Loan Product Advisor® (LPA℠) Feedback Message Updates

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SINGLE-FAMILY

Asset and Income Modeler (AIM) Messages

As announced in *Single-Family Seller/Servicer Guide* (Guide) [Bulletin 2024-1](#), AIM for income using employment data is expanding to include digitized paystub and W-2 data in the automated income assessment in LPA. All references to effective dates within this document are for the LPA message effective date.

Effective February 7, 2024

We're adding a new message to indicate that the income submitted is eligible for representation and warranty.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FEI0312	N/A	<<BorrowerFullName>>'s submitted <<SubmittedEmployerFullName>> income of $<<SubmittedIncomeAmount>> is relieved of representation and warranty for the accuracy of the income calculation. This income was assessed using the [<<ThirdPartyServiceProviderName>>: <<ThirdPartyReportIdentifier>>] data. The paystubs and W2's must be retained in the loan file. No further documentation is required for this income.	Feedback Certificate	Indicates that the submitted income is eligible for income rep and warranty.

Some of our existing messages can also be received when using this offering and will provide information on the data received from the provider's report.

Message Code	Original or Existing text (if applicable)	Feedback Certificate, Error Page	Purpose
FEI0165	The third-party report from (<<VendorName>>: <<ReportID>>) is sufficient documentation to support the income and must be retained in the loan file. The third-party report dated <<report date>> expires <<report expiration date>>.	Feedback Certificate	Informational message that indicates the expiration date of the report.
FEI0113	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s wage income. The derived $<<FREDerivedMonthlyIncomeAmount>> from [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>] report is insufficient.	Feedback Certificate	Warning message that income rep and warranty isn't available because the income amount is insufficient.
FEI0298	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s income at <<CurrentEmployerFullName >>. The derived $<<FREDerivedMonthlyIncomeAmount>> from [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>] report is insufficient.	Feedback Certificate	Warning message that income rep and warranty isn't available because the income amount is insufficient.

Effective February 17, 2024

Based on some early feedback, we'll be implementing updates to messages to provide additional clarity for loans using this offering.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FEI0312	N/A	<<BorrowerFullName>>'s submitted <<SubmittedEmployerFullName>> income of $<<SubmittedIncomeAmount>> is relieved of representation and warranty for the accuracy of the income calculation. This income was assessed based on paystub and W-2 data from the provider using [<<ThirdPartyServiceProviderName>>: <<ThirdPartyReportIdentifier>>] . The paystubs and W-2's must be retained in the loan file. No further documentation is required for this income.	Feedback Certificate	Message text updated to provide clarity to user.
FEI0165	The third-party report from [<<VendorName>>: <<ReportID>>] is sufficient documentation to support the income and must be retained in the loan file. The third-party report dated <<report date>> expires <<report expiration date>>.	The report [<<VendorName>>: <<ReportID>>] dated <<report date>> is sufficient documentation to support the income based on data from the provider and expires <<report expiration date>>; it must be retained in the loan file.	Feedback Certificate	Message text updated to provide clarity to user.
FEI0113	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s wage income. The derived $<<FREDerivedMonthlyIncomeAmount>> from [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>] report is insufficient.	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s wage income. The derived $<<FREDerivedMonthlyIncomeAmount>> based on data from the provider is insufficient [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>].	Feedback Certificate	Message text updated to provide clarity to user.
FEI0298	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s income at <<CurrentEmployerFullName >>. The derived $<<FREDerivedMonthlyIncomeAmount>> from [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>] report is insufficient.	Unable to offer income representation and warranty relief for <<BorrowerFullName>>'s income at <<CurrentEmployerFullName >>. The derived $<<FREDerivedMonthlyIncomeAmount>> based on data from the provider is insufficient [<<ThirdPartyFullName>>: <<ThirdPartyReportIdentifier>>].	Feedback Certificate	Message text updated to provide clarity to user.

Effective February 25, 2024

We're adding new messages to indicate why the income submitted is not eligible for rep and warranty.

Message Code	Original or Existing text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
FEI0315	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Self-employed income cannot be assessed using paystub and W-2 data.	Feedback Certificate	New message alerting user that the income cannot be assessed because it's self-employed income.
FEI0316	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Income data could not be linked to submitted employer. Verify the paystub and W-2 data matches <<BorrowerFullNames>>'s current employment and the information on the loan application. If applicable, resubmit using an AKA for the submitted employer name.	Feedback Certificate	New message alerting user that the income cannot be assessed because income documents could not be linked to a submitted employer.
FEI0317	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Most recent paystub is more than 30 days prior to the application received date. Resubmit with a more recent paystub.	Feedback Certificate	New message alerting user that the income cannot be assessed because the paystub must be within 30 days of application received date.
FEI0318	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. No base income was submitted.	Feedback Certificate	New message alerting user that the income cannot be assessed because no base income amount was submitted.
FEI0319	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Excessive fluctuations between <<Year1>> and <<Year2>> income.	Feedback Certificate	New message alerting user that the income cannot be assessed because the income has excessive fluctuation.
FEI0320	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using	Feedback Certificate	New message alerting user that the income cannot be assessed because there was not

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		[<<PSW2VendorNameAndReportID>>]. Employment start date was not submitted and is required.		an employment start date submitted.
FEI0321	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Missing income document(s) for <<DerivedEmployerName>>. Confirm most recent paystub and <<Year2>> paystub or W-2 documents are present.	Feedback Certificate	New message alerting user that the income cannot be assessed because there are missing income documents.
FEI0322	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>].	Feedback Certificate	New message alerting user that the income cannot be assessed.
FEI0323	N/A	Unable to assess <<BorrowerFullName>>'s income at <<DerivedEmployerName>> based on paystub and W-2 data from the provider using [<<PSW2VendorNameAndReportID>>]. Income could not be derived due to insufficient income history based on <<SubmittedCurrentEmploymentStartDate>> at <<SubmittedEmployerFullName>>.	Feedback Certificate	New message alerting user that the income cannot be assessed because there was not sufficient employment history at current employer.