Introduction

This reference is intended to assist you with using our automated asset assessment offering and provide information to help you understand:

- What is the automated asset assessment with Loan Product Advisor?
- How the Assessment Works (high-level view)
- Eligibility Requirements
- Loan Product Advisor Results
- Asset Representation and Warranty Relief
- Details on Using the Automated Asset Assessment with Loan Product Advisor
  - Initial Setup
  - Steps for Originating Loans
  - Feedback Messages
- Where to Get Help
- Appendices
  - Appendix A: FormFree®
  - Appendix B: Finicity®
  - Appendix C: Yodlee®

**What is the automated asset assessment with Loan Product Advisor?**

The automated asset assessment integrated in Loan Product Advisor uses the resources of third-party verification service providers -- FormFree®, Finicity® and Yodlee® (the “service provider”) -- to access and assess asset data. The asset data can help you determine if borrower asset verification requirements are met on conventional loans. Results from the automated asset assessment are displayed on the Loan Product Advisor Feedback Certificate.

This approach provides operational efficiencies through system-driven optimization of the collection and assessment of data relating to borrower’s eligible assets, and it allows for potential relief from Freddie Mac’s enforcement of certain selling representations and warranties related to assets. Assets that cannot be assessed using the automated asset assessment can still be used to qualify the borrower, provided they are verified and meet the requirements of *Freddie Mac Single-Family Seller/Servicer Guide* (Guide).
How the Assessment Works

The following process flow provides a high-level view of how the automated asset assessment works. Details are provided under the Details on Using Automated Asset Assessment with Loan Product Advisor section.

Eligibility Requirements

To take advantage of the automated asset assessment and potential relief from Freddie Mac’s enforcement of certain selling reps and warranties related to the borrower’s assets, the loan must be submitted to Loan Product Advisor Version 4.7.00 or higher for FormFree or Version 4.8.00 for Finicity and Yodlee, and meet the requirements summarized below. For complete requirements, refer to Guide Chapter 5902.
## General Eligibility Requirements

<table>
<thead>
<tr>
<th>Topic</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible Products</td>
<td>Conventional mortgages</td>
</tr>
<tr>
<td>Loan Purpose</td>
<td>▪ Purchase ▪ Refinance, including Freddie Mac Relief Refinance℠ – Open Access</td>
</tr>
<tr>
<td></td>
<td>Mortgages and Enhanced Relief Refinance® Mortgages</td>
</tr>
<tr>
<td>Eligible Asset Types</td>
<td>▪ Checking accounts ▪ Savings accounts ▪ Money market accounts ▪ Business</td>
</tr>
<tr>
<td></td>
<td>checking, savings and/or money market accounts</td>
</tr>
<tr>
<td></td>
<td>(Refer to Guide Section 5304.1(f) for additional requirements when self-</td>
</tr>
<tr>
<td></td>
<td>employed income from the business is used for qualifying.)</td>
</tr>
<tr>
<td>Ineligible Mortgages</td>
<td>The Mortgage must not be a Mortgage for which any of the following assets are</td>
</tr>
<tr>
<td></td>
<td>being used to qualify the borrower:</td>
</tr>
<tr>
<td></td>
<td>▪ Gift funds ▪ Cash on hand ▪ Assets that will be used by the borrower for</td>
</tr>
<tr>
<td></td>
<td>the repayment of their monthly obligations as described in Guide Section</td>
</tr>
<tr>
<td></td>
<td>5307.1.</td>
</tr>
<tr>
<td>Asset Verifications</td>
<td>Asset information must be obtained from service providers designated by</td>
</tr>
<tr>
<td></td>
<td>Freddie Mac. You must confirm that:</td>
</tr>
<tr>
<td></td>
<td>▪ Each asset in the asset verification report is owned by at least one</td>
</tr>
<tr>
<td></td>
<td>borrower and that borrower has access to the funds.</td>
</tr>
<tr>
<td></td>
<td>▪ There are no outstanding loans secured by any of the asset accounts</td>
</tr>
<tr>
<td></td>
<td>included in the asset verification report.</td>
</tr>
<tr>
<td>Age of Verifications</td>
<td>All asset verifications reports must be dated no more than 120 days before</td>
</tr>
<tr>
<td></td>
<td>the Note Date, or Effective Date of Permanent Financing for Construction</td>
</tr>
<tr>
<td></td>
<td>Conversion and Renovation Mortgages.</td>
</tr>
<tr>
<td>Automated Underwriting</td>
<td>You must ensure that the most current version of the asset verification</td>
</tr>
<tr>
<td></td>
<td>report is used by Loan Product Advisor. If you obtain an updated report, the</td>
</tr>
<tr>
<td></td>
<td>loan must</td>
</tr>
</tbody>
</table>
General Eligibility Requirements

