

Loan Closing Advisor[®]

Release Notes | April 13, 2022
updated May 2, 2022

The following critical messages are being added to Loan Closing Advisor[®] to notify clients of loans that exceed the allowable points and fees percent as indicated in *Freddie Mac Single-Family Seller/Servicer Guide (Guide) Section 4202.6(c)*. These changes are intended to ensure, based on Seller-provided data and related representation and warranties, that all loans purchased by Freddie Mac meet the Guide's points and fees requirements applicable to both Exempt Mortgages and Ability to Repay (ATR) Covered Mortgages subject to the Revised General Qualified Mortgage (QM) Rule. Clients must correct the data in the Uniform Closing Dataset (UCD) XML file and resubmit it to Loan Closing Advisor prior to loan delivery.

On **April 13, 2022**, the following critical edits and messages will be implemented in the Data Quality feedback section of Loan Closing Advisor.

Message Code	New Feedback Message	Criteria (Edit will fire:)
CRIT0202	The Regulation Z Total Points And Fees Amount is greater than 3% of the Regulation Z Total Loan Amount and indicates that the mortgage does not meet Freddie Mac's points and fees requirements in connection with the Revised General Qualified Mortgage (QM) Rule.	For loan amounts greater than or equal to \$114,847 when the Regulation Z Total Points And Fees Amount is greater than 3% of the Regulation Z Total Loan Amount and the ATR Method Type is "General"
CRIT0203	The Regulation Z Total Points And Fees Amount is greater than 5% of the Regulation Z Total Loan Amount and indicates that the mortgage is not eligible for sale based on the Guide's Exempt Mortgage points and fees requirements.	For all loans with an ATR Method Type of "Exempt".
CRIT0204	The Regulation Z Total Points And Fees Amount is greater than \$3,445.00 and indicates that the mortgage does not meet Freddie Mac's points and fees requirements in connection with the Revised General Qualified Mortgage (QM) Rule.	For loan amounts greater than or equal to \$68,908 and less than \$114,847 when the Regulation Z Total Points And Fees Amount is greater than \$3,445.00 and the ATR Method Type is "General"
CRIT0205	The Regulation Z Total Points And Fees Amount is greater than 5% of the Regulation Z Total Loan Amount and indicates that the mortgage does not meet Freddie Mac's points and fees requirements in connection with the Revised General Qualified Mortgage (QM) Rule.	For loan amounts greater than or equal to \$22,969 and less than \$68,908 when the Regulation Z Total Points And Fees Amount is greater than 5% of the Regulation Z Total Loan Amount and the ATR Method Type is "General"
CRIT0206	The Regulation Z Total Points And Fees Amount is greater than \$1,148.00 and indicates that the mortgage does not meet Freddie Mac's points and fees requirements in connection with the Revised General Qualified Mortgage (QM) Rule.	For loan amounts greater than or equal to \$14,356 and less than \$22,969 when the Regulation Z Total Points And Fees Amount is greater than \$1,148.00 and the ATR Method Type is "General"
CRIT0207	The Regulation Z Total Points And Fees Amount is greater than 8% of the Regulation Z Total Loan Amount and indicates that the mortgage does not meet Freddie Mac's points and fees requirements in connection with the Revised General Qualified Mortgage (QM) Rule.	For loan amounts less than \$14,356 when the Regulation Z Total Points And Fees Amount is greater than 8% of the Regulation Z Total Loan Amount and the ATR Method Type is "General"

Effective April 13, 2022, the following warning messages will be removed from Loan Closing Advisor as they are being replaced by the edits above.

Replaced Message Code	Replaced Feedback Message
CRE202	The Regulation Z Total Points And Fees Amount is greater than 3% of the Regulation Z Total Loan Amount and indicates that the mortgage might not meet Freddie Mac requirements in connection with the Amended Senior Preferred Stock Purchase Agreement (PSPA) and Revised General Qualified Mortgage (QM) Rule. Verify that the data provided is accurate and, if not, correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor
CRE203	The Regulation Z Total Points And Fees Amount is greater than 5% of the Regulation Z Total Loan and indicates that the mortgage might not be eligible for sale based on Non-Qualified Mortgage requirements. Verify that the data provided is accurate and, if not, correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.

