

Loan Product Advisor® Feedback Message Updates

March 2, 2022

Prior Version Message Category	Prior Version Message Code	New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
AIM for Income Using Direct Deposits						
Effective March 2, 2022						
New messages						
DOC	4V	FEI0067	N/A	Alimony or child support income for ~BORR name~ must be supported by documentation evidencing receipt of the income for the most recent six months and signed court order, legally binding separation agreement and/or final divorce decree verifying the payor's obligation for the previous six months, including the amount and the duration of the obligation. Proof of the ages of the children for which child support is received.	Feedback Certificate	Message requesting documentation of income for the most recent six months.
DOC	I7	FEI0074	N/A	Department of Veterans Affairs(VA) benefits for ~BORR name~ must be documented in accordance with the Freddie Mac-Single-Family Seller/Service Guide Chapter Section 5305.2.	Feedback Certificate	Message requesting documentation in accordance with the Seller/Service Guides Section 5305.2.

DOC	CZ	FEI0102	N/A	A 10-day pre-closing verification (10-day PCV) for ~Borrower Full Name (LPA)~" 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.	Feedback Certificate	Message indicating that the 10-day PCV must be dated within 10 Business Days prior to the note date or after but prior to delivery.
DOC	OK	FEI0131	N/A	For existing and established VA benefits: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent. Age of documents must be met for evidence of current receipt; OR	Feedback Certificate	Message requesting documentation of the income type, source and frequency.
DOC	M7	FEI0132	N/A	For newly established VA benefits: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	Feedback Certificate	Message requesting documentation of the income type, source and frequency.
LPN	8V	FEI0165	N/A	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 ~EarliestReportDate~ expires ~EarliestExpirationDate~.	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.

LPN	TE	FEI0229	N/A	<p>~BorrowerFullName~'s submitted alimony/child support income of ~SubmittedAlimonyAndChildSupportIncomeAmount~ was assessed using Direct Deposits. The [~VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; The report must be retained in the loan file. The signed court order, legally binding agreement, and/or final divorce decree verifying the obligation is required. Proof of the ages of the children for which child support is received is required. Once obtained, no further documentation is required for this income</p>	Feedback Certificate	Message indicating that the income amount was assessed and additional documentation is required.
LPN	TD	FEI0230	N/A	<p>~BorrowerFullName~'s submitted military income of ~SubmittedMilitaryIncomeAmount~ was assessed using ~DDOfferingType~. The [~VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; ~DDRReportDocumentationRequirement~. No further documentation is required for this income."</p>	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.
LPN	TU	FEI0231	N/A	<p>~BorrowerFullName~'s submitted Department of Veterans Affairs(VA) benefits income of ~SubmittedVABenefitsIncomeAmount~ was assessed using Direct Deposits. The [~VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; The report must be retained in the loan file. No further documentation is required for this income.</p>	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.

WEB	4W	DCH0023	N/A	Alimony or child support income for ~BORR name~ must be supported by documentation evidencing receipt of the income for the most recent six months and signed court order, legally binding separation agreement and/or final divorce decree verifying the payor's obligation for the previous six months, including the amount and the duration of the obligation. Proof of the ages of the children for which child support is received.	Document Checklist	Message requesting documentation to support Alimony or child support income.
WEB	I8	DCH0028	N/A	Department of Veterans Affairs(VA) benefits for ~BORR name~ must be documented in accordance with the Freddie Mac-Single-Family Seller/Servicer Guide Chapter Section 5305.2.	Document Checklist	Message requesting documentation in accordance with the Seller/Servicer Guides Section 5305.2.
WEB	IJ	DCH0033	N/A	Military income for ~BORR Name~ must be supported by a YTD Leave and Earnings Statement, W2 for the most recent calendar year and a 10-day pre-closing verification (10-day PCV), OR a written VOE documenting all YTD earnings and the earnings for the most recent calendar year (including current monthly fixed entitlement amount(s) and type(s), if applicable), and a 10-day PCV.	Document Checklist	Message requesting documentation for the military income.
WEB	WM	DCH0045	N/A	A 10-day pre-closing verification (10-day PCV) for ~Borrower Full Name (LPA)~ 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.	Document Checklist	Message indicating that the 10-day PCV must be dated within 10 Business Days prior to the note date or after but prior to delivery.

WEB	M9	DCH0101	N/A	For existing and established VA benefits: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent. Age of documents must be met for evidence of current receipt; OR	Document Checklist	Message requesting documentation income type, source and frequency.
WEB	M8	DCH0103	N/A	For newly established VA benefits: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	Document Checklist	Message requesting documentation of the VA benefits.
LPN	VD	FEI0226	N/A	~BorrowerFullName~'s submitted ~BorrowerEmployerName~ income of ~SubmittedJobRelatedIncomeAmount ~ was assessed using ~DDOfferingType~. The [-VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; ~DDRreportDocumentationRequirement~. No further documentation is required for this income.	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.

LPN	VE	FEI0227	N/A	~BorrowerFullName~'s submitted pension income of ~SubmittedPensionIncomeAmount~ was assessed using Direct Deposits. The [~VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; The report must be retained in the loan file. No further documentation is required for this income.	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.
LPN	VG	FEI0228	N/A	~BorrowerFullName~'s submitted Social Security income of ~SubmittedSocialSecurityIncomeAmount~ was assessed using Direct Deposits. The [~VendorNameAndReportID~] report dated ~ReportAsOfDate~ expires ~ReportExpirationDate~; The report must be retained in the loan file. No further documentation is required for this income.	Feedback Certificate	Message indicating that the third-party provider report is sufficient documentation to support income.
WEB	LL	DCH0097	N/A	For existing and established sources of pension income: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent. Age of documents must be met for evidence of current receipt; OR	Document Checklist	Message requesting documentation of the income type, source and frequency.