<table>
<thead>
<tr>
<th>Topic</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>be resubmitted</td>
<td>Loan Product Advisor to ensure assessment of the most current information.</td>
</tr>
<tr>
<td>You are responsible for investigating and resolving any inconsistent or contradictory information between the asset verification report and the mortgage file, and if necessary, you must update information in Loan Product Advisor based on such information.</td>
<td></td>
</tr>
<tr>
<td>Delivery</td>
<td>Loan must be delivered through Loan Selling Advisor® as a Loan Product Advisor Mortgage with an LP AUS Key Number.</td>
</tr>
</tbody>
</table>

Documentation Requirements

For loans that receive an asset rep and warranty decision of “Eligible” on the last Feedback Certificate:
- The asset verification report is acceptable documentation for verification of the Total Funds to be Verified amount indicated on the last Feedback Certificate. The asset verification report must be maintained in the mortgage file.
- You must verify and document, as required by the Guide for the asset type, additional funds required for the mortgage transaction that are not included in the Total Funds to be Verified amount on the last Feedback Certificate. The documentation must be maintained in the mortgage file.

For loans that receive an asset rep and warranty decision of “Not Eligible” or “Unavailable” on the last Feedback Certificate, you must verify and document the borrower’s assets as required by the Guide for the asset type. The documentation must be maintained in the mortgage file.

Seller’s In-House Quality Control Program

Notwithstanding the requirements of Guide Sections 3402.5 and 3402.8, for mortgages selected for pre-closing and/or post-closing quality control review that receive an asset rep and warranty result of “Eligible” on the last Feedback Certificate, you are not required to reverify or recalculate eligible asset types that are indicated on the asset verification report.

For all other mortgages, the requirements of Guide Sections 3402.5 and 3402.8 apply.
Loan Product Advisor Results

The possible automated asset assessment results, provided on the Feedback Certificate, include the following:

<table>
<thead>
<tr>
<th>Result</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible</td>
<td>Loan Product Advisor assessed the borrower’s assets and the Seller is eligible for relief from enforcement of certain selling reps and warranties, described below, related to the borrower’s assets.</td>
</tr>
<tr>
<td>Not Eligible</td>
<td>Loan Product Advisor assessed the borrower’s assets and the Seller is not eligible for relief from enforcement of selling reps and warranties related to the borrower’s assets.</td>
</tr>
<tr>
<td>Unavailable</td>
<td>Loan Product Advisor was unable to assess the borrower’s assets. This could be due to missing or incomplete information from the service provider or a system being down. The Seller is not eligible for relief from enforcement of selling reps and warranties related to the borrower’s assets.</td>
</tr>
</tbody>
</table>

Asset Representation and Warranty Relief

For mortgages that receive a Loan Product Advisor Risk Class of “Accept” and an asset rep and warranty result of “Eligible” on the last Feedback Certificate, the Seller is relieved from Freddie Mac’s enforcement of certain selling reps and warranties upon delivery of the loan to Freddie Mac. The following table summarizes the asset reps and warranties that will not be enforced on eligible loans:

<table>
<thead>
<tr>
<th>Asset Representation and Warranty Relief is granted for…</th>
<th>Which means…</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sufficiency of verified assets</td>
<td>The Borrower has sufficient verified assets to cover the “Total Funds to be Verified” amount indicated on the last Feedback Certificate.</td>
</tr>
<tr>
<td>Asset verification report information</td>
<td>The accuracy and integrity of the data represented on the asset verification report.</td>
</tr>
</tbody>
</table>

You are still responsible for verification of additional funds required, if applicable, for the transaction that are not included in the “Total Funds to be Verified” amount indicated on the last Feedback Certificate, and

In a few instances, Loan Product Advisor is not able to identify all the necessary information to determine the Total Funds to be Verified amount. Refer to the Understanding Loan Product Advisor’s Determination of Total Funds to be Verified job aid for specific scenarios.
Automated Asset Assessment with Loan Product Advisor

If the assets verified by the service provider are not sufficient to cover the “Total Funds to be Verified” amount indicated on the last Feedback Certificate, the loan is not eligible for asset rep and warranty relief. However, the assets may still be used to qualify the borrower for the loan if the assets meet the applicable requirements in Guide Topic 5500. Also, the loan may still be eligible for relief offered through Freddie Mac's selling rep and warranty framework as described in Guide section 1301.11.

Details on Using Automated Asset Assessment with Loan Product Advisor

The next several sub-sections cover details to use the automated asset assessment, including the initial setup process and steps for using the automated asset assessment with Loan Product Advisor.

Initial Setup

To benefit from the automated asset assessment offered through Loan Product Advisor, you must first be set up with at least one service provider (FormFree, Finicity and/or Yodlee) to obtain an asset verification report using service provider’s system. Refer to the appendices for service provider-specific information.

Once you are connected to the service provider, Freddie Mac must be authorized to receive asset verification data from that service provider on your applicable loans. After setup is complete, you can begin taking advantage of the automated asset assessment with your loans.

