

Introduction

This job aid includes tables of information about the messages you may receive while using Loan Prospector®. You may encounter two types of messages:

- **Processing Error Messages** – Messages received online when a Loan Prospector submission cannot be processed.
- **Feedback Messages** – Messages received on the Feedback Certificate and the Documentation Checklist.

Feedback messages provide detailed information about the assessment of the loan application data. This data provided should be used to guide you in documenting and underwriting loans for sale to Freddie Mac. Loan Prospector is not designed to, and does not, furnish rationales or reasons for a lender's decision to originate (or not to originate) a loan. Therefore, you may not use Loan Prospector feedback messages in an adverse action notice as a substitute for your own evaluation of a loan application and your own reasons for not originating a loan.



Note: Vertical revision bars " | " are used in the margin of this quick reference to highlight new requirements and significant changes.

Message Abbreviations

To provide the greatest guidance in a limited space, certain terms are abbreviated within Loan Prospector messages. The following table contains abbreviations used in the messages sent from Loan Prospector:

Abbreviation	Term	Abbreviation	Term
&	And	Invl	Invalid
>	Greater Than	Lft	Left
<	Less Than	Lndr	Lender
#	Number	LCE	Loss Coverage Estimate
2 nd	Secondary	Loc	Location
2nds	Seconds	LP	Loan Prospector
Accept	Acceptable	LTV	Loan-to-Value
Acct	Account	Max	Maximum
Actn	Action	MI	Mortgage Insurance
Add	Address	Min	Minimum
Adtl	Additional	Mos	Months
Agri	Agricultural	Msg	Message
Alt	Alternate	MSP	Mortgage Service Provider
Am	Amortization	Mtg	Mortgage
Amt	Amount	NCO	No Cash Out
App	Application	NegAM	Negative Amortization
Appt	Appointment	NegAM	Negatively Amortizing
Asesmt	Assessment	N	No
Bal	Balance	Opt	Option
Borr	Borrower	Pd	Paid
Bus	Business	Ph	Phone
CA	California	Pmt	Payment
Cert	Certificate	Prem	Premium
Charac	Characteristics	Pres	Present
Chngs	Changes	Prm	Prime
Co	Company	Prop	Property
C/O	Cash Out	Purch	Purchase
Coll	Collateral	Refi	Refinance
Comm	Commercial	Reqd	Required
Comm	Communication	Reqmt	Requirement
Comp	Completion	Resub	Resubmit
Compr	Comprehensive	Revw	Review
Condo	Condominium	Rnd	Round
Cov	Coverage	Rqst	Request
Cncl	Cancel	Rsrv	Reserves
Cncl	Cancellation	S/E	Self Employed
Cnty	County	Sig	Significant
CRC	Credit Reporting Company	Specs	Specifications
Crdt	Credit	S/S	Seller/Service
Deliv	Delivery	SSN	Social Security Number
Desc	Description	Stat	Status
Doc	Document	Stmt	Statement
Doc	Documentation	Sub	Submit
Dupl	Duplicate	Subj	Subject
Emp	Employment	Tele	Telephone
Emplmt	Employment	TLTV	Total Loan-to-Value
Est	Estimate	TPO	Third Party Originator
Exp	Expenses	Trans	Transaction
Fin	Finance	UPB	Unpaid Principle Balance
Fin	Financing	Updt	Update
FM	Freddie Mac	URAR	Uniform Residential Appraisal Report
Freq	Frequency	U/W	Underwriting
Habitbl	Habitable	Verif	Verification
ID	Identify	VOE	Verification of Employment
Incmp	Incomplete	W/	With
Incorr	Incorrect	Y	Yes
Inelig	Ineligible	Yr	Year
Info	Information	YTD P&L	Year-To-Date Profit and Loss
Insp	Inspection		
Inv	Investment		

Online Processing Errors

The following table lists errors by ascending code number as they appear both to a lender and a third-party originator. You may receive these errors online while you are working in Loan Prospector:

Code	Lender Message	Third-Party Originator Message
02	Processing error 02 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 02 occurred on this application. Please re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
03	Processing error 03 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 03 occurred on this application. Please re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
04	Processing error 04 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 04. Please resubmit. If error recurs, please contact your sponsoring Seller/Servicer."
05	Processing error 05 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 05 occurred on this application. Please re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
06	Processing error 06 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 06 occurred on this application. Please re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
07	"Processing error 07. Please check the LP.com status line by calling 1-800 FREDDIE."	"Processing Error 07. Please contact your sponsoring Seller/Servicer."
08	"Processing error 08. Invalid Seller ID, TPO ID, or password. Verify and re-submit. If error recurs, check the LP.com status line by calling 1-800 FREDDIE."	"Processing error 08. Invalid TPO ID, sponsoring Seller ID, or password. Verify and re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
09	Processing error 09 occurred on this application. Please re-submit. If error recurs, check the LP.com status line by calling 1-800-FREDDIE.	"Processing error 09 occurred on this application. Please re-submit. If error recurs, please contact your sponsoring Seller/Servicer."
11	"Processing error 11. Verify SSN and resubmit. If error recurs, please call 800-FREDDIE."	"Processing error 11. Verify SSN and resubmit. If error recurs, please contact your sponsoring Seller/Servicer."
12	"Processing error 12. Invalid Seller ID, TPO ID, or password. Verify and re-submit. If error recurs, please call 800-FREDDIE"	"Processing error 12. Invalid TPO ID, sponsoring Seller ID, or password. Verify and resubmit. If error recurs, please contact your sponsoring Seller/Servicer."
13	"Processing error 13. You are attempting to access an unsupported version of LP. Please check the LP.com status line by calling 1-800 FREDDIE."	"Processing error 13. You are attempting to access an unsupported version of LP. Please contact your sponsoring Seller/Servicer."
14	"MI Processing error 14. Please call the Loan Prospector status line at 800-FREDDIE."	"MI Processing error 14. Please contact your Sponsoring Seller/Servicer."
15	"MI Processing error 15. Please call the Loan Prospector status line at 800-FREDDIE."	"MI Processing error 15. Please contact your Sponsoring Seller/Servicer."
16	"Processing error 16. Please resubmit. If error recurs, please call 800-FREDDIE."	"MI Processing error 16. Please resubmit. If error recurs, please contact your Sponsoring Seller/Servicer."
19	"Processing error 19. Invalid Identification or password submitted for this application. Verify and re-submit. If error recurs, check the LP.com status line by calling 1-800 FREDDIE."	N/A

Code	Lender Message	Third-Party Originator Message
20	“Processing error 20. Invalid Seller/MSP relationship. Verify and re-submit. If error recurs, check the LP.com status line by calling 1-800 FREDDIE.”	N/A
21	“Processing error 21. Invalid Seller/TPO relationship. Verify and re-submit If error recurs, check the LP.com status line by calling 1-800 FREDDIE.”	N/A
22	“Feedback Processing error 22. Please call the Loan Prospector status line at 800-FREDDIE.”	“Feedback Processing error 22. Please contact your Sponsoring Seller/Servicer.”
23	“Feedback Processing error 23. Please call the Loan Prospector status line at 800-FREDDIE.”	“Feedback Processing error 23. Please contact your Sponsoring Seller/Servicer.”
24	“GLS Processing error 24. Please call the Loan Prospector status line at 800-FREDDIE.”	“GLS Processing error 24. Please contact your Sponsoring Seller/Servicer.”
25	“RBP Processing error 25. Please call the Loan Prospector status line at 800-FREDDIE.”	“RBP Processing error 25. Please contact your Sponsoring Seller/Servicer.”
26	“Processing error 26. Reduced Feedback is not valid for this loan. Verify and re-submit. If error recurs, please call 800-FREDDIE.”	“Processing error 26. Reduced Feedback is not valid for this loan. Verify and re-submit. If error recurs, please contact your Sponsoring Seller/Servicer.”
27	“Processing error 27. Invalid Credit Infile Option selected. Verify and re-submit. If error recurs, please call 800-FREDDIE.”	“Processing error 27. Invalid Credit Infile Option selected. Verify and re-submit. If error recurs, please contact your Sponsoring Seller/Servicer.”
28	“Processing error 28. ‘Mode of Access’ selected is invalid. Correct ‘Mode of Access,’ or resubmit through Flow process. If error recurs, please call 800-FREDDIE.”	“Processing error 28. ‘Mode of Access’ selected is invalid. Correct ‘Mode of Access,’ or resubmit through Flow process. If error recurs, please contact your Sponsoring Seller/Servicer.”
29	“Processing error 29. ‘Mode of Access’ selected is invalid. Correct ‘Mode of Access,’ or resubmit through Flow process. If error recurs, please call 800-FREDDIE.”	“Processing error 29. ‘Mode of Access’ selected is invalid. Correct ‘Mode of Access,’ or resubmit through Flow process. If error recurs, Please contact your Sponsoring Seller/Servicer.”
30	“Processing error 30. Please call 800-FREDDIE.”	“Processing error 30. Please contact your Sponsoring Seller/Servicer.”
31	“Processing error 31. Batch loans must be Credit Only. Please correct and resubmit. If error recurs, please call 800-FREDDIE.”	“Processing error 31. Batch loans must be Credit Only. Please correct and resubmit. If error recurs, please contact your Sponsoring Seller/Servicer.”
LP01	System is unavailable. Please call 800-FREDDIE.	<ul style="list-style-type: none"> • Call 800-FREDDIE. • Report that you are a system-to-system user and have received an Error LP01.
LP03	Transaction submitted outside of LP business hours. Please resubmit request during normal business hours.	<ul style="list-style-type: none"> • Submit the transaction during normal LP business hours.
LP04	No Feedback Certificate exists for this transaction. Either no feedback was received or the loan has not been submitted to Loan Prospector. Please submit your loan to Loan Prospector to obtain feedback.	<ul style="list-style-type: none"> • Call 800-FREDDIE. • Report that you are a system-to-system user and have received an Error LP04.
LP10	Invalid Search criteria. Search criteria needs to include Seller# and/or TPO#/NOTP# AND LP AUS Key or Loan Prospector ID. Please correct and resubmit.	<ul style="list-style-type: none"> • Verify that search criteria include LP Key Identifier or LP Loan Identifier. • If it appears to be correct, call 800-FREDDIE for assistance.

Code	Message Text	Recommended User Action
LP11	No loans met the search criteria entered.	<ul style="list-style-type: none"> • Verify that search criteria include valid LP Key Identifier or LP Loan Identifier. • Verify that you have access right to the loan. • If it appears to be correct, call 800-FREDDIE for assistance.
LP12	User does not have access to the requested service.	<ul style="list-style-type: none"> • Verify that you have access right to the requested service. • If it appears to be correct, call 800-FREDDIE for assistance.
LP13	AUS service was not requested. Please request AUS service and re-submit loan.	<ul style="list-style-type: none"> • Verify that AUS was ordered. • If it appears to be correct, call 800-FREDDIE for assistance.
LP14	Unable to process file. Please provide Seller/Service Number and resubmit. If error recurs, please call 800-FREDDIE.	<ul style="list-style-type: none"> • Check the file type. • If it appears to be correct, call 800-FREDDIE for assistance.
LP15	Unable to process file. Please verify and correct Seller/Service Number, Third Party Originator Identifier, and Non Originating Third Party Identifier and resubmit. If error recurs, please call 800-FREDDIE	<ul style="list-style-type: none"> • Verify user is not providing Seller Number, Third Party Originator Identifier and Non Originating Third Party Identifier in the same file.
LP17	Please verify the Loan Prospector ID and try again. If error recurs, please call 800-FREDDIE.	<ul style="list-style-type: none"> • Verify user is providing correct Loan Prospector ID. • If it appears to be correct, call 800-FREDDIE for assistance.
LP18	Unable to process file. Please verify Joint Asset and Liability information and resubmit	<ul style="list-style-type: none"> • Verify user is providing correct Joint Asset and Liability relationship.
LP19	System cannot perform the request. The selected loan has been archived.	<ul style="list-style-type: none"> • N/A.
LP24	User is not permitted to submit a loan that they have "view only" access as a result of a final assignment or Modify release.	<ul style="list-style-type: none"> • Verify that you have access rights to the loan. • If a final assignment has not been made, call 800-FREDDIE for assistance.
LP25	User did not submit a Loan Transfer request file with a Loan Prospector ID (LID) or LP AUS Key. Error Text: In order to perform loan transfer, please submit with a Loan Prospector ID and/or LP AUS Key.	<ul style="list-style-type: none"> • Verify that your request file contains a Loan Prospector ID and/or LP AUS Key. • If request file is sent with a valid Loan Prospector ID and/or LP AUS Key, call 800-FREDDIE for assistance.
LP26	MSP is not permitted to submit a loan if the Seller Number in the file is blank or does not correspond to the seller who has modify access to the loan.	<ul style="list-style-type: none"> • Verify the Seller Number in the file and resubmit. • If a Seller Number corresponds to the Seller with modify access to the loan, call 800-FREDDIE for assistance.
LP27	Request has exceeded maximum number of retries.	<ul style="list-style-type: none"> • Resubmit loan. If error recurs, please call 1-800-FREDDIE."
LP28	Re-poll request submitted too soon.	<ul style="list-style-type: none"> • N/A.
LP41	Automated Underwriting with Reference Number is not a valid request for an FHA TOTAL submission. In order to submit your loan with a Reference Number, you must order Merged Credit	<ul style="list-style-type: none"> • Display a message to the user.

Code	Message Text	Recommended User Action
LP48	Borrower Reference Numbers must match if obtaining a joint credit report.	<ul style="list-style-type: none"> • Display message to the user.
LP53	Unable to process file. Invalid file format. Please correct and resubmit. If problem persists, contact your system administrator.	<ul style="list-style-type: none"> • Check the file type. • If it appears to be correct, call 800-FREDDIE for assistance
LP60	Unable to process file. Invalid file format. Borrower does not match existing borrower.	<ul style="list-style-type: none"> • Check borrower name. Correct and resubmit.
LP61	Unable to process file. Invalid file format.	<ul style="list-style-type: none"> • Merged Credit Reference Number not valid with Reorder Credit Service.
LP62	Reorder Merged Credit is not available.	<ul style="list-style-type: none"> • Display message to the user.
LP97	LP internal technical difficulties	<ul style="list-style-type: none"> • Please call 800-FREDDIE.
LP98	The requested merged credit service is not a valid option	<ul style="list-style-type: none"> • Please call 800-FREDDIE.
LP99	Invalid Search Criteria	<ul style="list-style-type: none"> • Verify the search criteria. • If it appears correct, call 800-FREDDIE for assistance.
LP100	Unable to process file. Another User is working on this loan.	<ul style="list-style-type: none"> • Wait for 30 minutes. • If problem persists, call 800-FREDDIE for assistance.

Invalid Status Messages

The feedback messages listed in the table below may be returned from Loan Prospector with an **Invalid** status. These messages indicate why a transaction request could not be completed and would appear on a Loan Prospector Invalid Messages page.

Code	Invalid Status Messages
01	'Branch number' must be valid.
02	'Loan Application Number' must be provided.
03	'Loan Application Number' must be valid.
04	'Loan type' must be conventional, FHA or VA.
05	'Loan type' must be conventional, FHA or VA.
06	Current 'State' must be a valid code - borrower 5.
07	Merged credit request is not a valid option for this seller.
08	The selected MI company is not a current option.
09	'Loan Purpose' must contain a valid code.
10	'Temporary Subsidy Buydown' must = Y or N.
11	'Property Type' must contain a valid code.
12	'Temporary Subsidy Buydown' must = Y or N.
13	'First Name' must be provided - borrower 1.
14	'SSN' must be valid - borrower 1.
15	'Last Name' must be provided - borrower 1.
16	Complete previous street, city, state & zip - borrower 1.
17	Current 'Street' must contain valid format - borrower 1.
18	'Occupant' must be Y or N - borrower 1.
19	Previous 'Street' must contain valid format - borrower 1.
1A	'Spouse SSN' must be valid - borrower 4.
1B	'Spouse SSN' must be valid - borrower 5.
1C	'Spouse SSN' must be valid - borrower 5.
1D	'Reserves' must contain a \$ amount = or > 0.
1E	'Reserves' must contain a \$ amount = or > 0.
1F	'Reserves' must contain a \$ amount = or > 0.
1G	'Reserves' must contain a \$ amount = or > 0.
1H	Enter valid values for Amort Mos, Balloon Term, Amort Type.
1J	'SSN' must be valid - borrower 1.
1K	'SSN' must be valid - borrower 1.
1L	Version 2 loan cannot be resubmitted as version 1 loan.
1N	'SSN' must be valid - borrower 2.
1O	'SSN' must be valid - borrower 2.
1R	'SSN' must be valid - borrower 3.
1S	'SSN' must be valid - borrower 3.
1V	'SSN' must be valid - borrower 4.
1W	'SSN' must be valid - borrower 4.
1Y	Invalid LP AUS Key submitted – input error or loan archived.
1Z	Different TPO sending same appl number for same seller.
20	'Spouse SSN' must be valid - borrower 1.
21	'First Name' must be provided - borrower 2.
22	'Spouse SSN' must be valid - borrower 1.

Code	Invalid Status Messages
23	'Last Name' must be provided - borrower 2.
24	'Checking/savings' must contain a Y or N - borrower 1.
25	Current 'Street' must contain a valid format - borrower 2.
26	'SSN' must be valid - borrower 2.
27	Previous 'Street' must contain a valid format - borrower 2.
28	'SSN' must be valid - borrower 2.
29	'First Name' must be provided - borrower 3.
2A	'Borrower Race' must be a valid code - borrower 1.
2B	'Borrower Race' must be a valid code - borrower 1.
2C	'Borrower Race' must be a valid code - borrower 1.
2D	'Borrower Race' must be a valid code - borrower 1.
2E	'Borrower Race' must be a valid code - borrower 2.
2F	'Borrower Race' must be a valid code - borrower 2.
2G	'Borrower Race' must be a valid code - borrower 2.
2H	'Borrower Race' must be a valid code - borrower 2.
2I	'Borrower Race' must be a valid code - borrower 3.
2J	'Borrower Race' must be a valid code - borrower 3.
2K	'Borrower Race' must be a valid code - borrower 3.
2L	'Borrower Race' must be a valid code - borrower 3.
2M	'Borrower Race' must be a valid code - borrower 4.
2N	'Borrower Race' must be a valid code - borrower 4.
2P	'Borrower Race' must be a valid code - borrower 4.
2Q	'Borrower Race' must be a valid code - borrower 5.
2R	'Borrower Race' must be a valid code - borrower 5.
2S	FM100 Offering Identifier 220 is not a valid code.
2T	'Borrower Race' must be a valid code - borrower 5.
2U	Specify merged credit report type, individual or joint.
2V	Merged credit request must be in valid format.
2W	Merged credit request must include all borrowers.
2X	Request for merged credit not valid.
2Y	Request for merged credit not valid.
2Z	'Total Debt' must contain a \$ amount > 0.
30	Complete previous street, city, state & zip - borrower 2.
31	'Last Name' must be provided - borrower 3.
32	'Occupant' must be Y or N - borrower 2.
33	Current 'Street' must contain a valid format - borrower 3.
34	'Spouse SSN' must be valid - borrower 2.
35	Previous 'Street' must contain a valid format - borrower 3.
36	'Spouse SSN' must be valid - borrower 2.
37	'First Name' must be provided - borrower 4.
38	'Checking/Savings' must contain a Y or N - borrower 2.
39	'Last Name' must be provided - borrower 4.
3A	'PITI' must contain a \$ amount > 0.
3B	'PITI' must contain a \$ amount > 0.
3C	'Total Debt' must include PITI.

