

Payoffs and Payments Warning Messages

Loan Closing Advisor has certain messages that are triggered based on datapoints in the Payoffs and Payments section of the Closing Disclosure. This job aid includes messages applicable for refinance transactions using the Closing Disclosure Alternate Form. These messages transitioned to critical as part of the UCD Critical Edits Phase 1 implementation on July 31, 2021.

- **CRIT0040: The total Payoffs and Payments amount is required for loans prepared using the Alternate Disclosure form.**
- **DQC629: A warning edit will be received for refinance loans prepared using the Model Disclosure form when the total Payoffs and Payments amount is missing.**
 - The information in the Payoffs and Payments section is required for all loans.
 - The heading and the total amount for Line K. Total Payoffs and Payments (Form Field ID 25.2.1) is required. A value of \$0.00 must be provided if no liabilities are being paid off with the refinance transaction (no liability line items exist).
- **CRIT0038: A liability type is required and must be a valid enumeration in the Payoffs and Payments section.**
 - When using the Alternative Form, the Payoffs and Payments section is required.
 - If the value provided for the Total Payoffs and Payments amount (Form Field ID 25.2.1) is not equal to zero, one or more liability line items must be provided and sum to the Total Payoffs and Payments amount. Liability types must be one of the following enumerations:

CollectionsJudgmentsAndLiens | DeferredStudentLoan | DelinquentTaxes |
FirstPositionMortgageLien | Garnishments | HELOC | HomeownersAssociationLien | Installment |
LeasePayment | MortgageLoan | Open30DayChargeAccount | Other | PersonalLoan | Revolving |
SecondPositionMortgageLien | Taxes | TaxLien | ThirdPositionMortgageLien |
UnsecuredHomeImprovementLoanInstallment | UnsecuredHomeImprovementLoanRevolving
- **CRIT0039: A description for the 'Other' liability item type is required.**
 - If the value provided for LiabilityType = "Other," then LiabilityTypeOtherDescription must be provided with a succinct description of the liability.
- **CRIT0037: Indicate if the liability submitted in the Payoff and Payments section is secured by the subject property.**
 - The LiabilitySecuredBySubjectPropertyIndicator must be provided with the value "true" or "false" for each liability type.

Note: If there are no Payoffs and Payments (i.e. property being refinanced is owned free and clear) only Line K. Total Payoffs and Payments (Form Field ID 25.2.1) is required.

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Loan Closing Advisor Payoffs and Payments Warning Messages

For more information, please refer to the Loan Closing Advisor Messages Document, [UCD Critical Edits Implementation Guide](#), the [UCD Critical Edits Matrix](#), and the [Freddie Mac UCD page](#).

Sample Closing Disclosure:

25. Payoffs and Payments Use this table to see a summary of your payoffs and payments to others from your loan amount.

TO	AMOUNT
25.1 01 Rho Servicing To Pay off existing loan	25.1.1 \$115,000
02 Credit Company To Pay off existing credit card	\$5,000
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
25.2 K. TOTAL PAYOFFS AND PAYMENTS	25.2.1 \$120,000

CRIT0037: Indicate if the liability submitted in the Payoff & Payments section is secured by the subject property. (This will not appear on the CD and is passed in the XML.)

CRIT0039: A description for the 'Other' liability item type is required.

CRIT0038: If a total amount (Form Field ID 25.2.1) is not equal to \$0.00, liability type(s) is required and must be a valid enumeration in the Payoffs and Payments section.

CRIT0040: The total Payoffs and Payments heading and amount are required for refinance loans on the Alternate Disclosure form.

DQC629: Total amount is required for the Payoffs and Payments section summary.

Loan Closing Advisor Payoffs and Payments Warning Messages

The Loan Closing Advisor Messages Document lists new critical business messages and former warning business messages with their associated feedback message codes. Messages related to the Alternate Form Payoffs and Payments section are excerpted below:

Current Critical Message Code	Current Critical Business Message Text	Former Warning Message Code	Former Warning Business Message Text
CRIT0037	Indicate whether the Submitted Value liability is secured by the subject property.	DQC2714	Indicate whether the Submitted Value liability is secured by the subject property.
CRIT0038	A liability type is required and must be a valid enumeration in the Payoffs and Payments section.	DQC2717	A liability type is required in the Payoffs and Payments section.
CRIT0038	A liability type is required and must be a valid enumeration in the Payoffs and Payments section.	DQV2022	The Payoffs and Payments section must not include 'Submitted Value' liability.
CRIT0039	A description for the 'Other' liability item type is required.	DQC2715	A description for the 'Other' liability item type is required.

Unique ID	Data Point Name	Message Code	Current Warning Message
16.005 16.010 16.006	IntegratedDisclosureSectionType and IntegratedDisclosureSectionTotalAmount	DQC629	Total amount is required for the Payoffs and Payments section summary.
		CRIT0040	The total Payoffs and Payments amount is required for a refinance loan on the Alternate Disclosure.