Steps for Originating Loans Using the Automated Asset Assessment

To originate loans that may be eligible for asset rep and warranty relief, you must complete the steps outlined below. Based on your organization’s business processes, the order in which you complete the steps may vary. Additional details and examples specific to the service providers are provided in the appendices.

Step 1: Submit Loan to Loan Product Advisor to Assess the Total Funds to be Verified

To help determine the amount of assets requiring verification, submit the loan to Loan Product Advisor for assessment and review the Total Funds to be Verified amount listed in the Asset Information section of the Feedback Certificate. While there is no requirement to run Loan Product Advisor prior to initiating a verification of assets, you can leverage the Feedback Certificate to determine the amount of assets requiring verification to meet the Total Funds to be Verified amount.
Step 2: Communicate the Verification of Assets Process to Borrower

Initiate a verification of assets by communicating the enrollment process to your borrower(s) and collecting preliminary information for the request.

**Important!** You must submit a verification of assets request for EACH borrower who will be providing assets through Loan Product Advisor’s automated asset assessment to qualify for the loan* Therefore, obtain the following information for EACH borrower who is providing assets for the loan:

- The first and last name of each borrower
- Home address
- The email address the borrower will be using
- Mobile phone number (if available)
- Date of Birth (DOB)
- Social security number (SSN)

*Exception:* If an account is joint, only one of the account holders needs to enroll/submit the financial account.

The table below provides helpful tips to assist in your conversation with the borrower:

<table>
<thead>
<tr>
<th>Topic</th>
<th>Let the borrower(s) know…</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Invitation</td>
<td>✓ <strong>Who will receive an email:</strong> Each borrower providing assets on the loan application will receive an enrollment email containing the URL for the enrollment portal.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Where the email will be sent TO:</strong> The email enrollment invitation will be sent to the email address the borrower provided.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Where the email will be sent FROM:</strong> The FROM field will show, for example, noreply@[Service_Provider.com and the email will provide information to access the service provider’s enrollment portal.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>When to expect the enrollment invitation:</strong> Provide a timeframe for when the borrower can expect to receive the email invitation and what to do if they do not receive it.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Email reminders:</strong> The lender can initiate follow-up emails to the borrower, if required.</td>
</tr>
<tr>
<td></td>
<td>✓ <strong>Length of time the URL is valid:</strong> For example, if the URL link is active for 3 days, let the borrower know that after 3 days, the order is automatically closed; the order can also be cancelled by the requestor before that time.</td>
</tr>
</tbody>
</table>
### Borrower Tips

<table>
<thead>
<tr>
<th>Topic</th>
<th>Let the borrower(s) know…</th>
</tr>
</thead>
</table>
| **Financial Account Information** | ✓ Borrowers should have the following information on hand prior to entering information on financial institutions:  
- Name(s) of each financial institution (be aware of the website address used to log in to the financial institution as some financial institution names are similar).  
- The associated login credentials.  
✓ The amount of assets that must be verified to help the borrower determine which accounts to include in the verification process.  
✓ When adding financial account information:  
- The borrower can choose which financial institution(s) and associated account(s) to share, including if there are multiple accounts at the same institution.  
- Once the borrower indicates they are finished, a report is generated. If the borrower returns to the process again later and indicates he/she is finished again, a new report will be created. If the borrower abandons the process without indicating he/she is finished, no report is created and the borrower can return to finish later. |

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**Step 3: Request the Verification of Assets**

To request the verification of assets, submit an order as indicated in the steps below. The exact process details will vary based on your service provider and setup:

1. Identify your organization (for example, via a token or log into the service provider’s system).
2. Enter required information, including at a minimum, the borrower’s first and last name, home address, phone number, email address, SSN and date of birth.
3. Once you have entered the information, submit the order to enable borrower access to the service provider’s system.

**Step 4: Borrower Completes Their Account Enrollment via Service Provider’s System**

The borrower must enroll his or her accounts using the service provider’s system. Refer to the [appendices](#) for sample borrower enrollment steps.

**Step 5: Access and Review the Asset Verification Report**

The service provider’s system automatically generates the asset verification report after borrower enrollment is complete. The report contains analysis and respective transaction histories for the financial institutions and accounts provided by the borrower. When you review the report, identify the Reissue ID/Report ID that you will need to submit to Loan Product Advisor. All asset verifications reports must be dated no more than 120 days.
Automated Asset Assessment with Loan Product Advisor

before the Note Date, or Effective Date of Permanent Financing for Construction Conversion and Renovation Mortgages.

As you review the asset verification report, you must:

▪ Confirm that each verified asset is owned by at least one borrower who has access to the funds.
▪ Confirm there are no outstanding loans secured by any of the asset accounts included in the asset verification report.
▪ Investigate and resolve any inconsistent or contradictory information contained in the report(s) and mortgage file.