Code	Invalid Status Messages
3D	'Transaction Request Type' must be valid.
3F	'Buydown Subsequent Adjustment Percentage' must be valid.
3G	'Buydown Contributor' must be a valid code.
3H	'Borrower Gender' must be a valid code - borrower 1.
3I	'Borrower Gender' must be a valid code - borrower 3.
3J	'Borrower Gender' must be a valid code - borrower 5.
3K	'Borrower Marital Status' must be a valid code - borrower 5.
3L	'Buydown Initial Adjustment Percentage' must be valid.
3M	'Borrower Marital Status' must be a valid code - borrower 1.
3N	'Borrower Marital Status' must be a valid code - borrower 2.
3O	'Borrower Marital Status' must be a valid code - borrower 3.
3P	'Borrower Marital Status' must be a valid code - borrower 4.
3Q	'Borrower Gender' must be a valid code - borrower 4.
3R	'Borrower Gender' must be a valid code - borrower 2.
3S	Total occupying borrower income must contain a \$ amount > 0.
3T	'Number of Units' must contain a valid code.
3U	'Total Debt' for inv. prop. must include pres housing exp.
3V	'Total Debt' for second homes must include all housing exp.
3W	'Size of Household' must be provided.
3X	'Size of Household' must be provided.
3Y	'Mortgage Insurance Request' is not a valid option.
3Z	Feedback processing error. Call 1-800-FREDDIE.
40	Complete previous street, city, state & zip - borrower 3.
41	Current 'Street' must contain valid format - borrower 4.
42	'Occupant' must be Y or N - borrower 3.
43	Previous 'Street' must contain valid format - borrower 4.
44	'Spouse SSN' must be valid - borrower 3.
45	'First Name' must be provided - borrower 5.
46	'Spouse SSN' must be valid - borrower 3.
47	'Last Name' must be provided - borrower 5.
48	'Checking/Savings' must contain a Y or N - borrower 3.
49	Current 'Street' must contain a valid format - borrower 5.
4A	Initial index must be numeric.
4B	'Self Employed Income' amt must = 0 if % of bus owned < 25%.
4C	'Self Employed' must = 'Y' if % of bus owned ≥ 25%.
50	'SSN' must be valid - borrower 4.
51	Previous 'Street' must contain a valid format - borrower 5.
52	'SSN' must be valid - borrower 4.
53	'Origination Processing Point' must be a valid code.
54	Property 'Street' must be provided.
55	'SSN' must be valid - borrower 1.
56	Complete previous street, city, state & zip - borrower 4.
57	'Occupant' must be Y or N - borrower 4.
58	Previous 'Street' must be provided - borrower 4.
59	'Self Employed' must contain a Y or N - borrower 4.

Code	Invalid Status Messages
5B	LP is temporarily unavailable.
5C	Resubmit during LP's hours of operation.
5D	'Periodic Cap' for this VA ARM must be <= 2%.
5E	'Periodic Cap' for this VA ARM must be <= 1%.
5F	'Lifetime Cap' for this VA ARM must be <= 5%.
5G	'Lifetime Cap' for this VA ARM must be <= 6%.
5H	'ARM Initial Adjust Period' must be 12, 36, 60, 84, or 120.
5J	'# Units' must equal 2, 3, or 4 for property type selected.
5K	'Property Type' must contain a valid code.
5M	'Cash Out Amount' must = 0.
5N	'Cash Out Amount' must be > 0.
5O	'ARM Initial Adjustment Period' must be > 0.
5P	'ARM Subsequent Adjustment Period' must be > 0.
5Q	'Conversion Option Indicator' must = Y or N.
5R	'Gross Mortgage Margin' must be > 0.
5S	'Asset Code' must be a valid code.
5U	'Buydown Term' must be > 0.
5V	'Document Type Code' must be a valid code.
5W	'First Payment Date' must be valid.
5X	'MI Percent Coverage' must be numeric.
5Z	'Original Interest Rate' must be > 0.
60	'SSN' must be valid - borrower 3.
61	'SSN' must be valid - borrower 3.
62	'Self Employed' must contain a Y or N - borrower 4.
63	'Bankruptcy' must contain a y or n - borrower 4.
64	'Lien Priority' must contain a 1.
65	'Lien Priority' must contain a 1.
66	'Lien Priority' must contain a 1.
5Y	'Negative Amortization Percent Limit' must be > 0.
67	'Lien Priority' must contain a 1.
68	Enter valid number of months for 'Amort. Mos' (Loan term).
69	'Bankruptcy' must contain a Y or N - borrower 4.
6A	'Net Purchase Price' must contain a \$ amount > 0.
6B	'Cash Out Amount' must be > 0.
6C	'Unpaid Principal Balance' must contain a \$ amt = or > 0.
6E	'# Units' must equal 1 for property type selected.
6F	'Total Non-occupant present housing expense' must be > 0.
6G	'Total Non-occupant non-housing debt' must be > 0.
6H	'Buydown Initial Adjustment period' must be > 0.
6I	'Property Street Address' must be provided.
6J	'Property City' must be provided.
6K	'Property State' must be provided.
6L	'Property State' must be valid.
6M	'Lifetime Rate Cap' must be > 0.

Code	Invalid Status Messages
6N	'Periodic Payment Cap' is required.
6O	'Buydown Subsequent Adjustment Period' must be provided.
6P	'Index Code' must contain a valid code.
6Q	'Origination Processing Point' must be a valid code.
6R	'MI Company Code' must accompany an MI request.
6S	'Asset Code' must be a valid code.
6T	'Asset Code' must be a valid code.
6U	'Asset Code' must be a valid code.
6V	'Asset Code' must be a valid code.
6W	'Asset Code' must be a valid code.
6X	'Asset Code' must be a valid code.
6Y	'Property ZIP Code' must be valid.
6Z	'Property ZIP Code' must be valid for 'Property State'.
70	Amort. Mos. (Loan Term) must contain valid number of months.
71	'Amort. Mos.' (Loan term) must be a numeric value.
72	'Foreclosure' must contain a Y or N - borrower 4.
73	'Amort. Mos.' (Loan term) must be a numeric value.
74	'Balloon Term' must contain a valid number, in months.
75	'Foreclosure' must contain a Y or N - borrower 4.
76	'Balloon Term' must contain a valid number, in months.
77	'Balloon Term' must contain a valid number, in months.
78	'Spouse SSN' must be valid - borrower 4.
79	'Balloon Term' must contain a valid number, in months.
7A	'Property ZIP Code' must be valid.
7B	'Periodic Rate Cap' is required.
7D	'Mortgage Insurance Company Code' must be a valid code.
7E	'Percent of Business Owned' must be > 0 - borrower 1.
7F	'Self Employed Income' must be > 0 - borrower 1.
7G	'Percent of Business Owned' must be > 0 - borrower 2.
7H	'Self Employed Income' must be > 0 - borrower 2.
7I	'Percent of Business Owned' must be > 0 - borrower 3.
7J	'Self Employed Income' must be > 0 - borrower 3.
7K	'Percent of Business Owned' must be > 0 - borrower 4.
7L	'Self Employed Income' must be > 0 - borrower 4.
7M	'Percent of Business Owned' must be > 0 - borrower 5.
7N	'Self Employed Income' must be > 0 - borrower 5.
7P	'Asset Amount' must contain a \$ amount > 0.
7Q	'Asset Amount' must contain a \$ amount > 0.
7R	'Asset Amount' must contain a \$ amount > 0.
7S	'Asset Amount' must contain a \$ amount > 0.
7T	'Asset Amount' must contain a \$ amount > 0.
7U	'Asset Amount' must contain a \$ amount > 0.
7V	'Asset Amount' must contain a \$ amount > 0.
7W	'Affordable Product Type' must be a valid code.

Code	Invalid Status Messages
7X	'Interest Rate' must be valid.
7Y	'Risk Class Override Flag' must be a valid code.
7Z	'Secondary Financing Type' must be a valid code.
80	Please enter a valid value for 'Amort. Type' (Plan Type).
81	'Spouse SSN' must be valid - borrower 4.
82	'Amortization Type' (Plan Type) must have a valid code.
83	'Amort. Type' (Plan Type) must have a valid numeric value.
84	'Checking/Savings' must contain a Y or N - borrower 4.
85	'Amort. Type' (Plan Type) must have a valid value.
86	'Number of Units' must contain a valid code.
87	'Middle Initial' must be a single letter - borrower 5.
88	'Number of Units' must contain a valid code.
89	'Number of Units' must contain a valid code.
8B	'Federal Delinquency/Lien' must be Y or N - borrower 1.
8C	'Ownership Interest in Last 3 Yrs' must be Y or N - borr 1.
8D	'Ownership Interest in Last 3 yrs' must be Y or N - borr 1.
8E	'Borrower Citizen Status' must be a valid code - borrower 1.
8F	'Own/rent Indicator' is required - borrower 1.
8G	'Borrower Marital Status' must be a valid code - borrower 1.
8H	'Time on Current Job' must be valid - borrower 1.
8I	'Time on Previous Job' must be valid - borrower 1.
8J	'Income Amount' must contain a \$ amount = or > 0 - borr 1.
8K	'Borrower Gender' must be a valid code - borrower 1.
8L	'Federal Delinquency/Lien' must be Y or N - borrower 2.
8M	'Ownership Interest in Last 3 yrs' must be Y or N - borr 2.
8N	'Ownership Interest in Last 3 yrs' must be Y or N - borr 2.
8O	'Borrower Citizen Status' must be a valid code - borrower 2.
8P	'Own/Rent Indicator' is required - borrower 2.
8Q	'Borrower Marital Status' must be a valid code - borrower 2.
8R	'Time on Current Job' must be valid - borrower 2.
8S	'Time on Previous Job' must be valid - borrower 2.
8T	'Income Amount' must contain a \$ amount = or > 0 - borr 2.
8U	'Borrower Gender' must be a valid code - borrower 2.
8V	'Federal Delinquency/Lien' must be Y or N - borrower 3.
8W	'Ownership Interest in Last 3 yrs' must be Y or N - borr 3.
8X	'Ownership Interest in Last 3 yrs' must be Y or N - borr 3.
8Y	'Borrower Citizen Status' must be a valid code - borrower 3.
8Z	'Own/Rent Indicator' is required - borrower 3.
90	'SSN' must be valid - borrower 5.
91	'Number of Units' must contain a valid code.
92	'Total Debt' must contain a \$ amount = or > 0.
93	'Total Debt' must contain a \$ amount = or > 0.
94	'Total Debt' must contain a \$ amount = or > 0.
95	'Total Debt' must contain a \$ amount = or > 0.

Code	Invalid Status Messages
96	'SSN' must be valid- borrower 5.
97	Complete previous street, city, state & zip - borrower 5.
98	'Occupant' must be Y or N - borrower 5.
99	'Self Employed' must contain a Y or N - borrower 5.
9A	'Borrower Marital Status' must be a valid code - borrower 3.
9B	'Time on Current Job' must be valid - borrower 3.
9C	'Time on Previous Job' must be valid - borrower 3.
9D	'Income Amount' must contain a \$ amount = or > 0 - borr 3.
9E	'Borrower Gender' must be a valid code - borrower 3.
9F	'Federal Delinquency/Lien' must be Y or N - borrower 4.
9G	'Ownership Interest in Last 3 yrs' must be Y or N - borr 4.
9H	'Ownership Interest in Last 3 yrs' must be Y or N - borr 4.
9I	'Borrower Citizen Status' must be a valid code - borrower 4.
9J	'Own/rent Indicator' is required - borrower 4.
9K	'Borrower Marital Status' must be a valid code - borrower 4.
9L	'Time on Current Job' must be valid - borrower 4.
9M	'Time on Previous Job' must be valid - borrower 4.
9N	'Income Amount' must contain a \$ amount = or > 0 - borr 4.
9O	'Borrower Gender' must be a valid code - borrower 4.
9P	'Federal Delinquency/Lien' must be Y or N - borrower 5.
9Q	'Ownership Interest in Last 3 yrs' must be Y or N - borr 5.
9R	'Ownership Interest in Last 3 yrs' must be Y or N - borr 5.
9S	'Borrower Citizen Status' must be a valid code - borrower 5.
9T	'Own/Rent Indicator' is required - borrower 5.
9U	'Borrower Marital Status' must be a valid code - borrower 5.
9V	'Time on Current Job' must be valid - borrower 5.
9W	'Time on Previous Job' must be valid - borrower 5.
9X	'Income Amount' must contain a \$ amount = or > 0 - borr 5.
9Y	'Borrower Gender' must be a valid code - borrower 5.
A0	'Loan Amount' must contain a \$ amount > 1,000.
A1	'Loan Amount' must contain a \$ amount > 1,000.
A2	'Loan Amount' must contain a \$ amount > 1,000.
A3	'Loan Amount' must contain a \$ amount > 1,000.
A4	'Secondary Finance' must be a \$ amount = or > 0.
A5	'Secondary Finance' must be a \$ amount = or > 0.
A6	'Secondary Finance' must be a \$ amount = or > 0.
A7	'Secondary Finance' must be a \$ amount = or > 0.
A8	'PITI' must contain a \$ amount > 0.
A9	'PITI' must contain a \$ amount > 0.
AB	'Secondary Financing Amount' must be <=\$999,999
AC	'Buydown Term' for FHA loans must be divisible by 12.
AD	Combined monthly income must be > \$0 and <=\$999,999
AE	Value of Property must be \$0 or between \$9,000 and \$9,999,999
AF	Loan Amount (including MIP) must be >\$0 and <=\$9,999,999.

Code	Invalid Status Messages
AG	Payment Amortization Term must be between 48 and 360 months
AH	Gross Purchase Price must be between \$9,000 and \$9,999,999.
AJ	LTV ratio must be between 11% and 125%
AK	Housing Ratio must be greater than 0% and less than 101%
AL	Debt Ratio must be greater than 0% and less than 101%
AM	FHA Lender ID is required and must contain 10 characters
AP	FHA Sponsor ID must contain 10 characters
AQ	'Reserves' must be less than or equal to \$999,999
AR	'Borrower Age' must be less than 100 – borrower 1
AS	'Borrower Age' must be less than 100 – borrower 2
AT	'Borrower Age' must be less than 100 – borrower 3
AU	'Borrower Age' must be less than 100 – borrower 4
AV	'Borrower Age' must be less than 100 – borrower 5
AW	'Buyer Paid Closing Costs' must be <=\$999,999
AX	'Gift Fund' must be less than or equal to \$999,999
AY	Unpaid Principal Balance must be <=\$9,999,999.
AZ	Total of all assets available must be <=\$999,999
BA	'Total Debt' must be >= \$0 and <=\$999,999
BC	PITI must be greater than \$0 and less than \$15,000.
BE	Borrower 'Present Housing Expense' must be >=0 and <\$10,000
BF	'Buydown Initial Adjustment Percentage' is required.
BG	'Buydown Subsequent Adjustment Percentage' is required.
BH	This loan cannot be rescored. Please submit as a new loan.
BJ	Unable to process Initial Interest due to LP AUS Key age.
BL	The requested merged credit service is not a valid option.
BM	Building Status must be Proposed or Under Construction.
BN	ARM data found on fixed rate loan. Please review.
BP	The machine-readable credit format is not a valid option.
BQ	LOS interface must be valid. Please contact vendor.
BR	DU file format is not supported. Please call 800-FREDDIE.
BS	LP Classic is no longer supported. Please call 800-FREDDIE
BT	'Middle Name' must contain valid format - Borrower 1.
BU	'Middle Name' must contain valid format - Borrower 2.
BW	'Middle Name' must contain valid format - Borrower 3.
BX	'Middle Name' must contain valid format - Borrower 4.
BY	'Middle Name' must contain valid format - Borrower 5.
BZ	Neg Am % Limit must be blank if Neg Am Ind=N.
CA	AG loans ineligible for LP, please resubmit as Hm Poss.
CB	Affordable Products ineligible for FHA or VA.
CF	Building Status inelig. for New Const Mortgage Selected.
CG	'Const to Perm' loans ineligible for LP, please resubmit.
CH	LTV/TLTV less than 1% is not valid.
CJ	Down Payment amount must be > \$0.
CK	HP100 or HPNS100 Offering Identifier is not valid.
CL	Initial Interest Loans are not eligible for streamline refi.
CS	MC preview and ref # cannot be submitted through LP Classic

Code	Invalid Status Messages
E0	'Cash Out Refi' must = N for selected loan purpose.
F1	'Foreclosure' must contain a Y or N - borrower 1.
F2	'Self Employed' must contain a Y or N - borrower 2.
F3	'Self Employed' must contain a Y or N - borrower 2.
F4	'Bankruptcy' must contain a Y or N - borrower 2.
F5	'Bankruptcy' must contain a Y or N - borrower 2.
F6	'Foreclosure' must contain a Y or N - borrower 2.
F7	'Foreclosure' must contain a Y or N - borrower 2.
F8	'Self Employed' must contain a Y or N - borrower 3.
F9	'Self Employed' must contain a Y or N - borrower 3.
FC	Verify values in 'Gross Purch Price' and 'Finan Concesssns'.
FE	Transmission error. Try again or call 1-800-FREDDIE.
FF	Transmission error. Try again or call 1-800-FREDDIE.
FG	Transmission error. Try again or call 1-800-FREDDIE.
FH	Transmission error. Try again or call 1-800-FREDDIE.
FI	Transmission error. Try again or call 1-800-FREDDIE.
FJ	Transmission error. Try again or call 1-800-FREDDIE.
FK	Transmission error. Try again or call 1-800-FREDDIE.
FL	Transmission error. Try again or call 1-800-FREDDIE.
FM	Transmission error. Try again or call 1-800-FREDDIE.
FN	Transmission error. Try again or call 1-800-FREDDIE.
FO	Transmission error. Try again or call 1-800-FREDDIE.
G0	'Bankruptcy' must contain a Y or N - borrower 3.
G1	'Bankruptcy' must contain a Y or N - borrower 3.
G2	'Foreclosure' must contain a Y or N - borrower 3.
G3	'Foreclosure' must contain a Y or N - borrower 3.
G4	'Self Employed' must contain a Y or N - borrower 4.
G5	'Self Employed' must contain a Y or N - borrower 4.
G6	'Bankruptcy' must contain a Y or N - borrower 4.
G7	'Bankruptcy' must contain a Y or N - borrower 4.
G8	'Foreclosure' must contain a Y or N - borrower 4.
G9	'Foreclosure' must contain a Y or N - borrower 4.
H0	'Self Employed' must contain a Y or N - borrower 5.
H1	'Self Employed' must contain a Y or N - borrower 5.
H2	'Bankruptcy' must contain a Y or N - borrower 5.
H3	'Bankruptcy' must contain a Y or N - borrower 5.
H4	'Foreclosure' must contain a Y or N - borrower 5.
H5	'Foreclosure' must contain a Y or N - borrower 5.
H6	'Time at Current Address' must be = or > 0 - borrower 2.
H7	'SSN' must be valid - borrower 5.
H8	'Time at Current Address' must be = or > 0 - borrower 3.
H9	'Time at Current Address' must be = or > 0 - borrower 4.
HH	'Checking/Savings' must contain a Y or N - borrower 3.
I0	'Time at Current Address' must = or > 0 - borrower 5.
I1	'Self Employed' must contain a Y or N - borrower 5.

