

# Loan Product Advisor<sup>®</sup> Feedback Message Updates

December 13, 2022

New Version Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
<b>High Cost Area</b>				
<b>Effective January 30, 2023</b>				
<b>New Message</b>				
FGM0149	N/A	<<StandardizedSubjectPropertyAddressLineText>>, <<StandardizedSubjectPropertyCityName>>, <<StandardizedSubjectPropertyStateCode>>, <StandardizedSubjectPropertyPostalCode>> is in a designated high-cost area.	Feedback Certificate	This is a new message informing customers when their loan is located in a high-cost area.
<b>Freddie Mac HFA Advantage<sup>®</sup> Mortgages</b>				
<b>Effective January 30, 2023</b>				
<b>New Messages</b>				
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 <sup>®</sup> 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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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	
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	
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	
<b>Revised Messages</b>				
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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<b>Community Land Trust (CLT) Mortgages</b>				
<b>Effective January 30, 2023</b>				
<b>New Messages</b>				
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
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	Used opportunity to ammend message text to align with standards
<b>Revised Messages</b>				
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	

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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	

## Junior Lien Messages Effective January 30, 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
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	

Updated 1/24/23