Refer to the appendices for sample asset verification reports.

Step 6: Submit Verification of Assets Information to Loan Product Advisor

After you have reviewed the asset verification report, complete the steps below to request that the verification of asset information be reissued to Loan Product Advisor:

1. On the Request Services page in Loan Product Advisor, select the Request an Automated Underwriting Assessment check box.

2. Select the Request Verification Report checkbox, the borrower, verification type, and verification company and enter the Reissue ID/Report ID located on the service provider’s asset verification report.

3. Click Add Request, Submit and then Confirm Submit.
Automated Asset Assessment with Loan Product Advisor

Request Services

Loan Data

Select the applicable borrower from the drop down.

Select Asset.

Select the applicable Service Provider.

Select Request Verification Report.

To delete a request from the Order Summary, click on the trash can.

After you have entered all the information, click Submit.

Order Verification

Request an Automated Underwriting Assessment

Order Summary

The Order Summary section displays the order history, including prior Reissue Key(s).

Select Add Request to add the request information to the Order Summary.

Enter the Reissue ID/Report ID number provided in the Verification of Assets Report from the Service Provider.
Automated Asset Assessment with Loan Product Advisor

When you click Confirm Submit, Loan Product Advisor sends the reissue request to the service provider’s system.

The service provider locates the appropriate asset verification report based on the Reissue ID/Report ID submitted and returns the report to Loan Product Advisor. Loan Product Advisor validates that the account holder name(s) and/or SSN(s) on the report matches the borrower name(s) and/or SSN(s) in the submitted loan file and returns an informational message(s) if there is not a match on the Feedback Certificate.

Regardless of the message(s) provided, it is the lender’s responsibility to validate the accounts belong to at least one borrower on the loan and that borrower has access to the account.

Step 7: Review the Loan Product Advisor Feedback Certificate

Loan Product Advisor processes the asset verification report information and returns its assessment of rep and warranty relief on the Feedback Certificate. You can quickly scan the Feedback Certificate to determine eligibility. You will see one of three results:

- **Eligible** - If the loan is eligible, the Asset R&W* Relief field at the top of the Feedback Certificate indicates Eligible, and the Asset & Reserves section contains message code 97 stating:

  Based on Freddie Mac’s overall assessment, the loan is eligible for asset representation and warranty relief.
It’s important to note, if data changes occur after the Loan Product Advisor assessment, the loan may not be eligible for asset rep and warranty relief.

- **Not Eligible** - if the loan is not eligible, the Asset R&W Relief field at the top of the Feedback Certificate indicates **Not Eligible**, and the Asset & Reserves section contains the message code **98**:

  Based on Freddie Mac’s overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac’s selling representation and warranty framework.

  Additional messages may be returned to provide further information regarding the reason(s) the loan is not eligible for asset rep and warranty relief.
### Automated Asset Assessment with Loan Product Advisor

**Unavailable** - if the loan cannot be assessed for asset rep and warranty relief eligibility, the Asset R&W Relief field at the top of the Feedback Certificate indicates *Unavailable*. This is returned when there is a system-related issue.

Additional details regarding the assets are located within the Asset Information section and within other messages listed under the Assets & Reserves section of the Feedback Certificate. You can use this information to verify that the borrower has sufficient funds to qualify for the mortgage transaction. The messages will also identify large deposits using a calculation based on the income submitted to Loan Product Advisor. The following sections are included on the Feedback Certificate:

- **Asset Information section**: Displays an amount in the **Third Party Asset Validation** field. This is the total amount of assets verified by the service provider with the request. Click on the amount to expand the display and access the Asset Details, and if applicable, information on large deposits.

- **Asset Details section**: Displays account balance information including the name of the financial institution, account number and type, current balance, statement date and expiration date. The section also identifies duplicate accounts.

- **Large Deposits section**: If there are large deposits, you may access information by clicking the [#] of deposit(s) link in the message below the Large Deposits heading. The screen will expand to display the applicable deposit transactions. A maximum of 20 deposits can display in this section. For purchase transactions, the large deposits will be subtracted from the Third Party Asset Validation amount.
- Documentation of the large deposit is not needed when the last Feedback Certificate indicates the Third Party Asset Validation amount is sufficient to cover the Total Funds to be Verified amount.
- For all loans which are not eligible for asset rep and warranty relief due to the Third Party Asset Validation amount being less than Total Funds to be Verified, the Feedback Certificate will return a message providing the additional amount required. Additionally, any large deposit will require proof of the source of the funds, as indicated in the Guide Section 5501.3

- **Feedback Summary section**: Lists the number of feedback messages returned for Assets and Reserves and provides a link (Results button) to quickly access the Assets & Reserves messages.