Code	Invalid Status Messages
I2	'Middle Initial' must be a single letter - borrower 1.
I3	'Bankruptcy' must contain a Y or N - borrower 5.
I4	'Suffix' must be alphanumeric - borrower 1.
I5	'Bankruptcy' must contain a Y or N - borrower 5.
I6	'Suffix' must be alphanumeric - borrower 2.
I7	'Foreclosure' must contain a Y or N - borrower 5.
I8	'Middle Initial' must be a single letter - borrower 2.
I9	'Foreclosure' must contain a Y or N - borrower 5.
IR	Invalid reference number(s) - must be alphanumeric.
J0	'Suffix' must be alphanumeric - borrower 3.
J1	'Spouse SSN' must be valid - borrower 5.
J2	'Middle Initial' must be a single letter - borrower 3.
J3	'Spouse SSN' must be valid - borrower 5.
J4	'Suffix' must be alphanumeric - borrower 4.
J5	'Checking/Savings' must contain a Y or N - borrower 5.
J6	'Middle Initial' must be a single letter - borrower 4.
J7	'SSN' must be valid - borrower 5.
J8	'Suffix' must be alphanumeric - borrower 5.
J9	Credit assessment must be ordered.
K0	'Middle Initial' must be a single letter - borrower 5.
K1	Seller not eligible to request mortgage insurance.
K2	Not eligible to request mortgage insurance.
K4	'Loan Type' must be conventional.
K5	'Loan Type' must be conventional, FHA or VA.
K6	'Requested Transaction' is not a current option.
K7	'Negative Amortization Type' indicator must be provided.
K8	'Loan Purpose' must contain a valid code.
K9	'Loan Purpose' must contain a valid code.
KK	'Checking/Savings' must contain a Y or N - borrower 4.
L1	'Loan Purpose' must contain a valid code.
L2	'Property Type' must contain a valid code.
L3	'Property Type' must contain a valid code.
L5	'Property Type' must contain a valid code.
L6	'Negative Amortization Type' on fixed rate loan must = N.
L7	'Current City' must be provided - borrower 1.
L8	'Current City' must be provided - borrower 1.
L9	Requested feedback format is not a valid option.
M0	The requested credit transaction is not a current option.
M1	'Previous City' must be provided - borrower 1.
M2	'Previous City' must be valid - borrower 1.
M3	'Current City' must be provided - borrower 2.
M4	'Current City' must be valid - borrower 2.
M5	'Previous City' must be provided - borrower 2.
M6	'Previous City' must be valid - borrower 2.

Code	Invalid Status Messages
M7	'Current City' must be provided - borrower 3.
M8	'Current City' must be valid - borrower 3.
M9	'Previous City' must be provided - borrower 3.
MC	User cannot preview credit and request AUS at the same time.
N0	'Previous City' must be valid - borrower 3.
N1	'Current City' must be provided - borrower 4.
N2	'Current City' must be valid - borrower 4.
N3	'Previous City' must be provided - borrower 4.
N4	'Previous City' must be valid - borrower 4.
N5	'Current 'City' must be provided - borrower 5.
N6	'Current City' must be valid - borrower 5.
N7	'Previous City' must be provided - borrower 5.
N8	'Previous City' must be valid - borrower 5.
N9	Property 'State' must be a valid code.
NN	'Checking/Savings' must contain a Y or N - borrower 5.
O0	Property 'State' must be a valid code.
O1	LP AUS Key is required.
O2	'Property ZIP' not valid for 'Property State'.
O3	LP AUS Key must be numeric.
O4	LP AUS Key is required.
O5	Property 'State' must be a valid code.
O6	Current 'State' must be a valid code - borrower 1.
O7	Current 'State' must be a valid code - borrower 1.
O8	LP AUS Key must be numeric.
O9	Current 'ZIP' not valid for current 'State' - borrower 1.
P0	'Intended Use of Prop.' (Occ. Type) must have a valid code.
P1	'Intended Use of Prop.' (Occ. Type) must have a valid code.
P2	Current 'State' must be a valid code - borrower 1.
P3	Previous 'State' must be a valid code - borrower 1.
P4	Previous 'State' must be a valid code - borrower 1.
P5	'Intended Use of Prop.' (Occ. Type) must have a valid code.
P6	Previous 'ZIP' not valid for previous 'State' - borrower 1.
P7	'Intended Use of Prop.' (Occ. Type) must have a valid code.
P9	Previous 'State' must be a valid code - borrower 1.
PA	Check status not available for MI registration processing.
PB	'Total Non-occupant Present Housing Expense' must = 0.
PC	'Total Non-occupant Non-housing Debt' must = 0.
PD	'Pres Housing Exp' must include 'Non-occ Pres Housing Exp'.
PE	'Total Occupant Debt' must include PITI.
PH	'MIP/VA Funding Fee Financed' must be a \$ amount = or > 0.
PI	'Buyer Paid Closing Costs' must be a \$ amount = or > 0.
PJ	Required 'Improvements and Repairs' must be = or > 0.
PK	'Loss Coverage Estimates Code' must be valid.
PL	'Discount Points' must be a \$ amount = or > 0.

Code	Invalid Status Messages
PN	'Residual Income' must be numeric.
PP	'Software Vendor' must be provided.
PQ	'Alimony Obligation' must be a \$ amount = or > 0.
PR	MSP not authorized to request merged credit.
PS	The CRC requested is not a valid option for this MSP.
PT	MSP not authorized to request mortgage insurance.
PU	The selected MI company is not a valid option for this MSP.
PY	'MIP Refund' must be a \$ amount = or > 0.
PZ	'Veteran Status' must be equal to Y or N.
Q0	Current 'State' must be a valid code - borrower 2.
Q1	Current 'State' must be a valid code - borrower 2.
Q3	Current 'ZIP' not valid for current 'State'- borrower 2.
Q4	Flood insurance cannot be requested without collateral.
Q5	Flood request invalid with collateral cancel.
Q6	Current 'State' must be a valid code - borrower 2.
Q7	Previous 'State' must be a valid code - borrower 2.
Q8	Previous 'State' must be a valid code - borrower 2.
Q9	'ARM Qual PITI' (Sim PITI) must be >= 'Prop Housing (PITI)'.
QA	Seller not authorized to process 'Loan Type'.
QB	'Property County' must be provided.
QC	Mtg service provider not authorized to process 'Loan Type'.
QD	'FM Defined Field 2 - Counseling' must be 'A', 'B', or 'C'.
QH	TPO not authorized to process loan type using this seller #.
QJ	Dupl LP AUS Key: borr must match borr in prior transaction.
QQ	'Occupancy Type' must contain a valid code.
R0	Previous 'ZIP' not valid for previous 'State' - borrower 2.
R1	Transaction processing error. Call 800-FREDDIE.
R2	Processing error. Call 800-FREDDIE.
R3	Previous 'State' must be a valid code - borrower 2.
R4	Current 'State' must be a valid code - borrower 3.
R5	Current 'State' must be a valid code - borrower 3.
R7	Current 'ZIP' not valid for current 'State' - borrower 3.
R8	'Condo Class' not required for property type entered.
S0	Current 'State' must be a valid code - borrower 3.
S1	Previous 'State' must be a valid code - borrower 3.
S2	Previous 'State' must be a valid code - borrower 3.
S4	Previous 'ZIP' not valid for previous 'State' - borrower 3.
S7	Previous 'State' must be a valid code - borrower 3.
S8	Current 'State' must be a valid code - borrower 4.
S9	Current 'State' must be a valid code - borrower 4.
SC	Sales concession must contain a \$ amount = or > 0.
T1	Current 'ZIP' not valid for current 'State' - borrower 4.
T2	Same social security number entered for multiple borrowers.
T4	Current 'State' must be a valid code - borrower 4.

Code	Invalid Status Messages
T5	Previous 'State' must be a valid code - borrower 4.
T6	Previous 'State' must be a valid code - borrower 4.
T8	Previous 'ZIP' not valid for previous 'State' - borrower 4.
TT	'Spouse SSN' must be valid - borrower 1.
U1	Previous 'State' must be a valid code - borrower 4.
U2	Current 'State' must be a valid code - borrower 4.
U3	Current 'State' must be a valid code - borrower 5.
U5	Current 'ZIP' not valid for current 'State' - borrower 5.
U8	Current 'State' must be a valid code - borrower 5.
U9	Previous 'State' must be a valid code - borrower 5.
UU	'Spouse SSN' must be valid - borrower 1.
V0	Previous 'State' must be a valid code - borrower 5.
V1	'Credit Reporting Company Code' is not a current option.
V2	Previous 'ZIP' not valid for previous 'State' - borrower 5.
V5	Previous 'State' must be a valid code - borrower 5.
V6	The CRC requested is not a valid option for this seller.
V7	The credit company requested is not a current option.
V8	The selected MI co. is not a valid option for this seller.
V9	The selected MI company is not a current option.
VV	'Spouse SSN' must be valid - borrower 2.
W0	'Total Income' must contain a \$ amount > 0.
W1	'Total Income' must contain a \$ amount > 0.
W3	'Estimated Value of Property' must be a \$ amount > 0.
W6	'Condo Class' must contain a valid code.
W7	'Condo Project Name' must be provided.
WW	'Spouse SSN' must be valid - borrower 2.
X0	'Gift Fund' must contain a \$ amount = or > 0.
X1	'Gift Fund' must contain a \$ amount = or > 0.
X4	'Down Payment' must contain a \$ amount.
X5	Invalid data received. Call 800-FREDDIE.
X6	'Down Payment' must contain a \$ amount = or > 0.
X8	'Financing Concessions' must contain a \$ amount = or > 0.
XA	'HELOC Balance' must contain a \$ amount = or > 0.
XB	'HELOC Limit' must contain a \$ amount > 0.
XC	'HELOC Limit' must be >0.
XD	'HELOC limit' must be = or > 'HELOC balance'.
XH	'Second Trust Refi Indicator' must contain a 'Y' or 'N'.
XI	'LP Usage' must contain a valid code.
XJ	Financed MI amount must be < loan amount.
XL	'First Name' must be valid - borrower 1.
XM	'First Name' must be valid - borrower 2.
XN	'First Name' must be valid - borrower 3.
XO	'First Name' must be valid - borrower 4.

Code	Invalid Status Messages
XP	'First Name' must be valid - borrower 5.
XQ	'Last Name' must be valid - borrower 1.
XR	'Last Name' must be valid - borrower 2.
XS	'Last Name' must be valid - borrower 3.
XT	'Last Name' must be valid - borrower 4.
XU	'Last Name' must be valid - borrower 5.
XV	'Offering Identifier' must contain a valid code.
XX	'Spouse SSN' must be valid - borrower 3.
Y0	'Financing concessions' must contain a \$ amount = or > 0.
Y2	'Retail Indicator' must be Y or N.
Y5	'Retail Indicator' must be N when 'TPO number' is present.
Y6	'Temporary Subsidy Buydown' must = Y or N.
Y9	'Occupant' must be Y or N - borrower 2.
YY	'Spouse SSN' must be valid - borrower 3.
Z2	'Occupant' must be Y or N - borrower 3.
Z5	'Occupant' must be Y or N - borrower 4.
Z8	'Occupant' must be Y or N - borrower 5.
ZZ	'Spouse SSN' must be valid - borrower 4.

Ineligible Status Messages

The following table lists messages that may be returned from Loan Prospector with an **Ineligible** status. These messages indicate why a transaction request is ineligible for Loan Prospector processing and would appear on a Loan Prospector Ineligible Messages page.

Code	Ineligible Status Messages
01	'Lien Priority' must contain a 1.
02	'Loan Type' must be conventional, FHA or VA.
03	'Number of Units' must be less than 5.
04	'Occupancy' must contain a valid code.
05	UPB must be greater than zero for VA REFI loans.
06	'Negative Amortization Type' for an ARM must = N.
07	The application contains more than 5 borrowers.
09	'Amort. Mos' (Loan Term) must=360 for Initial Interest loans.
1A	Transaction processing error. Call 800-FREDDIE.
1B	Temporary Subsidy Buydown ineligible for FHA ARM loans.
1C	This loan is not eligible for Alt 97.
20	Product ineligible for Initial Interest offering.
22	'Property Type' not eligible for Initial Interest loans.
24	Initial Interest loans are not eligible for Financed MI.
27	'Loan Amount' must be greater than 1000 dollars.
28	'Loan Purpose' must contain a valid code.
29	'Property Type' must contain a valid code.
30	'LTV' must be < or = to 95%.
31	Loan Purpose must be Purchase.
32	Condominiums not eligible as Construction to Permanent.
33	Initial Interest not eligible for Construction to Permanent.
34	Unable to process loan due to age of LP AUS Key.
36	'Number of Units' must= 1 or 2 for Hm Poss NH Sol 97.
37	3-4 unit property with LTV>95% not eligible for Hm Poss 97.
38	Occupancy must be Primary Residence for all Hm Poss loans.
40	Manuf Hm must =1-unit for Hm Poss 97/Hm Poss NH Sol 97 prop.
41	Product not eligible for Home Possible offering.
42	This loan cannot be resubmitted again for review.
43	ARMs ineligible for Hm Poss 97 3-4 unit properties.
44	Unable to process Hm Poss loan due to LP AUS Key age.
45	'ARM Subsequent Adjustment Period' must be 12 months.
49	'Number of units' must=1 for Home Possible 3% Cash.
50	'Number of units' must=1 for Hm Poss NH Sol 3% Cash.
51	'Prop Type' ineligible for Home Possible 3% Cash.
52	'Prop Type' ineligible for Hm Poss NH Sol 3% Cash.
53	Cannot request MI for product in LP. Contact MI directly.
54	FHA/VA Mortgages are ineligible for 40-year.
55	New Construction Prop Type ineligible for Home Possible.
57	This loan is ineligible for selected refinance program.
58	Only No Cashout refi eligible for Relief Refi-Open Access

Code	Ineligible Status Messages
59	Loan Type must be Conventional for Relief Refi-Open Access.
60	Product Ineligible for Relief Refi-Open Access.
61	Temp Subsidy Buydown Ineligible for Relief Refi-Open Access
62	Purpose of Refinance ineligible for Relief Refi-Open Access
63	Relief Refi-Open Access mortgages must match active FM loan
64	Existing FM loan Ineligible for Relief Refi-Open Access.
65	NegAm Loans are Ineligible for Relief Refi-Open Access.
75	TLTV is higher than maximum limit.
76	Refi Type inelig. for New Construction Manufactured Homes.
77	Internal timeout error. Try again or call 1-800-FREDDIE.
83	Loan amount exceeds processing limit.
8C	2-4 unit properties are ineligible for processing.
8D	Selected Refi Program is ineligible for cash out.
8E	2-4 unit second homes are not eligible for Loan Prospector.
8F	2-4 unit properties are not eligible for selected refinance.
90	'Temp Subsidy Buydown' ineligible for investment property.
91	Five year balloon ineligible for investment property.
92	One borr must be a U.S. citizen or permanent resident alien.
93	Selected 'Neg. Am. Type' is ineligible for invest. prop.
94	Selected refi program ineligible for investment property.
95	Selected 'Neg. Amort Type' is ineligible for selected Refi.
B6	'Owner Occupancy' field must = Y for at least one borrower.
D0	Loan amount exceeds processing limit.
FA	Loan purpose: must be P, RF or RR.
HA	'Owner Occupancy' field must = N for all borrs on inv. prop.
HG	Second homes are not eligible for selected refi program.
K1	Seller not eligible to request mortgage insurance.
K4	Loan Type either Conventional or FHA w/Construct Conversion.
LC	'Loan Type' must not change for a rescure.
MI	Loan amount greater than Freddie Mac guidelines.
NO	'Occupant' must be Y for all borrowers.
OF	Intended Use of Prop (Occ Type) must= OO if loan type =FHA.
OV	Intended Use of Prop (Occ Type) must= OO if loan type =VA.
UR	FHA loans are eligible for full URAR only.
UV	VA loans are eligible for full URAR only.
VA	'Veteran Status' must be Y.
VB	'Loan Purpose' for VA loans must be P or RR.

Incomplete Status Messages

The following table lists the feedback messages that may be returned from Loan Prospector with an ***Incomplete*** status. These messages indicate why data problems prevented the transaction request from being completed and would appear on the Loan Prospector Incomplete Messages page.

Code	Incomplete Status Messages
08	Error was incurred in the credit report request.
09	Min number of repositories cannot be accessed at this time.
11	No useable credit reports were received for borrower(s).
21	Multiple disputed tradelines; loan not eligible for LP.
B5	Incomplete Processing
DA	Transmission Error.
DB	Transmission Error.
DC	Transmission Error.
DD	Transmission Error.
DE	Transmission Error.
DF	Transmission Error.
DG	Transmission Error.
DH	Transmission Error.
DI	Transmission Error.
DJ	Transmission Error.
DK	Transmission Error.
DL	Transmission Error.
DM	Transmission Error.
DN	Transmission Error.
DO	Transmission Error.
DP	Transmission Error.
DQ	Transmission Error.
DR	Transmission Error.
DS	Transmission Error.
DT	Transmission Error.
DU	Transmission Error.
DV	Transmission Error.
DW	Transmission Error.
DX	Transmission Error.
DY	Transmission Error.
DZ	Transmission Error.
EA	Transmission Error.
EB	Transmission Error.
EC	Transmission Error.
EE	Transmission Error.
EF	Transmission Error.
EG	Transmission Error.
EH	Transmission Error.
EI	Transmission Error.
EJ	Transmission Error.

