	Policy Update to allow CLT and 2-Unit Properties Used opportunity to ammend message text to align with standards
Revised Messages				
PUR0273	The mortgage was submitted with an LTV Ratio of (+ <Loan To Value Percent (LPA)> + "), which exceeds the maximum LTV Ratio of 65% for a cash-out refinance Community Land Trust Mortgage."	The LTV ratio of <<LTVRatioPercent>> exceeds the maximum of 65% for a cash-out refinance community land trust (CLT) mortgage.	Feedback Certificate	Policy Update to allow CLT and 2-Unit Properties Used opportunity to ammend message text to align with standards
PUR0274	The mortgage was submitted with a Total LTV Ratio of (+ <Combined Loan To Value Percent (LPA)> + "), which exceeds the maximum Total LTV Ratio of 65% for a cash-out refinance Community Land Trust Mortgage."	The TLTV ratio of <<CombinedLTVRatioPercent>> exceeds the maximum of 65% for a cash-out refinance community land trust (CLT) mortgage.	Feedback Certificate	Policy Update to allow CLT and 2-Unit Properties Used opportunity to ammend message text to align with standards

PUR0275	The mortgage was submitted with a Home Equity Combined LTV Ratio of (+ <Home Equity Combined Loan To Value Percent (LPA)> + "), which exceeds the maximum Home Equity Combined LTV Ratio of 65% for a cash-out refinance Community Land Trust Mortgage."	The HTLTV ratio of <<HomeEquityCombinedLTVRatioPercent> > exceeds the maximum of 65% for a cash-out refinance community land trust (CLT) mortgage.	Feedback Certificate	Policy Update to allow CLT and 2-Unit Properties Used opportunity to ammend message text to align with standards
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High Cost Area

Effective January 29, 2023

New Message

FGM0149	N/A	<<StandardizedSubjectPropertyAddressLineText>>, <<StandarizedSubjectPropertyCityName>>, <<StandardizedSubjectPropertyStateCode>>, >, <<StandardizedSubjectPropertyPostalCode>> is in a designated high-cost area.	Feedback Certificate	New message to alert borrowers that they are in a High Cost Area
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Junior Lien

Effective January 29, 2023

Revised Messages

FCL0335	Documentation is required to evidence the existing junior lien is paid down or paid off prior to or at closing.	Documentation is required to evidence the first lien and/or existing junior lien(s) is paid down or paid off prior to or at closing.	Feedback Certificate	Messages and logic were updated to trigger off of newly available ULAD data where we can identify Mortgage Loans and HELOCs that are marked as resubordinated or Paid Off. The issue we are seeing now is that First Lien Mortgage Loans and Junior Lien Mortgage Loans share the same data container and cannot be distinguished between the two. Therefore the messages need to be updated to also provide instructions for First Liens
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FCL0425	Documentation is required to evidence the existing junior lien is paid down or paid off prior to or at closing. If the existing junior lien is paid with the proceeds of the no cash-out refinance, document the existing junior lien was used in its entirety to acquire the subject property.	Documentation is required to evidence the first lien and/or existing junior lien(s) is paid down or paid off prior to or at closing. If an existing junior lien(s) is paid with the proceeds of the no cash-out refinance, document the existing junior lien was used in its entirety to acquire the subject property.	Feedback Certificate	Messages and logic were updated to trigger off of newly available ULAD data where we can identify Mortgage Loans and HELOCs that are marked as resubordinated or Paid Off. The issue we are seeing now is that First Lien Mortgage Loans and Junior Lien Mortgage Loans share the same data container and cannot be distinguished between the two. Therefore the messages need to be updated to also provide instructions for First Liens
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**Invalid Validation Source
Effective January 29, 2023**

New Message

FEI0299	N/A	Asset information from <<ThirdPartyValidationSource>> in <<ThirdPartyServiceProvider>>'s <<ThirdPartyReportIdentifier>> report cannot be assessed because <<ThirdPartyValidationSource>> is not a verified validation source.	Feedback Certificate	New message informing customer that the provided asset report is not acceptable for income or asset calculation. No message exists today as this is a new requirement.
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Updated 01/24/2023