- **Assets and Reserves section**: Provides informational messages related to assets and reserves, including additional documentation and underwriting requirements for large deposits and/or undocumented deposits, and error messages.
Automated Asset Assessment with Loan Product Advisor

**Loan Product Advisor Feedback Certificate**

**Evaluation Summary**

- **PURCHASE ELIGIBILITY**: ELIGIBLE
- **RISK CLASS**: ACCEPT
- **COLLATERAL RISK RELIEF**: NOT ELIGIBLE
- **ASSET RISK RELIEF**: ELIGIBLE

**Asset Information**

- **TOTAL ELIGIBLE ASSETS**: $50,000.01
- **TOTAL FUNDS TO BE VERIFIED**: $32,703.56
- **THIRD PARTY ASSET VALIDATION**: $70,024.55

**Required Borrower Funds**: $32,203.56

**Required Reserves**: $0.00

**Paid Down Debts**: $0.00

**Paid Off Debts**: $500.00

**Asset Details**

<table>
<thead>
<tr>
<th>ACCOUNT OWNERS(S)</th>
<th>FINANCIAL INSTITUTION</th>
<th>ACCOUNT NUMBER AND TYPE</th>
<th>BALANCE</th>
<th>STATEMENT DATE/EXPIRATION DATE</th>
<th>DUPLICATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARY FREDDIE</td>
<td></td>
<td>CheckingAccount</td>
<td>$75,200.00</td>
<td>08/17/2018</td>
<td>12/15/2018</td>
</tr>
</tbody>
</table>

**Large Deposits**

- 1 deposit(s) exceed(s) 50% of the total monthly qualifying income of $10,300.00.

- **MARY FREDDIE**
  - **ACCOUNT**: CheckingAccount
  - **DESCRIPTION**: THE STAR COMPANY PAYROLL MARY FREDDIE
  - **AMOUNT**: $5,175.45
  - **DATE**: 07/07/2018
  - **REPORT社会保障 KEY**: 

Click the **dollar amount** for Third Party Asset Validation to view Asset Details section.

Click [#] deposit(s) to expand the details.

The **Large Deposit** section will display a maximum of 20 large deposit transactions.
Automated Asset Assessment with Loan Product Advisor

Feedback Summary

- Employment and Income: 9
- Credit and Liabilities: 6
- Property and Appraisal: 5
- General Messages: 5
- Mortgage Insurance & Fees: 0

Assets & Reserves

- Code: 97
- Messages:

  Based on Freddie Mac's overall assessment, the loan is eligible for asset representation and warranty relief.

  DW  Seller must investigate and resolve any inconsistent or contradictory information contained in the asset verification report and in the mortgage file.

  E9  Third Party Asset Validation has been calculated as $70,024.55. This includes eligible asset types of Checking, Savings and Money Market and excludes large deposits.

  GF  The total funds to be verified are no less than $32,703.56. This amount includes required Borrower Funds ($32,203.56), required reserves ($0.00), any debts to be paid off at or before closing ($500.00) and any debts to be paid down at or before closing ($0.00).

  GS  Required Borrower Funds are calculated as $32,203.56 based on information submitted: purchase price ($100,000.00) + alterations, improvements and repairs ($400.00) - loan amount ($75,000.00) + transaction costs ($6,803.56) - proceeds from subordinate financing ($0.00).

  GP  Lender credit may only be used towards the Borrower's Closing Costs. In the event the lender credit exceeds Closing Costs, the lender credit must be reduced or the amount exceeding the Closing Costs must be applied as a principal curtailment to the new Mortgage.

  ZK  Owner-Occupied or Second Home Property: Financing concessions cannot exceed nine percent of value.
Step 8: Deliver the Loan to Freddie Mac

When you are ready to deliver the loan to Freddie Mac, you must deliver it through Loan Selling Advisor with the LP AUS Key Number. Loan Selling Advisor confirms that the data from the last Feedback Certificate is consistent with the data delivered to Freddie Mac, and when applicable, provides relief from Freddie Mac’s enforcement of certain selling reps and warranties related to the borrower’s assets.

Prior to delivery, Loan Quality Advisor may be used as a supportive tool for managing the asset rep and warranty relief eligibility that was determined in Loan Product Advisor. After delivery, Loan Coverage Advisor may be used to track asset rep and warranty relief.

Feedback Messages

For a list of feedback messages associated with the automated asset assessment, refer to Loan Product Advisor automated income and asset Feedback Messages.