Code	Incomplete Status Messages
EK	Transmission Error.
EL	Transmission Error.
EM	Transmission Error.
EN	Transmission Error.
FE	Transmission of data occurred/check status.
FF	S/E Borr w/out usable credit score - inelig for LP assmnt.
FG	For LP, >50% total inc reqd from Borr w/usable credit score.
FH	Unusable credit score - C/O refi inelig for LP assmnt.
FJ	Unusable credit score - prim residence reqd for LP assmnt.
FK	Unusable credit score - all must occupy prop for LP assmnt.
FL	Unusable credit score - # units must=1 for LP assmnt.
FV	Merged credit rpt did not contain a date. Please call CRC.
FZ	Data validation errors. Contact 1-800-FREDDIE.
GA	-----Invalid Input Field Information-----
GB	Each Credit Report must include Report Type and Report Data.
GC	AUS system unable to score loan with data provided.
GD	FHA TOTAL Scorecard is not available. Please try later.
GF	Underwriting P&I must be greater than \$0.
GG	'SSN' must be valid - borrower 1.
GH	'SSN' must be valid - borrower 2.
GJ	'SSN' must be valid - borrower 3.
GK	'SSN' must be valid - borrower 4.
GL	'SSN' must be valid - borrower 5.
GM	'PITI' must be greater than \$0 and less than \$10,000.
GN	Lender ID must be certified via the FHA Connection.
GP	Sponsor ID must be certified via the FHA Connection.
GQ	FICO Score numbers for SSN2 must be 0 when SSN2 not entered.
GR	FICO Score numbers for SSN3 must be 0 when SSN3 not entered.
GS	FICO Score numbers for SSN4 must be 0 when SSN4 not entered.
GT	FICO Score numbers for SSN5 must be 0 when SSN5 not entered.
GU	A zero FICO Score is only permitted for one applicant.
GV	One FICO score is required when only one applicant.
GW	Data validation errors. Contact 1-800-FREDDIE.
GZ	Merged Credit Report is required.
HA	Data in AUS system to calculate score is not complete.
HB	Invalid FHA Case Number.
HC	Combined monthly income must be must >\$0 and <=\$999,999.
HD	Value of Property must be \$0 or between \$9,000 and \$1,000,000.
HE	Loan Amount (including MIP) must be >\$1,000 and <=\$999,999.
HF	Mortgage Insurance Premium cannot be less than \$0.
HG	Payment Amortization Term must be between 48 and 360 months.
HH	'Gross Purchase Price' must be between \$9,000 and \$1,000,000.
HJ	Either Value of Property or Purchase Price is required.
HK	Total number of applicants must be between 1 and 5.
HL	Number of applicants does not match number of SSNs entered.

Code	Incomplete Status Messages
HM	LTV ratio must be between 11% and 125%.
HN	Housing Ratio must be greater than 0% and less than 101%.
HP	Debt Ratio must be greater than 0% and less than 101%.
HQ	Underwriting Interest Rate must be greater than 0%.
HR	FHA Lender ID is required for FHA loans.
HS	FHA Lender ID must contain 10 characters.
HT	Invalid FHA Lender ID.
HU	FHA Lender ID is not active.
HV	FHA Sponsor ID is required.
HW	FHA Sponsor ID must contain 10 characters.
HX	Invalid FHA Sponsor ID.
HY	FHA Sponsor ID is not active.
HZ	FHA Lender ID and Sponsor ID cannot both be mortgagee type 4.
JA	Down Payment amount is not valid.
JB	First Time Homebuyer must be "Y" or "N".
JC	Counsel Type is not valid.
JD	Base Mortgage Amount is not valid.
JE	Base LTV is not valid.
ME	Merged Credit Error: ~CRC_ME~
ST	The credit request has timed-out, please resubmit.

Purchase Restriction Feedback Messages

The following table lists the feedback messages and explains why a loan may be **ineligible for purchase** by Freddie Mac, or unacceptable for FHA insurance or VA guaranty. These messages appear on the Loan Prospector Full Feedback Certificate in the Purchase Restriction section.

Code	Purchase Restriction Feedback Messages
02	The LTV exceeds the 95% non-occupying borrower rule.
03	LTV including finance MI premium exceeds LTV limit.
04	Eligibility criteria not met for financed MI at this LTV.
05	Risk class ineligible for financed MI at this LTV.
06	HTLTV exceeds max HELOC limit.
07	Eligibility criteria not met for HELOC at this TLTV.
08	Risk class ineligible for HELOC high credit TLTV.
09	TLTV exceeds max limit of 95% w/secondary financing.
10	LTV exceeds max limit of 95% w/secondary financing.
11	LTV/TLTV exceeds NCO refinance limits.
12	This loan is ineligible for selected refinance program.
13	LTV/TLTV exceeds max Alt 97 limit.
14	LTV is less than min Alt 97 LTV limit of 90%.
18	CAUTION risk class not eligible for Alt 97.
19	HELOCS not eligible for this loan program.
20	LTV/TLTV exceeds max Freddie Mac limits.
25	LTV/TLTV exceeds product limits.
26	This loan amount exceeds Freddie Mac limits.
28	Investment Property – no gift funds allowed.
29	Loan does not meet FM Manufactured Home requirements.
30	LTV/TLTV/HTLTV ratio exceeds Manufactured Housing limits.
31	Caution not eligible for Initial Interest; see Guide Ch J33.
33	Temp. Subsidy Buydowns not eligible for Initial Interest.
34	ARM Initial Adjustment Period is not valid for VA ARM.
35	Hm Poss >=2 units: 2nd mtg payoff from proceeds not allowed.
36	All Hm Poss loans ineligible for selected refi program.
37	Accept Risk Class required for Hm Poss Manufactured Homes.
39	Extended buydown parameters not met for Hm Poss NH Sol.
40	Temp Subs Bydwn not allowed for Home Possible Manuf Homes.
41	Two months reserves required for Hm Poss 97 (2-4 unit).
42	1 mo reserves reqd for Hm Poss NH Solution; may be a gift.
43	HELOCs are not a permitted source of secondary financing.
46	Investment Property is not eligible for Initial Interest.
47	2-4 unit properties not eligible as Initial Interest loans.
48	Borr(s) income does not meet Hm Poss income limits.
49	Borr(s) income does not meet Hm Poss NH Sol income limits.
50	This product is not eligible for delivery to Freddie Mac.
51	This TPO loan is not eligible for delivery to Freddie Mac.
52	This investment prop is not eligible for delivery to FM.
53	NegAm ARMS not eligible for delivery to Freddie Mac.

Code	Purchase Restriction Feedback Messages
54	The LTV exceeds the 90% non-occupying borrower rule.
82	Limited buydown parameters not met for Home Possible.
83	Limited buydown parameters not met for Hm Poss NH Sol.
84	5 Yr Balloon with Fin MI is ineligible for delivery to FM.
85	HTLTV exceeds Initial Interest product limits.
86	40-yr amortizations are ineligible as super conforming.
87	Minimum Indicator Score not met for Home Possible loan.
88	Home Possible Mortgages are ineligible as super conforming.
89	Initial Period must be =>60 months.
90	Balloon/Reset Mortgages are ineligible as super conforming.
91	Interest Only Period must be =>10 yrs.
92	Newly Constructed Home Mtgs ineligible for super conforming.
93	Debt-to-income ratio exceeds the maximum allowable limit.
94	Alt 97 Mortgages are ineligible for super conforming.
95	Property type is ineligible for super conforming.
96	Loan amts exceeding \$1,000,000 require manual underwriting.
97	Product is ineligible for 40-yr amortization.
98	LTV/TLTV/HTLTV ratios exceed product guidelines.
A0	This investment prop is not eligible for delivery to FM.
A1	NegAm ARMS not eligible for delivery to Freddie Mac.
AH	The LTV exceeds the 90% non-occupying borrower rule.
AI	This TPO loan is not eligible for delivery to Freddie Mac.
FB	Review FHA Statutory Investment Requirement for eligibility.
FH	Loan amount exceeds Maximum Mortgage Limit eligibility.
FM	Refer to FHA table for Maximum Mortgage Limit eligibility.
FP	Invalid product type for FHA loan.
HB	2 nd home, all nonperm res aliens ineligible for sale to FM.
HC	No income verification loans are ineligible for sale to FM.
VM	Loan amount exceeds GNMA limit.
VP	Invalid product type for VA loan.
VT	TLTV exceeds VA purchase program guidelines.
VV	TLTV exceeds VA REFI guidelines.

Mortgage Insurance Feedback Messages

The following table lists feedback messages that provide information regarding mortgage insurance (MI) for a loan from both Loan Prospector and the mortgage insurer. These messages appear on the Feedback Certificate in the Mortgage Insurance Information section, Mortgage Insurance Messages subsection.

Code	Mortgage Insurance Feedback Messages
11	MI request being processed-do MI check status in 5 mins.
12	MI company selected is closed - reorder MI.
13	MI company is unavailable - try again later or reorder MI.
14	MI check status is not a valid option - reorder MI.
15	Invalid trans-wait for MI response on prior transaction.
16	Lender contact fax # must be numeric.
17	Lender contact name must contain a valid value.
18	Lender contact telephone # must be numeric.
19	MI cert# invld-lender contact fax # must be numeric.
1A	MI certificate declined.
1B	MI decision = suspended/review MI comments.
1C	MI decision = suspended/conditioned review MI comments.
1D	MI company requests copy of loan package-send offline.
1E	Critical data has changed - request forwarded to MI.
1F	MI response unavailable-request forwarded to MI.
1G	Critical data has changed - reorder MI.
1H	MI response unavailable-reorder MI.
1J	MI cert # invalidated - MI guidelines not met.
1K	MI cert # not issued - MI guidelines not met.
1L	MI certificate # issued for this application.
1M	MI certificate # previously issued is still valid.
1N	MI service is unavailable - reorder MI.
1P	MI transaction processing error/call 1-800 FREDDIE.
1Q	MI notified of change in assessment status.
1R	MI system error/call 1-800 FREDDIE.
1S	MI setup error - contact mortgage insurer.
1T	Post closing QC - MI requests not permitted.
1U	Post closing QC - request not forwarded to MI.
1V	Cert # previously issued -if QC concerns contact MI.
1W	'Loan type' not valid for requesting MI.
1X	MI cert# invalid - 'Loan type' not valid for requesting MI.
1Y	MI service temporarily unavailable.
1Z	Selected MI company is temporarily unavailable.
20	MI cert# invld-lender contact name must have a valid value.
21	MI cert# invld-lender contact tele # must be numeric.
22	'MI pmt frequency' must contain a valid value.
23	'Original cost' must be numeric.
24	'Year acquired' must be numeric.
25	MI cert# invld-'MI percent coverage' must be > 0.
26	MI cert# invld-'MI years of cov' must contain valid value.

Code	Mortgage Insurance Feedback Messages
27	MI cert# invld-'MI pmt freq' must have a valid code.
28	MI cert# invld-'MI pmt opt' must contain a valid code.
29	MI cert# invld-'MI prem source' must contain valid value.
30	MI cert # invld - 'MI refund opt' must contain valid code.
31	MI cert# invld - 'MI renew opt' must contain valid code.
32	MI cert# invld - 'MI renew type' must contain valid code.
33	MI cert# invalidated - 'Original cost' must be numeric.
34	MI cert# invalidated - 'Year acquired' must be numeric.
35	'MI payment option' must contain a valid code.
36	'MI percent coverage' must be > 0.
37	'MI premium source' must contain valid code.
38	'MI refund option' must contain a valid code.
39	'MI renewal option' must contain a valid code.
40	'MI renewal type' must contain a valid code.
41	'MI years of coverage' must contain a valid code.
43	'Occupancy type' not insured by MI.
44	'# of dwelling units' not insured by MI.
45	C/O refinance not insured by MI.
46	Debt ratio & waiver class is not insured by MI.
47	Debt ratio exceeds MI guidelines.
48	Housing ratio exceeds MI guidelines.
49	Loan amount not insured by MI.
50	LTV & c/o refinance not insured by MI.
51	LTV & loan amount not insured by MI.
52	LTV & occupancy type not insured by MI.
53	LTV, prop type, & occup. type not insured by MI.
54	MI cert # invalid-zip, LTV, prop. Type not insured by MI.
55	MI cert # invld - 'occupancy type' not insured by MI.
57	MI cert # invld - C/O refinance not insured by MI.
58	MI cert # invld - debt ratio exceeds MI guidelines.
59	MI cert # invld - housing ratio exceeds MI guidelines.
60	MI cert # invld - loan amount not insured by MI.
61	MI cert # invld - LTV & C/O refinance not insured by MI.
63	MI cert # invld - LTV & occup type not insured by MI.
64	MI cert # invld - prop state & loan amt not insured by MI.
65	MI cert # invld - prop state & prod type not insured by MI.
66	MI cert # invld - prop state & prop type not insured by MI.
67	MI cert # invld - property state not insured by MI.
68	MI cert # invld - property zip not insured by MI.
69	MI cert # invld - # of dwelling units not insured by MI.
71	Mortgage insurance only issued on loans w/ complete status.
72	New assessment status invalidates mortgage insurance.
73	MI registration # only issued for ACCEPT loans.
74	New risk class invalidates MI registration.
75	MI reg # not issued - MI guidelines not met.

Code	Mortgage Insurance Feedback Messages
76	MI reg # invalidated - MI guidelines not met.
77	MI reg # previously issued is still valid.
78	MI reg # issued for this application.
7H	MI cert # issued for this application – fin MI=\$xxxxxxx.xx.
7J	MI cert # previously issued still valid – fin MI=\$xxxxxxx.xx.
80	MI cert # invld - debt rat & waiver class not insured by MI.
81	MI cert # invld - LTV & loan amount not insured by MI.
82	MI cert # invld-LTV, prop type & occp typ not insured by MI.
83	MI cert # invld-occup type & loan amount not insured by MI.
84	MI cert # invld-prop state, LTV, prop typ not insured by MI.
85	MI cert # invld-prop zip, LTV & loan amt not insured by MI.
86	MI cert # invld-prop state & C/O REFI not insured by MI.
87	MI cert # invld-state, LTV, prop typ, occp typ not insured.
88	Occup type & loan amount not insured by MI.
89	Prop state & C/O refinance not insured by MI.
90	Prop state & loan amount not insured by MI.
91	Prop state, LTV, & prop type not insured by MI.
92	Prop zip, LTV, & prop type not insured by MI.
93	Prop zip, LTV, and loan amt. Not insured by MI.
94	Property state & product type not insured by MI.
95	Property state & property type not insured by MI.
96	Property state not insured by MI.
97	Property zip not insured by MI.
98	State, LTV, prop type & occp type not insured by MI.
99	MI certificate # is no longer valid-see MI comments.
Q6	MI check status not available for the MI company selected.

Credit Risk Messages

The following table displays feedback messages focused on the highest **risk factors** of the loan to guide the underwriting analysis. These messages appear on the Loan Prospector Full Feedback Certificate in the Credit Information section, Credit Risk Comments subsection.

Code	Credit Risk Messages
01	Loan amt & upb diff, high risk combined w/other factors.
02	Increased risk associated with ARM adjustment terms.
03	Self-employed income adds risk combined with other factors.
04	Credit report shows lien or other significant derogatory.
05	Credit report indicates judgment/suit or other signif derog.
06	Credit rpt shows multiple derog tradelines/public records.
07	Credit report shows repo or other significant derogatory.
08	Number of mtg tradelines adds risk combined w/other factors.
09	Delinquency reported on significant accounts.
10	A warning flag appears on the credit report.
11	Recent bankruptcy/signif derog appears on credit report.
12	Analysis of debt ratio is recommended.
13	Recent foreclosure/signif derog appears on credit report.
14	A bankruptcy appears on the application.
15	A foreclosure appears on the application.
16	A bankruptcy indicator appears on the credit report.
17	Application/credit report indicates a bankruptcy.
18	Selected borr repository file has less than 3 tradelines.
19	# of major derogs exceeds lower risk class limit.
20	# of minor derogs exceeds lower risk class limit.
21	Credit report indicates tax lien or other significant derog.
22	Credit report indicates judgment/suit or other signif derog.
23	Housing ratio exceeds limit for lower risk class.
24	Application/credit report indicates a foreclosure.
28	Derogatory(s) reported on credit report(s).
29	Cash-out/payoff of jr. liens from loan proceeds adds risk.
31	Condos must have LTV ratio less than 95%.
32	Debt ratio exceeds limit based on debt/housing gap.
33	Warning exists in borrower credit report.
34	A foreclosure indicator appears on the credit report.
35	A fraud alert message appears on the credit report.
36	Stronger credit history required for the Freddie Mac 100.
37	# of minor/major derogs > lower risk class limit.
38	Crdt rpt shows repo, pd lien/judgment or other signif derog.
39	#maj derogs or collections > low risk class limit.
40	#repos/major/minor derogs > low risk class limit.
42	Borrower's debt-to-income ratio exceeds 41 percent.
43	Sufficient credit not received for all borrowers.
44	Analysis of credit history is recommended.
45	Selected borr has multiple derog tradelines/public records.

Code	Credit Risk Messages
46	Non-occupant borrower appears on the application.
50	Credit report shows collection and/or charge-off.
51	Number of inquiries - high risk combined w/ other factors.
52	Number of new accounts - high risk combined w/ other factors.
53	Short credit history - high risk combined w/ other factors.
54	Recent delinquency - high risk combined w/ other factors.
55	High balance to limits - high risk combined w/ other factors.
56	High proportion of derog tradelines to total tradelines.
57	High LTV/investment property/cash-out - high risk combination.
64	Crdt rpt w/ recent mtg delinq or review mtg credit history.
65	Additional borrowers may reduce risk.
67	Analysis of credit history is recommended.
68	A bankruptcy other signif derog appears on the credit rpt.
70	Credit report indicates judgment/suit or other signif derog.
71	A foreclosure/other signif derog appears on the credit rpt.
74	Signif derog tradelines/public records on credit report.
79	Payoff of junior liens from loan proceeds adds risk.
80	Recent bankruptcy/signif derog appears on credit report.
81	High balances to limits-high risk combined w/other factors.
82	One or more low repository credit scores – high risk.
83	Debt ratio w/credit/TLTV/reserves – high risk combination.
84	Increased risk associated with Initial Interest products.
85	Stronger credit history required for Home Possible.
86	Borrower(s) without usable credit score adds risk.
87	Increased risk associated with Stated Express.
88	Loan amount combined with other factors adds risk.
89	Risk may be reduced w/fixed rate or shorter fixed loan term.
90	Stronger credit history is required for LP Accept.
91	Addtl income or reduced debt may strengthen loan quality.
92	Property type adds risk when combined with other factors.
93	A more extensive credit history may lower risk.
94	Collection(s) and/or charge off(s) shown on credit report.
95	Recent collection activity combined with other factors.
96	Excessive risk layering-credit/property/income/product/debt.
99	Occupancy type adds risk when combined with other factors.
A2	Analysis of credit history is recommended.
AA	Analysis of credit history is recommended.
AB	Analysis of credit history is recommended.
AC	Analysis of credit history is recommended.
AD	Analysis of credit history is recommended.
AE	The occupant borr's monthly housing ratio exceeds 35%.
AF	The occupant borr's total debt ratio exceeds 43%.
B2	Selected CRC is temporarily unavailable.
B5	Lack of recent auto finance loan information.
B6	Lack of recent consumer finance company account information.

