

Review the following revisions to certain existing warning messages in Loan Closing Advisor® effective October 5, 2021 and October 28, 2021.

Loan Closing Advisor October 5, 2021 Release

The following revisions were made to Loan Closing Advisor warning messages in the Data Quality section:

Update Type	Message Code	Feedback Message	Comments
Modified	DQV862	The Annual Percentage Rate (APR) must be greater than 0%. Correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.	Changing message to prevent delivery of a zero value.
Removed		The Annual Percentage Rate (APR) must be greater than or equal to 0%.	
Modified	DQV788	The Average Prime Offer Rate (APOR) must be greater than 0%. Correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.	Changing edit to prevent delivery of a zero value.
Removed		The average prime offer rate must be greater than or equal to 0%.	
Modified	DQV619	The Annual Percentage Rate (APR) provided might not be accurate. 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.	Changing edit to alert clients if triggered the loan will not be eligible for sale, and data must be corrected and resubmitted.
Removed		The Annual Percentage Rate (APR) must be less than 1000% and not exceed 4 decimal places.	
Modified	DQV617	The Average Prime Offer Rate (APOR) provided might not be accurate. 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.	Changing edit to alert clients if triggered the loan will not be eligible for sale, and data must be corrected and resubmitted.
Removed		The average prime offer rate must be less than 1000% and not exceed 4 decimal places.	
Modified	DQV795	The Regulation Z Total calculated Loan Amount must be greater than \$0.	Changing edit to prevent delivery of a zero value.
Removed		The Regulation Z total calculated loan amount must be greater than or equal to \$0.	

Loan Closing Advisor October 28, 2021 Release

The above warning messages will help prepare lenders for a change on October 28, 2021 when they will transition to critical messages that are delivered when the submitted Annual Percentage Rate (APR), Average Prime Offer Rate (APOR) and Regulation Z Total Loan Amount datapoints are less than or equal to zero. These changes are important since inaccurate information might keep the loan from being eligible for sale.

Update Type	New Message Code	Feedback Message	Comments
Modified	CRIT0021	The Annual Percentage Rate (APR) is required and must be greater than 0%.	Logic from DQV862 is incorporated into CRIT0021.
Remove	DQV862	The Annual Percentage Rate (APR) must be greater than 0%. Correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.	
Modified	CRIT0028	The Average Prime Offer Rate (APOR) is required and must be greater than 0%.	Logic from DQV788 is incorporated into CRIT0028.
Remove	DQV788	The Average Prime Offer Rate (APOR) must be greater than 0%. Correct the data in the UCD XML file and resubmit to Loan Closing Advisor prior to loan delivery in Loan Selling Advisor.	
Modified	CRIT0035	The Regulation Z Total calculated Loan Amount is required and must be greater than \$0."	Logic from DQV795 is incorporated into CRIT0035.
Remove	DQV795	The Regulation Z Total calculated Loan Amount must be greater than \$0.	

For more information, please see [Freddie Mac Uniform Closing Dataset \(UCD\)](#), [Freddie Mac Seller/Servicer \(Guide\) Guide Bulletin 2021-27](#) and [Guide Section 4202.6\(d\)\(i\)](#).