Where to Get Help

For questions related to the automated asset assessment, please contact your Freddie Mac representative or Freddie Mac’s Customer Support Center (800-FREDDIE). Also, visit the Asset & Income Modeler (AIM) web page. For questions related to your service provider’s system (FormFree, Finicity and/or Yodlee), contact your respective representative(s).
Appendices

- **Appendix A: FormFree-Specific Information**
  - Initial Setup Information
  - Sample Borrower Enrollment Steps
  - Sample Verification of Assets Report

- **Appendix B: Finicity-Specific Information**
  - Initial Setup Information
  - Sample Borrower Enrollment Steps
  - Sample Verification of Assets Report

- **Appendix C: Yodlee-Specific Information**
  - Setup Considerations
  - Sample Borrower Enrollment Steps
  - Sample Verification of Assets Report
Appendix A: FormFree-Specific Information

Initial Setup Information
Before you can participate in the Automated Asset Assessment with Loan Product Advisor using FormFree as your service provider, you must first have an account established with FormFree. If you are not already an existing customer and would like to sign up with FormFree, please register on the FormFree website at https://www.formfree.com/sign-up/.

Sample FormFree Borrower Enrollment Steps
The borrower must enroll his or her accounts in FormFree’s AccountChek® system as indicated in the steps below:

1. The borrower accesses the email invitation they received to enroll in AccountChek and clicks Get Started. If the borrower hasn’t received the email invitation:
   - Have the borrower check their email spam folder. If it is not there, confirm their email address was correctly entered.
   - As applicable, resend the invitation, or if the borrower hasn’t opened the email yet, edit the email address and resend if applicable.

   **Example Borrower Email Invitation**

   ![Example Borrower Email Invitation](image)

2. The borrower logs in to AccountChek using the same email address that received the invitation and the last four digits of their SSN. The personal access code will automatically be pre-populated in the form.
3. The borrower must accept the Terms of Service before the Let’s Get Started button becomes available.
4. For each financial institution, the borrower begins by enrolling and submitting account(s) to be verified. The borrower:
   a. Selects the financial institution and the account to start the enrollment process.
   b. Provides his or her login credentials for the account.
   c. Waits for a response before selecting and submitting subsequent financial institutions.
5. AccountChek authorizes the connection to the financial institution. A list of accounts and balances at the financial institution successfully associated with the user credentials will display for the borrower.
   AccountCheck stores a snapshot of each account.

The borrower completes the account enrollment process for the financial institution by selecting the account(s) to be verified. For multiple accounts at the financial institution, the borrower may submit all accounts or select individual account(s) for verification.

6. After completing the information for a financial institution, the borrower may:
   - Choose to authorize another financial institution, or
   - Click **Submit** to complete the verification process and log out of the AccountChek system.
The borrower is automatically logged out of the AccountChek system. Each account snapshot is assembled into one Asset Verification Report.

Sample FormFree Asset Verification Report

The header contains applicant name, date the report was generated, and the Reissue Key that must be entered in the Loan Product Advisor Reissue ID/Report ID field.

The first page provides a summary of all accounts and a list of Direct Deposits.

Each account shared by the borrower will start on a new page of the report.
Appendix B: Finicity-Specific Information

Initial Setup Information

To get started with Finicity, complete the following steps:

1. Use Finicity’s enrollment URL to sign up, or contact Finicity directly:
   - Enrollment URL: https://finicity.com/lendersignup
   - Email: business.development@finicity.com
   - Contact form: https://www.finicity.com/contact/

2. Finicity will contact you to determine how you’ll integrate. You may:
   - Use a direct integration with a proprietary solution
   - Use your LOS/POS
   - Use FinicityReports an online portal for requesting and managing reports

   **Note:** Visit Finicity’s Credit Decisioning page for more information: https://www.finicity.com/credit-decisioning/

3. To complete the process you’ll need the following:
   - Business Tax ID Number
   - NMLS Number
   - Freddie Mac Lender ID Number
   - Physical and logical security policies and documents

4. Sign a partnership agreement with Finicity

Once these steps are complete, you are ready to begin using Finicity verification reports.

Sample Finicity Borrower Enrollment Steps

The borrower must enroll his or her accounts as indicated in the steps below:

1. Borrower receives an email notification from their lender to add financial institutions (sample below) or clicks a link presented in the lender’s online application or borrower portal.
Hello John,

As part of your loan application process, we now need to verify your assets.

This is a simple and secure process similar to online banking, shopping, or taxes submission. It's a faster loan process that is more accurate and eliminates the risk of sending or emailing financial documents.

How it works:

1. Select your financial institution.
2. Securely login to your financial institution.
3. Select the accounts with your assets.
4. Click submit. That's it!

Electronic data validation is similar to online banking or shopping, or submitting your taxes electronically. To make it easier for people to purchase or refinance a home the mortgage industry is moving to the same kind of digital process that most of us already use in our everyday lives.

This process will only take a few minutes.

What we don't do:

1. We don't ever see or have access to your login information.
2. We don't use your information for any other reason than to process your loan.
3. We don't have access to take any actions in your accounts - we access read-only information, just like the documents you'd otherwise have to send.
4. And best of all, we won't ask you to send documents again.

Simply click on the button below to get started.

Please call us at (888) 888-8888 with any questions.

Thanks,
ProductMgt
Kelly LoanOfficer
kellyloanofficer@acmelending.com
2. Borrower agrees to the Terms and Conditions presented and clicks **Continue**.