Code	Credit Risk Messages
FC	Concession amt - high risk combined w/other factors.
FR	Number of months since repossession exceeds guidelines.
HA	If CAIVRS indicates delin/lien, enter Yes on app & resubmit.
HB	-----FHA TOTAL Scorecard Assessment Messages-----
HC	Risk Class is REFER due to Bankruptcy.
HE	Loan must be manually underwritten by a DE Underwriter.
HF	Risk Class is REFER due to Foreclosure.
HG	Fed delinq/lien on application-manually downgrade to REFER.
HH	Risk Class is REFER due to excessive Housing Ratio.
HJ	Risk Class is REFER due to excessive Debt Ratio.
HK	Ineligible for FHA w/values sent-See Upfront Premiums Chart
HL	Risk Class is REFER due to Late Mortgage Payments.
P4	Increased risk associated with 2, 3, & 4 unit prop.
PR	Property Type is high risk combined with other factors.
PU	Increased risk associated with 2, 3, & 4 unit prop.
RD	Analysis of total debt ratio is recommended.
RE	Cash out REFI - high risk combined w/other factors.
RG	Analysis of ratios is recommended.
SL	Self-employment - high risk combined w/other factors.
TR	Selected borr repository file has less than 3 tradelines.
TV	Selected borr repository file has insufficient tradelines.
VE	Residual income not sufficient.

Loan Processing Information Feedback Messages

The following table lists messages that will assist you in validating information transmitted to Loan Prospector. These messages appear on the Feedback Certificate in the Loan Processing Information section.

Code	Conventional Loan Processing Information Feedback Messages
47	Credit Risk and Documentation Class are informational since the loan amount exceeds Freddie Mac's limits.
2X	The Credit Scores for {Borr1} are {Borr1FICORep}. The Underwriting Score is {Borr1SelRepo} {Borr1SelFICO}.
2Y	The Credit Scores for {Borr2} are {Borr2FICORep}. The Underwriting Score is {Borr2SelRepo} {Borr2SelFICO}.
2Z	The Credit Scores for {Borr3} are {Borr3FICORep}. The Underwriting Score is {Borr3SelRepo} {Borr3SelFICO}.
3D	The Credit Scores for {Borr4} are {Borr4FICORep}. The Underwriting Score is {Borr4SelRepo} {Borr4SelFICO}.
3E	The Credit Scores for {Borr5} are {Borr5FICORep}. The Underwriting Score is {Borr5SelRepo} {Borr5SelFICO}.
3F	Credit was re-ordered for {BorrOrder}.
3G	LP Assessment Expiration date of this loan is {RepuExpDate}.
3L	Merged Credit Reference Number for ~Borr1~ is ~Borr1MCRN~.
4B	{Selected Credit Score} is the Loan Prospector Indicator Score from {Selected Repository} for {Selected Borrower}.
5X	Address entered matched to; "dynamic street name", "dynamic city name", "dynamic state name", "dynamic zip code", "dynamic county name". Please confirm accuracy.
5Y	Unable to match address entered. Please confirm accuracy and resubmit if necessary.
6F	-----Address Information-----
6H	-----Credit Report Information-----
6G	Review for Accuracy: The Estimated Value of Property or Net Purchase Price submitted for this transaction may be excessive for the local market. The appraisal should be carefully reviewed for this transaction.
6K	Merged Credit Reference Number for ~Borr2~ is ~Borr2MCRN~.
6L	Merged Credit Reference Number for ~Borr3~ is ~Borr3MCRN~.
6M	Merged Credit Reference Number for ~Borr4~ is ~Borr4MCRN~.
6N	Merged Credit Reference Number for ~Borr5~ is ~Borr5MCRN~.
7B	Credit for ~borr1 name~ was requested due to a change in borrower data.
7C	Credit for ~borr2 name~ was requested due to a change in borrower data.
7D	Credit for ~borr3 name~ was requested due to a change in borrower data.
7E	Credit for ~borr4 name~ was requested due to a change in borrower data.
7F	Credit for ~borr5 name~ was requested due to a change in borrower data.
7G	Credit for ~borr1 name~ was requested due to a change in borrower order.
7H	Credit for ~borr2 name~ was requested due to a change in borrower order.
7J	Credit for ~borr3 name~ was requested due to a change in borrower order.
7K	Credit for ~borr4 name~ was requested due to a change in borrower order.
7L	Credit for ~borr5 name~ was requested due to a change in borrower order.
7M	Credit for ~borr1 name~ was requested due to a Reorder Credit request.
7N	Credit for ~borr2 name~ was requested due to a Reorder Credit request.
7R	The stated income and assets must be considered reasonable and consistent with the borrower's profession.

Code	Conventional Loan Processing Information Feedback Messages
7S	If the Mortgage file contains documentation evidencing income that is considered incidental to the underwriting decision, further review of the documentation as a factor in the underwriting decision is not required unless the income indicated in the documentation causes Seller to question the reasonableness or consistency of the stated income amount.
7T	Credit for ~borr3 name~ was requested due to a Reorder Credit request.
7U	Credit for ~borr4 name~ was requested due to a Reorder Credit request.
7V	Credit for ~borr5 name~ was requested due to a Reorder Credit request.
7W	Credit for ~borr1 name~ was requested due to a change in CRC.
7X	Credit for ~borr2 name~ was requested due to a change in CRC.
7Y	Credit for ~borr3 name~ was requested due to a change in CRC.
7Z	Credit for ~borr4 name~ was requested due to a change in CRC.
8L	Credit for ~borr5 name~ was requested due to a change in CRC.
8M	Credit for ~borr1 name~ was requested due to credit freshness expiration.
8N	Credit for ~borr2 name~ was requested due to credit freshness expiration.
8P	Credit for ~borr3 name~ was requested due to credit freshness expiration.
8Q	Credit for ~borr4 name~ was requested due to credit freshness expiration.
8R	Credit for ~borr5 name~ was requested due to credit freshness expiration.
8W	Credit for ~borr5 name~ was requested due to a change to the merged credit request.
8X	Credit for ~borr1 name~ was requested due to an order for Joint Merged credit.
8Y	Credit for ~borr2 name~ was requested due to an order for Joint Merged credit.
8Z	Credit for ~borr3 name~ was requested due to an order for Joint Merged credit.
9H	For purchase transactions verify borrower(s) has minimum 3% in the transaction towards down payment from borrower's personal funds.
9P	Credit for ~borr4 name~ was requested due to an order for Joint Merged credit.
9Q	Credit for ~borr5 name~ was requested due to an order for Joint Merged credit.
DX	Verify occupant borrower(s) has minimum 5% down payment, {5% of purchase price}, from his/her own funds.
DZ	2-4 Unit Properties: If rental income is considered in qualifying the borrower, verify at least 6 months of reserves, {\$PITI x 6}.
E0	Review for accuracy: Difference between loan amount and unpaid principal balance, {\$Loan Amount - Unpaid Principal Balance}, appears to result in cash-out to borrower.
E5	Investment Properties: Verify at least 6 months of reserves, {\$PITI x 6}.
EA	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 1} indicates occupancy, but property address differs from his/her current address.
EB	Review for Accuracy: Loan is a refinance on a primary residence and {Borrower 2} indicates occupancy, but property address differs from his/her current address.
EC	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 3} indicates occupancy, but property address differs from his/her current address.
ED	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 4} indicates occupancy, but property address differs from his/her current address.
EE	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 5} indicates occupancy, but property address differs from his/her current address.
EF	Review for accuracy: Social security number for {Borrower 1} does not fall within normal parameters.
EG	Review for accuracy: Social security number for {Borrower 2} does not fall within normal parameters.
EH	Review for accuracy: Social security number for {Borrower 3} does not fall within normal parameters.
EJ	Review for accuracy: Social security number for {Borrower 4} does not fall within normal parameters.
EK	Review for accuracy: Social security number for {Borrower 5} does not fall within normal parameters.

Code	Conventional Loan Processing Information Feedback Messages
EL	Review for accuracy: Submitted PITI of $\{ \$PITI \}$ appears to be in error.
EM	Buydown may not be permitted with product type.
EP	Buydown may not be permitted with 2-4 unit properties.
EQ	Review for accuracy: This loan was submitted with zero reserves.
ER	Review investment quality: Caution risk class is a strong indication of excessive layering of risk and investment quality is unlikely.
ES	Review for accuracy: Property type was not submitted as condo, however condo development name was provided.
ET	Review for accuracy: Property type was not submitted as condo, however condo class was provided.
EX	The information in this section is for validation purposes only. For documentation requirements, please refer to the Documentation Guidelines section on this feedback certificate.
EY	This loan was submitted as a cash-out refinance with cash-out amount of $\{ \$cash-out amount \}$.
EZ	This loan was submitted as a no cash-out refinance.
G0	This loan was submitted with $\{ \$asset type - depository \}$ in depository accounts (checking, savings and/or money market).
G1	This loan was submitted with $\{ \$reserves \}$ in reserves.
G2	This loan was submitted with $\{ \$asset type - gift funds \}$ in gift funds.
G3	This loan was submitted with $\{ \$asset type - stock \}$ in stocks and/or bonds.
G4	This loan was submitted with $\{ \$asset type - retirement \}$ in retirement accounts.
G5	This loan was submitted with net proceeds of $\{ \$asset type - sale of home \}$ from the sale of a home.
HV	Review for Accuracy: Loan was submitted with buydown plan and fixed-rate Mortgage; Borrower must be qualified using monthly housing payment calculated at the Note Rate.
HW	Review for Accuracy: Loan was submitted with buydown plan and adjustable rate Mortgage; Borrower must be qualified using monthly housing payment calculated at the higher of the Note Rate or the fully indexed rate.
HX	For super conforming Mortgages with a LTV/TLTV/HTLTV >80% and a loan amount of \$625,500, Form 1032 is required.
JB	Verify borrower(s) has minimum 3% down payment, (3% of value), from borrower's personal funds in the transaction toward down payment, closing costs, financing costs or prepaids/escrows.
JC	Verify borrower(s) has minimum 5% down payment, (5% of value), from borrower's personal funds in the transaction towards down payment, closing cost, financing costs or prepaids/escrows.
JD	Home Possible loan amount limited to outstanding unpaid principal balance of existing first mortgage rounded up to nearest \$100 for 2-4 Unit No Cash Out Refinances.
JE	No reserves required; however, reserves may strengthen loan quality.
JF	2-4 Unit Properties: If rental income is considered in qualifying the borrower, verify at least two months of reserves ($\$PITI \times 2$) for Home Possible.
JZ	You are using an interface that is not HMDA compliant. Please contact your LOS vendor to update your interface. You will no longer be able to submit loans via this interface after July 31, 2005.
K9	[dynamic element] is the Area Median Income for the address submitted.
TV	LP Assessment Expiration Date for ~Borr1~ is ~Borr1CrExDt~.
TW	LP Assessment Expiration Date for ~Borr2~ is ~Borr2CrExDt~.
TX	LP Assessment Expiration Date for ~Borr3~ is ~Borr3CrExDt~.
TY	LP Assessment Expiration Date for ~Borr4~ is ~Borr4CrExDt~.
TZ	LP Assessment Expiration Date for ~Borr5~ is ~Borr5CrExDt~.
U2	The Reorder Credit Service was not necessary for ~Borr1~ because system logic triggered an automatic reorder.
U3	The Reorder Credit Service was not necessary for ~Borr2~ because system logic triggered an automatic reorder.

Code	Conventional Loan Processing Information Feedback Messages
ZT	<<MI company name on loan to be refinanced>> was provider of MI on loan to be refinanced.
ZU	<<MI cert# on loan to be refinanced>> is MI certificate number of loan to be refinanced.
ZV	<<MI coverage amount on loan to be refinanced>> is MI coverage amount on loan to be refinanced.

Code	FHA Loan Processing Information Feedback Messages
3L	Merged Credit Reference Number for ~Borr1~ is ~Borr1MCRN~.
AJ	Review for Accuracy: FHA and VA Underwriting Guidelines vary for temporary subsidy buydowns. Refer to Handbook and submit allowable 'Proposed Housing (PITI)' for qualifying.
AL	Review for Accuracy: This loan was submitted as FHA Credit Qualifying Streamline Refinance.
BN	The maximum mortgage limit for {Property County} County, {Property State} is {\$maximum mortgage limit}.
BP	The maximum mortgage limit for {Property County} County, {Property State} cannot be determined from FHA table.
BQ	This loan was with {\$alimony amount} in Alimony Paid. Determine {\$Total Income} of total income represents net income after lender deducts amount of Alimony Paid. Determine {\$Total Debt} of total debt represents all debt minimum amount of Alimony Paid.
BR	The FHA Statutory Investment Requirement for this loan is {\$FHA Statutory Investment amount}.
BS	The FHA Minimum Down Payment submitted for this loan is {\$Down payment amount}.
BT	This loan was submitted with {\$Buyer closing costs} in closing costs paid by the borrower.
BU	The ratios on this loan were submitted with {\$Simulated PITI amount} as the simulated PITI, which should be 1% greater than the note rate per FHA/VA guidelines.
EA	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 1} indicates occupancy, but property address differs from his/her current address.
EB	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 2} indicates occupancy, but property address differs from his/her current address.
EC	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 3} indicates occupancy, but property address differs from his/her current address.
ED	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 4} indicates occupancy, but property address differs from his/her current address.
EE	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 5} indicates occupancy, but property address differs from his/her current address.
EF	Review for accuracy: Social security number for {Borrower 1} does not fall within normal parameters.
EG	Review for accuracy: Social security number for {Borrower 2} does not fall within normal parameters.
EH	Review for accuracy: Social security number for {Borrower 3} does not fall within normal parameters.
EJ	Review for accuracy: Social security number for {Borrower 4} does not fall within normal parameters.
EK	Review for accuracy: Social security number for {Borrower 5} does not fall within normal parameters.
EL	Review for Accuracy: Submitted Proposed Housing (PITI) {\$PITI} appears to be in error.
EQ	Review for accuracy: This loan was submitted with zero reserves.
ES	Review for accuracy: Property type was not submitted as condo, however condo development name was provided.
ET	Review for accuracy: Property type was not submitted as condo, however condo class was provided.
EX	The information in this section is for validation purposes only. For documentation requirements, please refer to the Documentation Guidelines section on this feedback certificate.
EY	This loan was submitted as a cash-out refinance with cash-out amount of {\$cash-out amount}.
EZ	This loan was submitted as a no cash-out refinance.
GO	This loan was submitted with {\$asset type - depository} in depository accounts (checking, savings and/or money market).

Code	FHA Loan Processing Information Feedback Messages
G1	This loan was submitted with {\$reserves} in reserves.
G2	This loan was submitted with {\$asset type - gift funds} in gift funds.
G3	This loan was submitted with {\$asset type - stock} in stocks and/or bonds.
G4	This loan was submitted with {\$asset type - retirement} in retirement accounts.
G5	This loan was submitted with net proceeds of {\$asset type - sale of home} from the sale of a home.
GA	Review for Accuracy: Verify submitted loan amount calculation meets FHA or VA eligibility requirements.
J1	~FHACredScor1~ is the FHA TOTAL Scorecard selected credit score from ~FHASelRepos~ for ~Borr1~.
J2	~FHACredScor2~ is the FHA TOTAL Scorecard selected credit score from ~FHASelRepos~ for ~Borr2~.
J3	~FHACredScor3~ is the FHA TOTAL Scorecard selected credit score from ~FHASelRepos~ for ~Borr3~.
J4	~FHACredScor4~ is the FHA TOTAL Scorecard selected credit score from ~FHASelRepos~ for ~Borr4~.
J5	~FHACredScor5~ is the FHA TOTAL Scorecard selected credit score from ~FHASelRepos~ for ~Borr5~.
K0	Review for Accuracy: FHA Underwriting Guidelines vary for New Construction and may affect Maximum Mortgage calculations/LTV. Refer to Handbook and review corresponding Assessment expiration date on feedback certificate.
KH	FHA Case Number is required to be submitted to LP at or before the last submission of this loan.
KJ	The FHA Case Number submitted for this loan is ~FHACaseNumbe~.
KK	The FHA TOTAL Scorecard evaluated this loan through the Loan Prospector platform for processing and feedback
VF	The UFMIP for this loan is based on the first time borrower NOT having completed HUD approved pre-purchase counseling. The FHA Upfront Mortgage Insurance Premium (UFMIP) Factor cannot exceed 2.00% for first-time homebuyers who completed HUD-approved pre-purchase housing counseling.
VH	If the refinanced conventional ARM mortgage to FHA mortgage is delinquent, the Upfront Mortgage Insurance Premium (UFMIP) is 2.25%. The annual premium is .55% when LTV > 95%; if LTV ratio <= 95%, the annual premium is .50%.
VJ	The FHA Upfront Mortgage Insurance Premium (UFMIP) Factor is (x.xx)%.
VK	The FHA Annual Premium Factor is (x.xx)%.

Code	VA Loan Processing Information Feedback Messages
3B	{Selected Credit Score} is the Loan Prospector selected credit score from {Selected Repository} for {Selected Borrower}.
3L	Merged Credit Reference Number for ~Borr1~ is ~Borr1MCRN~.
AJ	Review for accuracy: FHA and VA Underwriting Guidelines vary for temporary subsidy buydowns. Refer to Handbook and submit allowable PITI for qualifying.
BU	The ratios on this loan were submitted with {\$Simulated PITI amount} as the simulated PITI, which should be 1% greater than the note rate per FHA/VA guidelines.
BW	This VA loan was submitted with {\$VA Residual Income amount} in residual income for a household size of {household size} in {Property State}.
EA	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 1} indicates occupancy, but property address differs from his/her current address.
EB	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 2} indicates occupancy, but property address differs from his/her current address.
EC	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 3} indicates occupancy, but property address differs from his/her current address.
ED	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 4} indicates occupancy, but property address differs from his/her current address.
EE	Review for accuracy: Loan is a refinance on a primary residence and {Borrower 5} indicates occupancy, but property address differs from his/her current address.