WEB	M3	DCH0098	N/A	For newly established sources of pension income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	Document Checklist	Message requesting documentation of the income type, source and frequency.
WEB	OJ	DCH0099	N/A	For existing Social Security income: Document type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, 1099, bank statement(s) or equivalent. Age of documents must be met for evidence of current receipt. For Social Security retirement and long-term disability benefits, obtaining benefit verification letter or documentation of current receipt is sufficient; OR	Document Checklist	Message requesting documentation of the income type, source and frequency.

WEB	M6	DCH0100	N/A	For newly established Social Security income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with a benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.	Document Checklist	Message requesting documentation of the income type, source and frequency.
LPN	JG	FEI0232	N/A	Unable to assess direct deposit income using the third-party report(s) because of gap(s) in income deposits.	Feedback Certificate	Message indicating that direct deposit income was not assessed due to gaps in the deposits.
LPN	JH	FEI0233	N/A	Unable to assess direct deposit income using the third-party report(s) because the most recent deposit(s) is missing based on the pay frequency and last deposit date.	Feedback Certificate	Message indicating that direct deposit income was not assessed because the most recent deposit(s) is missing.
LPN	3A	FEI0063	N/A	Unable to assess direct deposit income using the third-party report(s) because income could not be associated with a borrower.	Feedback Certificate	Message indicating that direct deposit income was not assessed because the income could not be associated with the borrower.
LPN	3O	FEI0064	N/A	Unable to assess direct deposit income using the third-party report(s) because of insufficient income history.	Feedback Certificate	Message indicating that direct deposit income was not assessed due to insufficient income history.
LPN	6O	FEI0065	N/A	Unable to assess direct deposit income using the third-party report(s) because income deposits could not be identified.	Feedback Certificate	Message indicating that direct deposit income was not assessed because income deposits could not be identified.

LPN	8A	FEI0163	N/A	For ~BorrowerName~, the submitted income is below what is reasonable based on the derived income of \$~TotalBorrowerDerivedIncome~.	Feedback Certificate	Message indicating that direct deposit income is below what is reasonable based on the assessed income.
LPN	8C	FEI0164	N/A	For ~BorrowerName~, the submitted income exceeds what is reasonable based on the derived income of \$~TotalBorrowerDerivedIncome~.	Feedback Certificate	Message indicating that direct deposit income exceeds what is reasonable based on the assessed income.

**AIM for Income Using Direct Deposits
Effective March 27, 2022**

New messages

LPN	VM	FEI0294	N/A	When using direct deposits as income documentation, Investor Feature Identifier H85 must be included in delivery to Loan Selling Advisor.		Message indicating the IFI must be included in Loan Selling Advisor
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Updated messages

LPN	8E	FEI0114	For ~BorrowerFullName~, the total derived income is \$~DerivedDirectDepositIncomeAmountPerBorrower~.	For ~BorrowerFullName~, the total derived income of \$~DerivedDirectDepositIncomeAmountPerBorrower~ from ~Vendor-ReportID~ is insufficient for income representation and warranty relief.	Feedback Certificate	Revised message indicating that the derived income is insufficient for representation and warranty relief.
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Repressed Messages

LPN	8F	FEI0115	\$~Direct Deposit Monthly Base Income Amount Per Job~ at ~Borrower Employer Name~ was derived using the Direct Deposit report.	N/A	N/A	N/A
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Retired messages

N/A	N/A	FEI0071	N/A	Pension income for ~BORR name~ must be documented in accordance with the Freddie Mac Single-Family Seller/Servicer Guide.	Feedback Certificate	Message requesting documentation in accordance with the Seller/Servicer Guides.
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DOC	CV	FEI0069	N/A	Employment/base income for ~BORR name~ for base non-fluctuating earnings or fluctuating hourly earnings must be supported by a YTD paystub documenting all YTD earnings and W-2(s) for the most recent calendar year, OR a written VOE documenting all YTD earnings and earnings for the most recent calendar year.	Feedback Certificate	Message requesting documentation for all YTD earnings for the most recent calendar year.
N/A	N/A	FEI0073	N/A	Social Security income for ~BORR name~ must be documented in accordance with the Freddie Mac Single-Family Seller/Service Guide.	Feedback Certificate	Message requesting documentation for Social Security income in accordance to the Seller/Service Guide.
DOC	II	FEI0079	N/A	Military income for ~BORR name~ must be supported by a YTD Leave and Earnings Statement, W2 for the most recent calendar year and a 10-day pre-closing verification (10-day PCV), OR a written VOE documenting all YTD earnings and the earnings for the most recent calendar year (including current monthly fixed entitlement amount(s) and type(s), if applicable), and a 10-day PCV.	Feedback Certificate	Message requesting documentation for the military income.
LPN	UL	FEI0223	N/A	~Borrower Full Name (LPA)~'s submitted ~Out Of Scope Income Per Borrower~ income is not required. Either remove this income and resubmit or document this income in accordance with Freddie Mac Single-Family Seller/Service Guide Topic 5300.	Feedback Certificate	Message indicates that the income submitted is out of scope. Remove and resubmit or document accordance in with the Seller/Service Guide 5300.

Updated 4/05/2022