3. Borrower chooses their first financial institution (select from the provided list or search).
4. Borrower enters their account login credentials and clicks **Continue**.

5. Borrower selects which account to share for asset verification and clicks **Continue**.

6. Borrower clicks **Add More Accounts** to repeat steps 3-5, as needed, to add additional financial institutions; and clicks **I'm Done Adding Accounts** when finished to close the window.
7. To close out of the process, the Borrower clicks **I’m Done**.
Appendix B: Finicity-Specific Information

Sample Finicity Asset Verification Report

The Report ID that must be entered in the Loan Product Advisor.

1 Report Details
   - Elizabeth Johnsons
   - 123 Main St.
   - Saint Louis, MO 63101

2 Report ID: ARCC12345
   - Report Type: Verification of Assets
   - Report Time Period: 04/01/2016 - 10/01/2017
   - Lender: Acme Lending

3 Total Asset Summary (All Accounts)
   - Total Value of Assets (Current) $14,295.07
   - Total Value of Assets (2 Month Average) $13,503.37
   - Total Value of Assets (6 Month Average) $11,665.78

4 Asset Summary by Account

<table>
<thead>
<tr>
<th>Financial Institution</th>
<th>Account Name</th>
<th>Account Number</th>
<th>Account Type</th>
<th>Current Balance</th>
<th>Beginning Balance</th>
<th>Average Monthly Bal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chase</td>
<td>Chase Premier</td>
<td>-- -- 5553</td>
<td>Checking</td>
<td>$12,591.11</td>
<td>$11,262.40</td>
<td>$12,810.32</td>
</tr>
<tr>
<td>Chase</td>
<td>Chase Plus Savings</td>
<td>-- -- 5553</td>
<td>Savings</td>
<td>$700.96</td>
<td>496.28</td>
<td>$598.62</td>
</tr>
</tbody>
</table>

5 Transaction History by Account

<table>
<thead>
<tr>
<th>Transaction Date/Time</th>
<th>Amount</th>
<th>Description</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/30/2017</td>
<td>$400.00</td>
<td>Consumer Online USD Wire Pmt</td>
<td>Fees &amp; Charges</td>
</tr>
<tr>
<td>09/30/2017</td>
<td>$227.18</td>
<td>Wire Debts A/C/BA</td>
<td>Uncategorized</td>
</tr>
<tr>
<td>09/29/2017</td>
<td>$40.00</td>
<td>Online Transfer From CHK...8532</td>
<td>Transfer</td>
</tr>
<tr>
<td>09/29/2017</td>
<td>$3,415.70</td>
<td>Hamilton Associates Payroll</td>
<td>Paycheck</td>
</tr>
<tr>
<td>09/17/2017</td>
<td>$600.00</td>
<td>Venmo Payment 4665</td>
<td>Transfer</td>
</tr>
<tr>
<td>09/15/2017</td>
<td>$3,415.70</td>
<td>Hamilton Associates Payroll</td>
<td>Paycheck</td>
</tr>
</tbody>
</table>
Appendix B: Finicity-Specific Information

How to Read a Verification of Assets Report

A Verification of Assets report from Finicity uses information directly from financial accounts you have selected to detail your assets. You can see what data was provided from your financial institutions during the verification process for your loan.

Here are the areas of our Verification of Assets report which provide meaningful insights:

1. **Report Details**
   Details include the information provided about the borrower and the report itself.

2. **Report ID:**
   This is the ID that will be used to both request copies of this report and is the “Re-Issue ID” that would be passed on to the GBC, i.e. Farm Credit, Freddie Mac. This is the ID used for Day 1 Certainty.

3. **Total Asset Summary (All Accounts)**
   This section provides an overview for all the accounts you permissioned for this report. If these numbers look incorrect, you’ll want to look at the specific accounts in the Asset Summary by Account or even in the Transaction History by Account sections for more details.

4. **Total Value of Assets (Current)**
   This is the sum of the current balances in all accounts included in the report.

5. **Total Value of Assets (2 Month average)**
   This is the average balance for the past 2 months, based on the daily balances of all accounts. If less than 2 months of transactions are included in the report, this field will be blank.

6. **Total Value of Assets (6 Month average)**
   This is the average balance for the past 6 months, based on the daily balances of all accounts. If less than 6 months of transactions are included in the report, this field will be blank.
Appendix B: Finicity-Specific Information

Finicity

How to Read a Verification of Assets Report

1. Asset Summary by Account
   Each account included in the report is shown here, with the current balance of each account.

2. Transaction History by Account
   For each account, all transactions for up to 6 months are shown. The report will include as much
   history as is available (up to 6 months) from the Financial Institution for this account.