Code	VA Loan Processing Information Feedback Messages
EF	Review for accuracy: Social security number for {Borrower 1} does not fall within normal parameters.
EG	Review for accuracy: Social security number for {Borrower 2} does not fall within normal parameters.
EH	Review for accuracy: Social security number for {Borrower 3} does not fall within normal parameters.
EJ	Review for accuracy: Social security number for {Borrower 4} does not fall within normal parameters.
EK	Review for accuracy: Social security number for {Borrower 5} does not fall within normal parameters.
EQ	Review for accuracy: This loan was submitted with zero reserves.
ES	Review for accuracy: Property type was not submitted as condo, however condo development name was provided.
ET	Review for accuracy: Property type was not submitted as condo, however condo class was provided.
EX	The information in this section is for validation purposes only. For documentation requirements, please refer to the Documentation Guidelines section on this feedback certificate.
EY	This loan was submitted as a cash-out refinance with cash-out amount of {\$cash-out amount}.
EZ	This loan was submitted as a no cash-out refinance.
G0	This loan was submitted with {\$asset type - depository} in depository accounts (checking, savings and/or money market).
G1	This loan was submitted with {\$reserves} in reserves.
G5	This loan was submitted with net proceeds of {\$asset type - sale of home} from the sale of a home.
GA	Review for Accuracy: Verify submitted loan amount calculation meets FHA or VA eligibility requirements.
LP	Review for Accuracy: VA underwriting and appraisal guidelines vary for Proposed/Under Construction loans. It is the lender's responsibility to ensure all such guidelines are met. Please refer to the VA Lender's Handbook for additional information.
MM	The ratios for this VA ARM loan were calculated using a PITI of \$~SimPITI~. The PITI was determined by using the note rate plus 1%, per VA Guidelines.
MN	Review for Accuracy: The ARM initial adjustment percentage on this VA ARM is limited to a maximum increase or decrease of 1%, per VA guidelines. Loan Prospector does not capture this data.
MP	Review for Accuracy: The ARM initial adjustment percentage on this VA ARM is limited to a maximum increase or decrease of 2%, per VA guidelines. Loan Prospector does not capture this data.
UQ	Review for accuracy: Social Security Number {User-entered Social Security Number} for {Borrower Name} submitted to LP does not match the Social Security Number {Borrower Repository SSN} reported in the selected infile from {Repository Name}
UR	Review for accuracy: Social Security Number {User-entered Social Security Number} for {Borrower Name} submitted to LP does not match the Social Security Number {Borrower Repository SSN} reported in the selected infile from {Repository Name}
US	Review for accuracy: Social Security Number {User-entered Social Security Number} for {Borrower Name} submitted to LP does not match the Social Security Number {Borrower Repository SSN} reported in the selected infile from {Repository Name}
UT	Review for accuracy: Social Security Number {User-entered Social Security Number} for {Borrower Name} submitted to LP does not match the Social Security Number {Borrower Repository SSN} reported in the selected infile from {Repository Name}
UU	Review for accuracy: Social Security Number {User-entered Social Security Number} for {Borrower Name} submitted to LP does not match the Social Security Number {Borrower Repository SSN} reported in the selected infile from {Repository Name}
UV	Review for accuracy: {Borrower Name} has multiple or repeating Social Security Numbers reported in the selected infile from {Repository Name}.
UW	Review for accuracy: {Borrower Name} has multiple or repeating Social Security Numbers reported in the selected infile from {Repository Name}.

Code	VA Loan Processing Information Feedback Messages
UX	Review for accuracy: {Borrower Name} has multiple or repeating Social Security Numbers reported in the selected infile from {Repository Name}.
UY	Review for accuracy: {Borrower Name} has multiple or repeating Social Security Numbers reported in the selected infile from {Repository Name}.
UZ	Review for accuracy: {Borrower Name} has multiple or repeating Social Security Numbers reported in the selected infile from {Repository Name}.

Documentation Guideline Feedback Messages

The following table lists messages to guide you in documenting and underwriting loans. These messages appear on the Feedback Certificate in the Loan Processing Information section, Documentation Guidelines subsection.

Code	Conventional Documentation Guideline Feedback Messages
1B	This loan may be eligible for sale to Freddie Mac as an Accept Mortgage, however, based on the information submitted to Loan Prospector, one or more purchase restrictions were triggered. Resubmit as a conventional loan type for more information.
1G	If {Non-employed borrower} receives income from sources other than employment or self-employment, document source of income with written verification of income such as award letter, pension statement, IRS 1099, most recent year signed individual federal income tax return or signed IRS Form 8821/4506 and use verified income for qualification.
1K	If tax returns are used to document source of income or to verify income, obtain signed IRS Form 8821/4506 covering most recent year from borrower.
1M	Gift Funds Deposited: If gift funds have been deposited into the borrower's account at time of initial submission to Loan Prospector, list donor's name, address, relationship to borrower, subject property address and dollar amount of gift, { <i>gift fund amount</i> }, on application or in a gift letter signed by donor for each gift received.
1P	Reserves: Verify all reserves submitted to Loan Prospector.
2B	If rental income is used to qualify, borrower must demonstrate at least a two-year landlord history regardless if rental income yields a positive or negative cash flow.
2G	Documentation is required to evidence that any junior lien paid off from the proceeds of a 'no cash out' refinance must have been used in its entirety to acquire the subject property.
2V	If rental income from the subject property is used to qualify, provide evidence of rent loss insurance coverage in an amount equal to the gross monthly rent for at least six months.
3H	Investment Property – gift funds are not allowed.
3X	If the documents obtained to verify any depository, stock or bond accounts show that the account was opened within 90 days of verification or has a balance that is significantly greater than the previously shown balance, provide reliable documentation that funds were from a source meeting Freddie Mac's requirements.
3Y	Sale of Assets: Obtain bill of sale and proof of proceeds, or documentation of the existence and Borrower ownership of the asset (e.g. car title), documentation of the value of the asset by a third party (e.g. blue book or appraisal), and documentation that a buyer exists at the specified price (e.g. letter of intent or contract), if an asset (other than real estate or exchange-traded securities) will be sold for funds required to close.
4R	If any borrower is self-employed, most recent 1 year complete individual federal tax returns are required to determine what effect the business income or loss has on other types of income, even if self-employed income is not being used to qualify the borrower.
4V	If using alimony/child support income to qualify, obtain most recent 3 months bank statements showing deposits, 3 months' canceled checks, or proof of receipt for the most recent three months through evidence from court, and evidence of 3-year continuance by providing selected pages including those identifying the parties from the separation agreement or divorce decree.
4Z	If applicable, document on the Uniform Residential Loan Application any employment gaps greater than 60 days and provide an explanation from the borrower in the mortgage file.
5A	This loan is A-minus eligible and requires STANDARD documentation.
5C	If any borrower is self-employed, most recent 2 year complete individual federal tax returns are required to determine what effect the business income or loss has on other types of income, even if self-employed income is not being used to qualify the borrower.
91	You have selected streamlined accept/standard documentation, however this loan qualifies for accept plus documentation and stated income/stated debts.
9A	Verification of income source is recommended.
9B	The borrower's income source must be stated on the loan application.

Code	Conventional Documentation Guideline Feedback Messages
9C	All borrowers are required to sign IRS Form 4506 or 8821 at application, and at closing if Seller has not sent form to IRS prior to the note date.
9D	Each borrower with qualifying income must sign Borrower's Certification and Authorization Form.
9E	Assets stated on the borrower's application can be used to qualify.
9F	Verification of the asset source and amount is not required.
9G	The Seller must maintain in the mortgage file, written documentation that the borrower meets the employment requirements for a Home Possible Neighborhood Solution Mortgage, such as a paystub, W-2, letter from the borrower's employer, Defense Department Form 214 (Form DD214), or other documentation that provides comparable information.
A2	This loan qualifies for standard documentation.
AG	This loan qualifies for standard documentation.
AS	Obtain most recent YTD paystub documenting 1 full month earnings to verify current employment for <i>{employed borrower}</i> .
B8	Gift funds: List donor's name, address, relationship to borrower, subject property address and dollar amount of gift, <i>{\$gift fund}</i> , on loan application or in a gift letter signed by donor for each gift received.
B9	Gift funds: If the verifications provided in the mortgage file do not show evidence that the gift funds have been deposited in the borrower's account, provide documentation of the transfer of funds from the donor to the borrower.
CD	Sale of home: Obtain executed HUD-1 or equivalent closing statement. If relocation, obtain executed buyout agreement (evidencing mortgage will be paid by employer/relocation company) and closing statement.
CE	Reserves: Verify all reserves submitted to Loan Prospector.
CL	If <i>{non-employed borrower}</i> receives income from sources other than employment or self-employment, document with written verification of income such as award letter, pension statement, IRS 1099, most recent 2 years signed individual federal income tax returns or signed IRS Form 8821 or 4506 and use verified income for qualification.
CM	If tax returns are used to document source of income or to verify income, obtain signed IRS Form 8821/4506 covering 2 years from borrower.
CN	Depository, Stock and/or Bond Accounts: Obtain most recent statement(s) for each account to verify sufficient funds for closing and for amount reserves submitted to LP. No proof of liquidation required for stocks and bonds.
CP	Retirement Accounts: Obtain most recent statement(s) including the vested balance (or the percent of vesting and ending balance as of the end of the statement), and the conditions under which the funds may be withdrawn or borrowed. Assets in the account must be sufficient to cover funds needed for closing and any penalties.
CR	Life Insurance: Obtain most recent life insurance policy statements to verify reserves submitted to LP; also obtain evidence of liquidation if necessary to verify sufficient funds for closing.
CV	Obtain most recent tax year W-2(s) to verify current and previous employment for <i>{employed borrower}</i> .
CX	For an employed borrower who receives commission income, income on a per-job basis or contract basis, or is employed by the property seller, real estate broker or a closely held family business, obtain the most recent year signed individual complete federal income tax returns.
CY	Obtain most recent signed individual federal income tax return for self-employed borrower <i>{self-employed borrower}</i> .
CZ	Obtain most recent YTD paystub documenting 1 full month earnings and either a verbal VOE or second paystub from same employer dated after application to verify current employment for <i>{employed borrower}</i> .
DL	Obtain most recent 2 years W-2(s) to verify current and previous employment for <i>{employed borrower}</i> .
DM	For an employed borrower who receives commission income, income on a per-job or contract basis, or is employed by the property seller, real estate broker or a closely held family business, obtain most recent two years signed individual federal income tax returns.
DN	Obtain most recent 2 years signed individual federal income tax returns for self-employed borrower <i>{self-employed borrower}</i> .

Code	Conventional Documentation Guideline Feedback Messages
DP	If self-employed income to borrower from an individual business is used for qualifying, obtain most recent 2 years signed federal business tax return(s) for each business providing income to self-employed borrower { <i>self-employed borrower</i> }.
DS	Depository, Stock and/or Bond Accounts: Obtain most recent 2 months statements for each account to verify sufficient funds for closing and for amount of reserves submitted to LP. No proof of liquidation required for stocks and bonds.
E6	Reserves: Verify at least 1 month reserves { <i>\$PITI</i> }.
EU	-----Employment Information-----
EV	-----Asset Information -----
EW	Lender is responsible for documenting any situation not addressed on this feedback certificate according to the Single-Family Seller/Servicer Guide and/or Master Agreement.
G7	This loan qualifies for STREAMLINED ACCEPT Loan Prospector documentation.
GY	Gift Funds: If sufficient funds required to close have not been verified in borrower's accounts, document transfer of gift funds to the borrower.
JX	Homeownership Education: Homeownership education is required unless the borrower previously owned a home, and makes a 5% down payment, and has 2 months' reserves. Retain Homeownership Education Certificate or comparable document in the mortgage file.
JY	Landlord Education: Landlord education required. A Certificate of Achievement, or comparable document, must be maintained in the mortgage file.

Code	FHA Documentation Guideline Feedback Messages
1N	Gift Funds not Deposited: If gift funds have not been deposited into borrower's account at time of initial submission, document transfer of gift funds per FHA requirements.
A0	Stocks and/or Bond Accounts: Obtain most recent 2 months statement(s) for each account to verify sufficient funds required to close. No proof of liquidation required.
A9	Sale of Assets: Obtain bill of sale and proof of proceeds or document existence, value and buyer's intent, if an asset (other than real estate and exchange-traded securities) will be sold for funds required to close.
AA	Stocks and/or Bond Accounts: Obtain most recent 3 months statement(s) for each account to verify sufficient funds required to close. Proof of liquidation is required if funds are used for closing.
AB	Depository Accounts: Obtain most recent 2 months statement(s) showing previous month's balance, or 3 months statement(s) for each account to verify sufficient funds required to close.
AP	If more than 7 months have elapsed since business tax year ending date, and income to self-employed borrower, { <i>self-employed borrower</i> }, from each individual business, is greater than 5% of his/her stable monthly income, obtain balance sheet and YTD P&L statement.
AQ	If applicable, provide an explanation for employment gaps greater than 180 days.
AR	If applicable, provide an explanation for employment gaps greater than 30 days.
B0	Sale of Assets: Obtain bill of sale and proof of proceeds, if an asset (other than real estate or exchange-traded securities) will be sold for funds required to close.
B6	Depository Accounts: Obtain most recent statement(s) showing previous month's balance or 2 months statement(s) for each account to verify sufficient funds required to close.
BH	If using alimony/child support income to qualify, obtain most recent 3 months bank statements or canceled checks or court payment record and evidence of 3 year continuance.
CD	Sale of Home: Obtain executed HUD-1 or equivalent closing statement. If relocation, obtain executed buyout agreement (evidencing mortgage will be paid by employer/relocation company) and closing statement.
DL	Obtain most recent 2 years W-2(s) to verify current and previous employment for { <i>employed borrower</i> }.
DN	Obtain most recent 2 years signed individual federal income tax returns for self-employed borrower { <i>self-employed borrower</i> }.
DT	Obtain most recent YTD paystub documenting 1 full month earnings and a verbal VOE to verify current employment { <i>employed borrower</i> }.

FHA Documentation Guideline Feedback Messages	
EU	-----Employment Information-----
EV	-----Asset Information -----
KA	Lender is responsible for documenting any situation not addressed on this feedback certificate according to the FHA TOTAL Mortgage Scorecard User's Guide and/or HUD Handbook 4155.
KB	Business Credit Report is required if Borrower's income is derived from a corporation or S-Corp.
KC	IF CAIVRS indicates federal delinquency/lien, this loan must be documented and underwritten to FHA's REFER requirements.
KD	Loan must be documented and underwritten to FHA's REFER requirements due to Federal Delinquency/Lien.
KF	This loan qualifies for ACCEPT FHA TOTAL Scorecard documentation.
KG	This loan qualifies for REFER FHA TOTAL Scorecard documentation.
KP	Retirement Accounts: Obtain most recent employer, depository or brokerage statement(s) for each account to verify sufficient funds required to close. Document conditions under which funds may be withdrawn or borrowed. Only 60% of the vested amount of the account may be used as funds to close or cash reserves.
MX	If income to borrower from an individual business is greater than 5% of borrower's stable monthly income, obtain most recent 2 years signed federal business tax returns for each business for self-employed borrower, { <i>self-employed borrower</i> }.
MW	If borrower receives commission income greater than 25% of his/her annual income, obtain most recent 2 years signed individual federal income tax returns and consider business expenses in underwriting.

VA Documentation Guideline Feedback Messages	
AC	Depository Accounts: Obtain most recent statement(s) for each account to verify sufficient funds required to close.
AD	Funds Required to Close: If down payment and closing costs are greater than 4% of appraised value, verify source.
AE	Funds Required to Close: Verify source of funds for down payment and closing costs.
AF	Depository Accounts: Obtain most recent 2 months statement(s) for each account to verify sufficient funds to required to close.
AP	If more than 7 months have elapsed since business tax year ending date, and income to self-employed borrower, { <i>self-employed borrower</i> }, from each individual business, is greater than 5% of his/her stable monthly income, obtain balance sheet and YTD P&L statement.
AQ	If applicable, provide an explanation for employment gaps greater than 180 days.
AR	If applicable, provide an explanation for employment gaps greater than 30 days.
AS	Obtain most recent YTD paystub documenting 1 full month earnings to verify current employment for { <i>employed borrower</i> }.
AT	Not on Active Duty: Obtain most recent 2 tax years W-2(s) to verify current and previous employment for { <i>employed borrower</i> }.
AW	Not on Active Duty: Obtain verbal VOE to verify current employment for { <i>employed borrower</i> }.
BH	If using alimony/child support income to qualify, obtain most recent 3 months bank statements or canceled checks or court payment record and evidence of 3 year continuance.
BY	Not on Active Duty: If borrower receives commission income greater than 25% of his/her annual income, obtain most recent 2 years signed individual federal income tax returns and consider business expenses in underwriting.
CD	Sale of Home: Obtain executed HUD-1 or equivalent closing statement. If relocation, obtain executed buyout agreement (evidencing mortgage will be paid by employer/relocation company) and closing statement.
CE	Reserves: Verify all reserves submitted to Loan Prospector.

Code	VA Documentation Guideline Feedback Messages
CY	Obtain most recent signed individual federal income tax return for self-employed borrower { <i>self-employed borrower</i> }.
DN	Obtain most recent 2 years signed individual federal income tax returns for self-employed borrower { <i>self-employed borrower</i> }.
EU	-----Employment Information-----
EV	-----Asset Information -----
FD	This loan qualifies for REFER Loan Prospector documentation requirements.
FE	This loan qualifies for ACCEPT Loan Prospector documentation requirements.
G9	Lender is responsible for documenting any situation not addressed on this feedback certificate according to the VA Lender's Handbook.
MX	If income to borrower from an individual business is greater than 5% of borrower's stable monthly income, obtain most recent 2 years signed federal business tax returns for each business for self-employed borrower, { <i>self-employed borrower</i> }.

Applicable Credit Warranties and Waivers Feedback Messages

The following table lists feedback messages that will identify credit warranties that may be required to support the transaction. These messages appear on the Feedback Certificate in the Loan Processing Information section, Applicable Credit Warranties and Waivers subsection.

Code	Conventional Applicable Credit Warranties and Waivers Feedback Messages
80	Credit warranty: Required to determine borrower's willingness to repay and an acceptable credit reputation is evidenced.
A5	Ratio Warranty: Not required to determine if the borrower's primary housing expense-to-income and total obligation-to-income ratios meet Freddie Mac Requirements.
A6	Ratio Warranty: Required to determine if the borrower's primary housing expense-to-income and total obligation-to-income ratios meet Freddie Mac Requirements.
D1	High Loan Quality: Maximum total debt-to-income ratio is not required
D2	Credit Warranty: Not required to determine the borrower's willingness to repay or an acceptable credit reputation is evidenced.

Code	FHA Applicable Credit Warranties and Waivers Feedback Messages
F0	Credit Warranty: Not required to determine that the borrower shows the willingness to pay.
F6	Credit Warranty: Required to determine that the borrower shows the willingness and financial ability to pay.
FY	Ratio Warranty: Not required to determine if the borrower's monthly housing and monthly debt ratios meet program requirements.
FZ	Ratio Warranty: Required to document reasons, including compensating factors, for approving loans that exceed FHA-established debt ratios.

Code	VA Applicable Credit Warranties and Waivers Feedback Messages
FI	CAIVRS Warranty: CAIVRS Authorization for all borrowers must not indicate a delinquent obligation/claim payment.
V9	Ratio Warranty: Not required to determine if the borrower's monthly housing and monthly debt ratios meet program requirements.
VX	Credit Warranty: Not required to determine that the borrower shows the willingness to repay.
VY	Credit Warranty: Required to determine that the borrower shows the willingness and financial ability to repay.
VZ	Ratio Warranty: Required to use the debt ratio as a guide to determine whether or not the loan will be granted.

Minimum Assessment Feedback Messages

The following table lists the Minimum Assessment Feedback (MAF) messages. These messages appear on the Feedback Certificate in the Loan Processing Information section, Applicable Collateral Warranties and Waivers subsection.

Code	Minimum Assessment Feedback Messages
1S	Verify property unit number and resubmit to determine eligibility for reduced MAF.
1U	Verify property zip code and resubmit to determine eligibility for reduced MAF.
1V	Multiple addresses found for the property address entered. Verify address and resubmit to determine eligibility for reduced MAF.
1W	Address not found. Verify the Pre and Post-directional in street address and resubmit to determine eligibility for reduced MAF.
41	-----Minimum assessment feedback (MAF)-----
42	Building status invalid - MAF not available.
43	Orig. Processing point ineligible - MAF not available.
44	Collateral Waiver: Interior condition warranty not required when no interior inspection obtained.
46	Loan Type ineligible - MAF not available for FHA or VA. Follow requirements of HUD Handbook (4155) or VA Lenders Guide for appraisal requirements.
49	MAF processing error - call 800-FREDDIE.
50	Form 72 is minimum assessment required for sale to Freddie Mac.
67	Collateral Waiver: Model supports the transaction. Value warranty not required when no appraisal obtained, if the mortgage is sold to Freddie Mac within 120 days of the note date.
A8	MAF not available. The following is the minimum assessment required for sale to Freddie Mac (a) 1-unit primary residence and second home, form 2055 interior, (b) 1-unit investor property, form 70 or 465, (c) 2-4 unit property, form 72. Disregard if transaction is FHA, VA or prequalification.
HH	Collateral Warranty: You must warrant that the title to the subject property is held in the name of the property seller listed on the sales contract and that the title has not transferred within six months prior to the loan application.
HI	Collateral Waiver: Model supports the transaction. Condition and Marketability warranty not required when delivered with Property Inspection Alternative and no appraisal or inspection report obtained, if the mortgage is sold to Freddie Mac within 120 days of the note date.
HJ	Verify property street name and resubmit to determine eligibility for reduced MAF.
HN	This loan will be assessed a Level 1 No-appraisal MAF fee when delivered to Freddie Mac, unless this request is canceled.
HP	This loan will be assessed a Level 2 No-appraisal MAF fee when delivered to Freddie Mac, unless this request is canceled.
L2	Form 70B is minimum assessment required for sale to Freddie Mac.
L3	Form 465 is minimum assessment required for sale to Freddie Mac.
L4	Form 466 is minimum assessment required for sale to Freddie Mac.
L5	Form 70 is minimum assessment required for sale to Freddie Mac.
L6	Form 2055 is minimum assessment required for sale to Freddie Mac.
MK	Recent REO activity may have impacted the valuation of the subject property. Review appraisal carefully to ensure current value is accurate and supported.
MS	Form 2070 or Property Inspection Alternative is the minimum assessment required for sale to Freddie Mac.
MY	Form 2070 or Property Inspection Alternative is the minimum assessment required for sale to Freddie Mac; check with your lender for pricing and delivery requirements.
MZ	If loan is delivered with Form 2070 or Property Inspection Alternative, the borrower must sign Freddie Mac Form 1149 Notice about Appraisal on Your Property, or other substantially similar notice.

Code	Minimum Assessment Feedback Messages
RT	If this loan is delivered with Property Inspection Alternative, it is subject to a fee when delivered to Freddie Mac.
T9	Requested service – No-appraisal MAF – is no longer available.
Z3	Review for Accuracy: The Estimated Value of Property or Net Purchase Price submitted for this transaction may have a higher rate of appreciation than the local market. The appraisal should be carefully reviewed for this transaction.
Z4	Review for Accuracy: The subject property was not submitted as a Manufactured Home; however, based on our records, the subject property may be a Manufactured Home. Please confirm the accuracy of the address and property type entered. The appraisal should be carefully reviewed for this transaction.
Z5	Review for Accuracy: Application indicates borrower(s) will occupy the property as a primary residence or second home; however, our records indicate borrower(s) may have other properties identified as owner occupied. Please confirm the borrowers' intent to occupy the property.

Loan Processing Remarks Feedback Messages

The following table lists feedback messages that will identify data that either appears to be inconsistent or to contain errors. The feedback messages also identify any additional underwriting steps required to support the transaction. These messages appear on the Feedback Certificate in the Loan Processing Remarks section, Loan Processing Remarks subsection.

Code	Conventional Loan Processing Remarks Feedback Messages
1A	This loan may be eligible for sale to Freddie Mac as an Accept Mortgage based on the information submitted to Loan Prospector. Resubmit as a conventional 'Mortgage Type' (Loan Type) for more information.
1B	This loan may be eligible for sale to Freddie Mac as an Accept Mortgage, however, based on the information submitted to Loan Prospector, one or more purchase restrictions were triggered. Resubmit as a conventional 'Mortgage Type' (Loan Type) for more information.
1C	Direct verification of mortgage payment history is required for mortgages not verified on credit report. The mortgage is ineligible for sale to Freddie Mac if the direct verification reveals more than 1x30 or any 60-day or more delinquencies in the last 12 months.
1D	For mortgages not verified on credit report, direct verification of payment history is required.
1X	This loan is subject to a Manufactured Home delivery fee.
2D	Investment Property: Financing concessions cannot exceed two percent of value.
2E	None of the borrowers may have individual and/or joint ownership of more than four 1- to 4-unit financed residential properties, including the subject property.
2F	If any borrower has individual and/or joint ownership in more than one financed residential investment property (including the subject property), this mortgage is ineligible for delivery under the A-minus offering.
2J	A minimum 5% down payment must come from the owner occupant's funds.
4C	Secondary Financing: All terms of the secondary financing must be disclosed on the loan application (or provide a copy of the executed Note) and the payments included in the monthly housing expense.
4D	The net purchase price is calculated by subtracting the sales concessions from the gross purchase price.
4E	This loan requires 12% Standard MI coverage.
4F	This loan requires 25% Standard MI coverage.
4G	This loan requires 30% Standard MI coverage.
4H	This loan requires 6% Standard MI coverage.
4M	All terms of the secondary financing must be disclosed on the loan app. (or provide a copy of the executed Note), the payments must be included in the monthly housing expense, and file must contain evidence of subordination (e.g. a copy of the executed Subordination Agreement). If not on the credit report, the unpaid principal balance and payment amount must be documented with a recent statement, coupon, or other appropriate documentation.
4U	Revolving or open-end accounts: When the required monthly payment does not appear on the credit report, you may use five percent of the outstanding balance for qualifying or provide documentation from another source.
4X	To exclude payment on a contingent liability from the monthly debts, obtain evidence that all payments have been made on time by someone other than the Borrower for the most recent 12 months, and document who makes the payments by obtaining copies of canceled checks or a statement from the lender.
5G	The total obligation to income ratio is greater than 50%. Provide evidence that the borrower has been carrying an equivalent debt payment-to-income ratio for at least one year while maintaining an acceptable credit reputation.

Code	Conventional Loan Processing Remarks Feedback Messages
5J	As a guideline, the debt-to-housing gap ratio should not exceed 15%. A written explanation justifying the underwriting must be provided in the file. Examples of conditions that could justify a higher ratio include existence of verified income, not including qualifying income, available to service short-term debt and payments on other real estate that produces income which is not included in qualifying income.
5L	The Seller must assume the borrower's capacity to repay is not acceptable when the Mortgage is an LP Caution Mortgage, a cash-out refinance, and at least one Credit Risk Comment related to the monthly debt payment-to-income ratio and one related to the debt-to-housing gap ratio are returned on the Feedback Certificate.
5M	If the credit report indicates that an inquiry has been made within the previous 90-day period, determine whether additional credit was granted. A letter from the creditor or a signed statement from the borrower may be used to determine whether additional credit was obtained, and resubmit to LP as applicable.
5N	All terms of the secondary financing must be disclosed on the loan application (or provide a copy of the executed Note), the payments must be included in the monthly housing expense, and the file must contain evidence of subordination (such as a copy of the executed Subordination Agreement).
5Q	If secondary financing is not available on the credit report, the unpaid principal balance, payment amount, and payment history for the most recent 12 months must be documented in the mortgage file with a direct verification or a combination of cancelled checks and recent statement for coupon.
5U	This is an Initial Interest loan.
5V	The PITI fields for Initial Interest loans should reflect the monthly interest, taxes, and insurance. Principal is not included in the PITI for Initial Interest loans.
5W	This loan is subject to an Initial Interest delivery fee.
6E	-----Affordable Product Information-----
6J	For all borrowers who do not have a usable credit score, document that any debt not on the repositories credit report has a satisfactory payment history and is included in the total liabilities.
8B	The subject property is located in an area adversely impacted by a major disaster. Refer to the Freddie Mac Guide and any Bulletins for specific underwriting provisions related to LTV/TLTV/HTLTV ratio limits, credit reputation, capacity and appraisal requirements.
8H	The secondary financing must permit prepayment at any time without penalty.
8J	The payment for HELOC secondary financing must be based on the unpaid principal balance ('UPB')
9K	This loan was submitted as a Home Possible Neighborhood Solution 3% Cash.
9L	This loan was submitted as a Home Possible 3% Cash.
9M	The Home Possible delivery fee is waived if delivered as a Home Possible 3% Cash or a Home Possible Neighborhood Solution 3% Cash.
AK	Stated debt from the loan application may be used to calculate the total obligations-to-income ratio.
AM	If individual federal income tax returns for self-employed borrower show increasing self-employed income for past 2 years and the file includes documentation stating (a) funds required to close do not come from business accounts and (b) the borrower has been self-employed in the same business for at least 5 years, no business tax returns are required.
AN	-----Documentation Alternatives-----
AX	If the contingent liability is an assumed mortgage, obtain a copy of the documents transferring the property and the assumption agreement executed by the transferee in order to exclude the payment from the monthly debts. The payment on a secured debt or mortgage can also be excluded from the monthly debts if the obligation has been assigned to another by a court order; document the file with the court order and the transfer of title.
CC	Standard forms of documentation (such as written VOE, VOD, income information obtained directly from IRS) may be used as addressed in the Single-Family Seller/Servicer Guide.
CT	Secondary Financing: The secondary financing on this loan must be an Affordable Second and must meet all the requirements applicable to Affordable Seconds.

Code	Conventional Loan Processing Remarks Feedback Messages
CW	W-2(s) are not required if current employer confirms 1 year history and only base pay is used to qualify.
D4	Borrower Funds: The borrower must have at least three percent his/her own funds in this transaction to be used for closing costs, financing costs, prepaids/escrows and/or down payment.
DB	This loan is eligible for 25% Reduced MI coverage.
E7	If credit report does not show the required monthly payment for an installment account, the file must be documented with evidence of the required payment amount. Examples of acceptable documentation would include a copy of the payment coupon, a copy of the original contract or direct verification obtained from the creditor.
G6	-----Credit Report Processing Information-----
HK	This loan is for a 3-4-unit property and is subject to a Number of Units fee.
HU	If this loan is for a unit in a new or newly-converted attached Florida condominium project, it is required to comply with S/S Guide Chapter 42 to be eligible for sale to Freddie Mac, and requires delivery of a special characteristics code (SCC).
HZ	Buydowns on No Cash-Out Refinances: Buydowns funded from Premium Financing on no cash-out refinance mortgages are not eligible for sale to Freddie Mac.
J7	This loan may be subject to an Indicator Score/Loan-To-Value Ratio delivery credit.
JG	This loan is subject to a Home Possible delivery fee.
JH	This loan is subject to a Home Possible 3-4 Unit delivery fee.
JI	This Caution loan is eligible for sale as an A-minus mortgage. The A-minus delivery fee is waived if delivered as a Home Possible loan.
JJ	The CS/LTV delivery fee for this Caution loan is waived if delivered as a Home Possible loan.
JK	This loan was submitted as a Home Possible 97 loan.
JM	This loan was submitted as a Home Possible NH Solution 97 loan.
JQ	All funds must be verified for Home Possible no cash out refinances.
JR	This loan meets Home Possible income limits based on property location for address entered. This loan must also meet all other Home Possible product requirements for delivery to Freddie Mac.
JS	This loan meets Home Possible Neighborhood Solution income limits based on property location for address entered. This loan must also meet all other Home Possible product requirements for delivery to Freddie Mac.
JT	This loan meets Home Possible income limits based on property location for address entered. If you choose to deliver this loan as a Home Possible loan, it must meet all requirements of the Home Possible product selected.
JW	Early Delinquency Counseling must be provided to the borrower in the event of a delinquency per Freddie Mac Seller/Service Guidelines.
K2	This Home Possible loan requires 6% MI coverage.
K3	This Home Possible loan requires 12% MI coverage.
K4	This Home Possible loan requires 16% MI coverage.
K5	This Home Possible loan requires 18% MI coverage.
K6	This Home Possible loan requires 20% MI coverage.
K7	If secondary financing is not an Affordable Second, this loan will be subject to a secondary financing delivery fee.
K8	The income used to qualify the borrower for this mortgage is at or below 80% of the Area Median Income and may be eligible for a reduced Home Possible delivery fee.
MD	This loan is subject to an adjustable rate mortgage (ARM) fee.
ME	This loan is subject to a cash-out refinance fee.
MG	This secondary financing structure is subject to a fee.

Code	Conventional Loan Processing Remarks Feedback Messages
MF	This loan is for a 2-unit property and is subject to a Number of Units fee.
RU	If this loan is delivered with Property Inspection Alternative, it is subject to a fee when delivered to Freddie Mac.
TS	This 40-year loan is subject to a delivery fee.
TT	For future submissions, use new 'New Construction' values of 'Newly Built' or 'Construction Conversion'.
V7	This loan may be subject to an Indicator Score/Loan-to-Value ratio delivery fee.
V8	This loan is subject to a Market Condition delivery fee.
XG	This loan requires 12% MI Coverage.
XH	This loan requires 17% MI Coverage.
XJ	This loan requires 25% MI Coverage.
XK	This loan requires 30% MI Coverage.
XL	This loan requires 35% MI Coverage.
Z8	When the Field Review Report results in a different value than the appraisal, the lowest of the appraised value, field review value or sales price must be used to calculate the LTV/TLTV/HTLTV ratio.
ZA	This loan is super conforming and a delivery fee may apply.
ZB	An update of the original appraisal is required within 120 days before the effective date of the permanent financing.
ZD	For super conforming Mortgages with LTV/TLTV/HTLTV >75% and the value of the Mortgaged Premises is >\$1,000,000, Form 1032 or Form 1072 is required.
ZH	Address information provided was insufficient to return county loan limit.
ZJ	This loan is for a Condominium and may be subject to a delivery fee.
ZK	Owner-Occupied or Second Home Property: Financing concessions cannot exceed nine percent of value.
ZL	Owner-Occupied or Second Home Property: Financing concessions cannot exceed six percent of value.
ZM	Owner-Occupied or Second Home Property: Financing concessions cannot exceed three percent of value.
ZN	This loan may be subject to a high LTV delivery fee.

Code	FHA Loan Processing Remarks Feedback Messages
1L	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement and do not count debt in borrower's ratios.
AH	W-2(s) are not required if current employer confirms 2 year history, only base pay is used to qualify and borrower signs IRS Form 8821/4506.
AM	If individual federal income tax returns for self-employed borrower show increasing self-employed income for past 2 years and the file includes documentation stating (a) funds required to close do not come from business accounts and (b) the borrower has been self-employed in the same business for at least 5 years, no business tax returns are required.
AN	-----Documentation Alternatives-----
AY	If applicable, obtain proof of payoff for judgments on credit report.
BX	FHA Direct Endorsement Underwriter signature required on HUD 92900 for this loan. FHA-approved DE Lender must submit this loan for FHA insurance.
CF	Standard forms of documentation (such as written VOE, VOD, income information obtained directly from IRS or FHA-approved electronic verification service) may be used as addressed in the HUD Handbook 4155.
KE	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement. Do not count in borrower's ratios if you obtain evidence that the mortgage has been current during the previous 12 months, or that the loan-to-value ratio is at or below 75%.
KL	Include all debts from credit report, alimony, child support, separate maintenance, negative rent, mortgage debt, installment debt paid through payroll deduction and significant debt (payment greater than \$100) in ratios.

FHA Loan Processing Remarks Feedback Messages	
KM	Include all debts from credit report, alimony, child support, separate maintenance, negative rent, mortgage debt, installment debt paid through payroll deduction and all other debt in ratios.
KN	Enter ZFHA as CHUMS ID on HUD 92900. FHA Direct Endorsement Underwriter signature is not required on HUD 92900, unless loan is downgraded to REFER or CAIVRS shows a Federal Delinquency/Lien. Mortgagee's representative must attest data integrity on HUD 92900A. FHA-approved DE Lender must submit this loan for FHA insurance.