3. Account Owner
   The name(s) of the account owner displayed here is the name of the account owners) on file
   with the Financial institution.
Appendix C: Yodlee-Specific Information

Yodlee Setup Considerations
There are several ways to be set up with Yodlee, including:

- **Lender and Consumer Portals**
  The Lender Portal is a hosted application that allows a lender to place orders, manage an order pipeline, and view completed reports. The Consumer Portal is also a hosted application, and is responsible for the account linking and aggregation portion of the Risk Insight verification process. The Consumer Portal can be reached by following a hyperlink provided in an email sent to the borrower when the verification process is started.

- **Embedded Flow**
  An Embedded Flow acts much like the Consumer Portal, but is instead a Yodlee-hosted application embedded in the lender’s pages. This allows the lender to control the look and feel of pages on which the Yodlee interface sits.

- **API Calls**
  The Yodlee API calls are used when the Lender chooses to develop their own user interface and uses Rest API calls to perform the credit functions required to set up and aggregate the borrower’s account information.

Work with your Yodlee representative to determine the best setup process for your organization.

Sample Yodlee Borrower Enrollment Steps
Yodlee's Risk Insight system allows for account enrollment using one of three setup options: Lender and Consumer Portals, Embedded Flow, or API Calls. The option used for your borrowers depends on the option selected based on what is best for your system, business model, and customers. Your Yodlee representative can best advise you of your options when you work to implement a Risk Insight solution.

The following steps present an example of a typical borrower interaction with Yodlee Risk Insight account enrollment screens. It is important to note this is one possible scenario and the setup for your screens may be different, based on the account enrollment option your organization implements.

1. The borrower engages with the lender to initiate the loan application process. In a typical Consumer Portal implementation, the borrower receives an email notification from Yodlee to add their financial institutions.

   ![(Noreply@yodlee.com) Noreply@yodlee.com Noreply@yodlee.com Noreply@yodlee.com Kari Arnold Thursday, August 2, 2018 at 1:19 PM Show Details Hi Karl,
   Thank you for your application to ABC Lending. To help expedite your application, our fast and secure process will digitally verify your accounts. To get started, please follow the link below:
   https://uat-consumerportal.riskinsight.yodlee.com/consumers/new
   If you have trouble accessing the link or have any questions, please contact us at abclending@lending.com or call us at 123-456-7890
   - ABC Lending Team

   In the case of an Embedded Flow and API Call implementation, the borrower is more likely to click a link presented in the lender’s own online application or borrower portal.
2. The borrower either registers in the portal or adds their name, email address, and other information needed to initiate the loan process, depending on the lender’s chosen workflow.

![Apply for a Loan](image)

3. Once the borrower has properly accessed the enrollment system, they choose their first financial institution by selecting an already visible choice, or by searching for their institution by name.

![Search](image)

4. The borrower enters their account login credentials for the financial institution and clicks **Continue**.
5. The borrower selects which accounts to share for asset verification. The borrower may choose more financial institutions in the same manner, or they may finish their enrollment process by submitting the account information for aggregation.

On the My Accounts screen, the borrower is presented with the standard Yodlee terms and conditions for allowing Yodlee to access the account information necessary for the aggregation being requested. By clicking **Agree & Submit**, the borrower is agreeing to the Yodlee Terms of Use to submit their account information and choices.

6. Upon submission and successful aggregation of accounts, a Risk Insight report (referred to as asset verification report in multiple file formats (JSON, PDF and HTML) is provided to the lender.
Sample Yodlee Asset Verification Report

The Report # must be entered in the Loan Product Advisor Reissue ID/Report ID field.

<table>
<thead>
<tr>
<th>Account Name</th>
<th>Institution Name</th>
<th>Type</th>
<th>Currency</th>
<th>Current Balance</th>
<th>Available Balance</th>
<th>Days Processed</th>
</tr>
</thead>
<tbody>
<tr>
<td>IQ Bank Checking</td>
<td>Dog Site (US)</td>
<td>Bank</td>
<td>USD</td>
<td>20,113.42</td>
<td>20,113.42</td>
<td>90</td>
</tr>
<tr>
<td>IQ 401k</td>
<td>Dog Site (US)</td>
<td>Stocks</td>
<td>USD</td>
<td>43,346.25</td>
<td>N/A</td>
<td>90</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Account Name</th>
<th>Account Number</th>
<th>Routing Number</th>
<th>Account Holder</th>
<th>Applicant Match</th>
<th>Verified</th>
</tr>
</thead>
<tbody>
<tr>
<td>IQ Bank Checking</td>
<td>XXX-XXXX1118</td>
<td>XXXXX2324</td>
<td>Greg Johnson</td>
<td>Full</td>
<td>True</td>
</tr>
<tr>
<td>IQ 401k</td>
<td>XXX-XXXX1018</td>
<td>XXXXX2324</td>
<td>Greg Johnson</td>
<td>Full</td>
<td>True</td>
</tr>
</tbody>
</table>