VA Loan Processing Remarks Feedback Messages	
1L	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement and do not count debt in borrower's ratios.
AM	If individual federal income tax returns for self-employed borrower show increasing self-employed income for past 2 years and the file includes documentation stating (a) funds required to close do not come from business accounts and (b) the borrower has been self-employed in the same business for at least 5 years, no business tax returns are required.
AN	-----Documentation Alternatives-----
AU	Not on Active Duty: W-2(s) for most recent tax year are not required if current employer confirms 1 year history, only base pay is used to qualify and borrower signs IRS Form 8821/4506.
AV	Not on Active Duty: W-2(s) are not required, if current employer confirms 2 year history, only base pay is used to qualify and borrower signs IRS Form 8821/4506.
AZ	If a mortgage or significant debt is past due on credit report and has not been updated in 90 days, re-verify to determine current status. Downgrade to REFER if rating is currently greater than 90 days past due.
BA	If a mortgage or significant debt is past due on credit report and has not been updated in 90 days, re-verify to determine current status.
BB	If a rental reference does not appear on credit report, obtain most recent 12 month rental history.
BC	If a mortgage debt does not appear on credit report, obtain most recent 12 month payment history.
BD	If the credit report indicates that an inquiry has been made within the previous 90-day period, determine whether additional credit was granted. A letter from the creditor or a signed statement from the borrower may be used to determine whether additional credit was obtained.
BE	Obtain explanation for derogatory credit.
BF	If applicable, judgments must be paid in full or subject to a repayment plan with a history of timely payments.
BG	Include all debts on credit report, alimony, child support, separate maintenance, negative rent, mortgage debt, installment debt paid through payroll deduction and significant debt (payment greater than 2% of gross monthly income) in ratios.
BJ	If CAIVRS authorization shows a Federal Delinquency/Lien, resubmit.
BL	If you determine a significant inaccuracy on in-file credit report, downgrade to REFER and order RMCR, merged credit report or third party documentation to clarify.
BM	If you determine a significant inaccuracy on in-file credit report, order RMCR, merged credit report or third party documentation to clarify.
BZ	VA Automatic Underwriter signature is not required on Loan Analysis Form 6393, unless loan is downgraded to REFER or CAIVRS shows a Federal Delinquency/Lien. Submit data integrity certification signed by mortgagee's representative. VA-approved Automatic Lender must submit this loan for VA guaranty.
CA	VA Automatic Underwriter signature required on Loan Analysis Form 6393 for this loan. VA-approved Automatic Lender must submit this loan for VA guaranty.
DQ	Standard forms of documentation (such as written VOE, VOD, income information obtained directly from IRS or VA-approved electronic verification service) may be used as addressed in the VA Lender's Handbook.
G6	-----Credit Report Processing Information-----

Eligible Delivery Fee Information Messages

The following table lists feedback messages that relate to eligible delivery fee information based on its assessment of the loan data you submit and the specific attributes of your loan. The delivery fee information provided by Loan Prospector will not include specific postsettlement delivery fees. Refer to Exhibit 19 for pricing information. These messages appear on the Feedback Certificate in the Loan Processing Reports section, Delivery Fee Information Messages subsection.

Code	Delivery Fee Information Messages
HG	This Caution loan is subject to a CS/LTV delivery fee, and is classified as a Level ~DeliveryFeeL~.
HK	This loan is for a 3-4-unit property and is subject to a Number of Units fee.
HL	If this loan is delivered with 12% Custom MI, it is subject to a fee.
HM	If this loan is delivered with 18% Custom MI, it is subject to a fee.
HQ	Based upon information submitted, no delivery fees identified. Delivery fees may actually be applicable based upon (a) additional information about the Mortgage or the borrowers; (b) correction of erroneous information submitted about the Mortgage or the borrowers; (c) Master Commitment terms; or (d) Purchase Document terms.
HR	Check your rate sheet for pricing information. Delivery fees listed are identified based upon the information submitted. Some of the delivery fees may not be applicable, or other delivery fees may apply due to (a) additional information about the Mortgage or the borrowers; (b) correction of erroneous information submitted about the Mortgage or the borrowers; (c) Master Commitment terms; or (d) Purchase Document terms.
HS	This loan is for a California Condominium and may be subject to a fee.
HT	-----Delivery Fees Information-----
MB	This loan is subject to an investment property (non-owner occupied) mortgage fee.
MC	This loan is subject to a balloon/reset mortgage fee.
MD	This loan is subject to an adjustable rate mortgage (ARM) fee.
ME	This loan is subject to a cash-out refinance fee.
MF	This loan is for a 2-unit property and is subject to a Number of Units fee.
MG	This secondary financing structure is subject to a fee.
MI	This Alt 97 loan requires 35% MI coverage and is subject to a fee.
MJ	This Caution loan is eligible for sale as an A-minus mortgage and is subject to a CS/LTV delivery fee, and is classified as a Level ~DeliveryFeeL~.

Documentation Checklist for Loan Prospector

The following table displays feedback messages focused on the Documentation Checklist to guide the underwriting analysis. These messages appear on the Documentation Checklist section.

Code	Conventional Documentation Checklist
2C	Rental Income: Borrower must demonstrate at least a two-year landlord history regardless if rental income yields a positive or negative cash flow if rental income is used to qualify.
2H	Junior Lien Payoff: Documentation is required to evidence that any junior lien paid off from the proceeds of a 'no cash out' refinance must have been used in its entirety to acquire the subject property.
2W	Rental Income: Provide evidence of rent loss insurance coverage in an amount equal to the gross monthly rent for at least six months if rental income from the subject property is used to qualify.
3J	Investment Property: Gift funds are not allowed.
3W	Asset Account: If the documents obtained to verify any depository, stock, or bond accounts show that the account was opened within 90 days of verification or has a balance that is significantly greater than the previously shown balance, provide reliable documentation that funds were from a source meeting Freddie Mac's requirements.
3Z	Sale of Assets: Obtain bill of sale and proof of proceeds or documentation of the existence and Borrower ownership of the asset (e.g. car title), documentation of the value of the asset by a third party (e.g. blue book or appraisal), and documentation that a buyer exists at the specified price (e.g. letter of intent or contract) are required if non-real estate or non-security asset will be sold for funds to close.
4N	Secondary Financing: All terms of the secondary financing must be disclosed on the loan app. (or provide a copy of the executed Note), the payments must be included in the monthly housing expense, and file must contain evidence of subordination (e.g. a copy of the executed Subordination Agreement). If not on the credit report, the unpaid principal balance and payment amount must be documented with a recent statement, coupon, or other appropriate documentation.
4S	Signed Individual Tax Returns: If any borrower is self-employed, most recent 1 year complete individual federal tax returns are required to determine what effect the business income or loss has on other types of income, even if self-employed income is not being used to qualify the borrower.
4T	W2s: Not required if current employer confirms 1-year history and only base pay is used to qualify.
4W	Alimony/Child Support Income: If using alimony/child support income to qualify, obtain most recent 3 months bank statements showing deposits, 3 months' canceled checks, or proof of receipt for the most recent three months through evidence from court, and evidence of 3-year continuance by providing selected pages including those identifying the parties from the separation agreement or divorce decree.
4Y	Contingent Liabilities: To exclude payment on a contingent liability from the monthly debts, obtain evidence that all payments have been made on time by someone other than the Borrower for the most recent 12 months, and document who makes the payments by obtaining copies of canceled checks or a statement from the lender.
5B	Employment Gaps: if applicable, document on the Uniform Residential Loan Application any employment gaps greater than 60 days and provide an explanation from the borrower in the mortgage file.
5D	Signed Individual Tax Returns: If any borrower is self-employed, most recent 2 year complete individual federal tax returns are required to determine what effect the business income or loss has on other types of income, even if self-employed income is not being used to qualify the borrower.
5E	Mortgage Verification: Direct verification of mortgage payment history is required for any mortgages not verified on the LP credit reports. The Mortgage is ineligible for sale to Freddie Mac if the direct verification reveals more than 1X30 or any 60-day or more delinquencies in the last 12 months.
5F	Mortgage Verification: Direct verification of payment history is required for mortgages not verified on credit report.
5H	Monthly Debt-Payment-Ratio > 50%: Provide evidence that the borrower has been carrying an equivalent debt payment-to income ratio for at least one year while maintaining an acceptable credit reputation.

Code	Conventional Documentation Checklist
5K	Debt-to-Housing gap ratio > 15%: A written explanation justifying the underwriting must be provided in the file. Examples of conditions that could justify a high ratio include existence of verified income, not including qualifying income, available to service short-term debt and payments on other real estate that produces income which is not included in qualifying income.
5P	Secondary Financing: All terms of the secondary financing must be disclosed on the loan application (or provide a copy of the executed Note), the payments must be included in the monthly housing expense, and the file must contain evidence of subordination (such as a copy of the executed Subordination Agreement).
5R	Secondary Financing: if not available on the credit report, the unpaid principal balance, payment amount, and payment history for the most recent 12 months must be documented in the mortgage file with a direct verification or a combination of cancelled checks and recent statement for coupon.
5S	Installment Account: If credit report does not show required monthly payment for an installment account, the file must be documented with evidence of the required payment amount. Examples of acceptable documentation would include a copy of the payment coupon, a copy of the original contract or direct verification obtained from the creditor.
5T	Revolving or open-end accounts: When the required monthly payment does not appear on the credit report, you may use five percent of the outstanding balance for qualifying or provide documentation from another source.
9N	Neighborhood Solution eligibility: Paystub, W-2, letter from the borrower's employer, Defense Department Form 214 (Form DD214), or other documentation that provides comparable information.
DX	Verify occupant borrower(s) has minimum 5% down payment, {5% of purchase price}, from his/her own funds.
KR	MAF: Form 465.
KS	MAF: Form 466.
KT	MAF: Form 70.
KU	MAF: Form 2055.
KV	MAF: Form 70B.
KX	If all Borrower(s) are First-Time Homebuyers, at least one qualifying Borrower must participate in a homeownership education program before the Note Date. Retain Homeownership Education Certificate or comparable document in the mortgage file.
KY	Landlord Education: Landlord education required. A Certificate of Achievement, or comparable document, must be maintained in the mortgage file.
MR	MAF: Form 2070 or Property Inspection Alternative
MU	Property Inspection Alternative: If loan is delivered with Form 2070 or Property Inspection Alternative, the borrower must sign Freddie Mac Form 1149 Notice about Appraisal on Your Property, or other substantially similar notice.
SA	Paystub: Most recent YTD documenting 1 full month earnings and either a verbal VOE or second paystub from same employer dated after application for {employed borrower}.
SB	W-2s: Most recent 2 years for {employed borrower}.
SC	Income: Obtain the most recent 2 years signed complete individual tax returns if the borrower receives commission income, income on a per-job or contract basis, or is employed by property seller, real estate broker or a closely held family business.
SD	Signed Individual Tax Returns: Most recent 2 years for {self-employed borrower}.
SE	Signed Business Tax Returns: Most recent 2 years for each business providing income to {self-employed borrower}, if income is used for qualifying.
SG	Depository and/or Stock/Bond Statements: Most recent 2 months for each account to verify funds to close.
SN	Down Payment: Verify occupant borrower(s) has minimum 5% down payment, {\$5 x purchase price}, from his/her own funds.
SQ	Reserves: Verify at least 6 months, {\$6 x PITI}, if rental income is considered in qualifying the borrower.
SR	Reserves: Verify at least 6 months, {\$6 x PITI}.

Code	Conventional Documentation Checklist
ST	Other income: Award letter, pension statement, IRS 1099, Form 4506, Form 8821, or 1 year signed federal tax returns for <i>{non-employed borrower}</i> .
SU	If the contingent liability is an assumed mortgage, obtain a copy of the documents transferring the property and the assumption agreement executed by the transferee in order to exclude the payment from the monthly debts. The payment on a secured debt or mortgage can also be excluded from the monthly debts if the obligation has been assigned to another by a court order; document the file with the court order and the transfer of title.
TL	Income: Verification of income source is recommended.
TM	Income: Borrower's income source must be stated on the loan application.
TN	Signed 4506/8821: All borrowers are required to sign at application, and at closing if Seller has not sent form to IRS prior to the note date.
TP	Borrower's Certification and Authorization: Each borrower with qualifying income must sign.
TQ	Assets: Assets stated on the borrower's application can be used to qualify.
TR	Assets: Verification of the asset source and amount is not required.
W0	Income: Obtain the most recent year signed complete federal individual tax returns if the borrower receives commission income, income on a per-job or contract basis, or is employed by property seller, real estate broker or a closely held family business.
W2	Signed Individual Tax Return: Most recent for <i>{self-employed borrower}</i> .
WA	MAF: Form 72.
WM	Other Income: Award letter, pension statement, IRS 1099, Form 4506, Form 8821, or 2 years signed federal tax returns for <i>{non-employed borrower}</i> .
WN	2 Years Signed 8821/4506: If tax returns are used to document income.
WP	Depository and/or Stock/Bond Statements: Most recent for each account to verify funds to close.
WQ	Retirement Statements: Obtain most recent statement(s) including the vested balance (or the percent of vesting and ending balance as of the end of the statement), and the conditions under which the funds may be withdrawn or borrowed. Assets in the account must be sufficient to cover funds needed for closing and any penalties.
WR	Executed HUD-1: Or equivalent closing statement if sale of home. If relocation, executed buyout agreement and closing statement.
WT	Life Insurance Statement: Most recent if used for funds to close.
WU	Gift Funds: List donor's name, address, relationship to borrower, subject property address and dollar amount of each gift on loan application or in gift letter signed by donor.
WV	Gift Funds not Deposited: If the verifications provided in the mortgage file do not show evidence that the gift funds have been deposited in the borrower's account, provide documentation of the transfer of funds from the donor to the borrower.
WX	Reserves: Verify all submitted to LP.
WY	Paystub: Most recent YTD documenting 1 full month earnings for <i>{employed borrower}</i> .
WZ	W-2: Most recent tax year for <i>{employed borrower}</i> .
ZF	MAF: Form 70 (Uniform Residential Appraisal Report), Form 72 (Small Residential Income Property Appraisal Report), or Form 465 (Individual Condominium Unit Appraisal Report), as applicable.

Code	FHA Documentation Checklist
KQ	Retirement Statements: Most recent for each employer, depository or brokerage account to verify funds to close and withdrawal penalties. Document withdrawal conditions. Only 60% of the vested amount of the account may be used as funds to close or cash reserves.
SB	W-2's: Most recent for 2 years for <i>{employed borrower}</i> .
SF	Employment Gaps: Explain if > 180 days.

Code	FHA Documentation Checklist
SJ	Paystub: Most recent YTD paystub documenting 1 full month earnings and verbal VOE for <i>{employed borrower}</i> .
SK	Balance Sheet and YTD P&L Statement: If > 7 months have elapsed since business tax year ending date, and income to ~SlfEmpBorr~, from each individual business is > 5% of his/her stable monthly income.
SL	Employment Gaps: Explain if > 30 days.
SX	Depository Statements: Most recent showing previous month's balance or 2 months statements for each account to verify funds to close.
SY	Stock/Bond Statements: Most recent 2 months for each account to verify funds to close.
SZ	Bill of Sale and Proof of Proceeds: Or document existence, value and buyer's intent, if non-real estate or non-security asset will be sold for funds to close.
T1	Depository Statements: Most recent 2 months showing previous month's balance or 3 months statements for each account to verify funds to close.
T2	Stock/Bond Statements: Most recent 3 months for each account to verify funds to close.
T8	Source of Funds to Close: Verify down payment and closing costs.
TJ	This loan is subject to one or more fees. Please refer to the Delivery Fees Information section of the Full Feedback Certificate for details.
VA	Lender is responsible for documenting any situation not addressed on this feedback certificate according to FHA TOTAL Mortgage Scorecard User's Guide and/or HUD Handbook 4155.
VB	Business Credit Report is required if Borrower's income is derived from a corporation or S-Corp.
VC	If CAIVRS indicates federal delinquency/lien, this loan must be documented and underwritten to FHA's REFER requirements.
VD	Loan must be documented and underwritten to FHA's REFER requirements due to Federal Delinquency/Lien.
VE	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement. Do not count in borrower's ratios if you obtain evidence that the mortgage has been current during the previous 12 months, or that the loan-to-value ratio is at or below 75%.
VN	If borrower receives commission income greater than 25% of his/her annual income, obtain most recent 2 years signed individual federal tax returns and consider business expenses in underwriting.
VP	If income to borrower from an individual business is greater than 5% of borrower's stable monthly income, obtain most recent 2 years signed federal business tax returns for each business for self-employed borrower, <i>{self-employed borrower}</i> .
VQ	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement and do not count debt in borrower's ratios.
VU	Gift funds Deposited: List donor's name, address, relationship to borrower, subject property address and dollar amount of gift on application or in a gift letter signed by donor for each gift that has been deposited to the borrower's account prior to submission to LP.
VV	Gift Funds Not Deposited: Document transfer of gift funds for each gift received that has not been deposited prior to the initial submission to LP per FHA requirements.
W3	Alimony/Child Support Income: Most recent 3 months bank statements or canceled checks or court payment record and evidence of 3 years continuance if using income to qualify.
WQ	Retirement Statements: Most recent for each employer, depository or brokerage account to verify funds to close with withdrawal penalties. Document withdrawal conditions.
WR	Executed HUD-1: Or equivalent closing statement if sale of home. If relocation, executed buyout agreement and closing statement.
WS	Bill of Sale and Proof of Proceeds: If non-real estate or non-security asset will be sold for funds to close.
WW	Reserves: Verify all submitted to Loan Prospector.

Code	VA Documentation Checklist
S0	Not on Active Duty: Verbal VOE for <i>{employed borrower}</i> .
S1	Not on Active Duty: Most recent 2 years W-2(s) for <i>{employed borrower}</i> .
S6	Not on Active Duty: Most recent 2 years signed individual tax returns, if commission income > 25% of annual income.
S7	Depository Statements: Most recent for each account to verify funds to close.
S8	Source of Funds to Close: If sales price > appraised value, then verify source of funds to pay difference. If down payment plus closing costs > 4% of appraised value, then verify source of funds.
S9	Proof of Payoff: Or repayment plan for judgments on credit report if applicable.
SF	Employment Gaps: Explain if > 60 days.
SK	Balance Sheet and YTD P&L Statement: If > 7 months have elapsed since business tax year ending date, and income to <i>{self-employed borrower}</i> , from each individual business is > 5% of his/her stable monthly income.
SL	Employment Gaps: Explain if > 30 days.
T0	Lender is responsible for documenting any situations not addressed on this feedback certificate according to the VA Lender's Handbook.
T3	Mortgage Reference: Most recent 12 payment history if not on credit report.
T4	Rental Reference: Most recent 12 month rental history if not on credit report.
T5	Explanation for Derogatory Credit.
T7	Depository Statements: Most recent 2 months for each account to verify funds to close.
VP	If income to borrower from an individual business is greater than 5% of borrower's stable monthly income, obtain most recent 2 years signed federal business tax returns for each business for self-employed borrower, <i>{self-employed borrower}</i> .
VQ	If credit report shows a contingent mortgage debt, obtain transfer of title and assumption or divorce agreement and do not count debt in borrower's ratios.
W3	Alimony/Child Support Income: Most recent 3 months bank statements or canceled checks or court payment record and evidence of 3 years continuance if using income to qualify.
WR	Executed HUD-1: Or equivalent closing statement if sale of home. If relocation, executed buyout agreement and closing statement.
WX	Reserves: Verify all submitted to LP.
WY	Paystub: Most recent YTD documenting 1 full month earnings for <i>{employed borrower}</i> .