

Loan Prospector FHA Feedback Messages - September 2015



Message Category	Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
Revised Messages					
LPN	K0 (zero)	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.	Review for Accuracy: FHA Underwriting Guidelines vary for New Construction and may affect Maximum Mortgage calculations/LTV (%). Please consult the FHA Handbook 4000.1, Section II, and review corresponding Assessment expiration date on feedback certificate.	Feedback Certificate	Changed to align with HUD Handbook 4000.1.
LPN	VJ	The FHA Upfront Mortgage Insurance Premium (UFMIP) Factor is ~UPFMIP~%.	The FHA Upfront Mortgage Insurance Premium (UFMIP) Factor is (x.xx)% (except for Simple Refinances). If this is a Simple Refinance Loan, the UFMIP is 1 (BPS) (.01%). Please consult the FHA Handbook 4000.1, Appendix 1.0 for additional information.	Feedback Certificate	Same as above.
LPN	VK	The FHA Annual Premium Factor is ~AnnualMIP~%.	The FHA Annual Premium Factor is (x.xx)% (except for Simple Refinances). If this is a Simple Refinance Loan, the FHA Annual Premium Factor is 55 (BPS) (0.55)%. Please consult the FHA Handbook 4000.1, Appendix 1.0 for additional information.	Feedback Certificate	Same as above.
DOC	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.	Balance Sheet and YTD P&L Statement: If more than 7 months have elapsed since business tax year ending date, and income to self-employed borrower, ~SIfEmpBorr~, from each individual business, is greater than 5% of his/her stable monthly income, obtain balance sheet and YTD P&L statement.	Feedback Certificate	Same as above.
WEB	SK	Balance Sheet and YTD P&L Statement: If > 7 months have elapsed since business tax year ending date, and income to ~SIfEmpBorr~, from each individual business is > 5% of his/her stable monthly income.	Balance Sheet and YTD P&L Statement: If more than 7 months have elapsed since business tax year ending date, and income to self-employed borrower, ~SIfEmpBorr~, from each individual business, is greater than 5% of his/her stable monthly income, obtain balance sheet and YTD P&L statement.	Documentation Checklist	Same as above.

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DOC	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.	Alimony/Child Support: If Alimony/Child Support is being used to qualify, obtain divorce decree or court order or legal separation or voluntary agreement signed by the judge to verify the amount and 3 years continuation. Also, obtain most recent 3 months bank statements, cancelled checks, or court payment record to confirm receipt of payment.	Feedback Certificate	Same as above.
WEB	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.	^Alimony/Child Support: If Alimony/Child Support is being used to qualify, obtain divorce decree or court order or legal separation or voluntary agreement signed by the judge to verify the amount and 3 years continuation. Also, obtain most recent 3 months bank statements, cancelled checks, or court payment record to confirm receipt of payment.	Documentation Checklist	Same as above.
DOC	DL	Obtain most recent 2 years W-2(s) to verify current and previous employment for ~EmplBorr~.	Employed: If borrower not employed with same employer for the previous 2 years, obtain most recent 2 years W-2(s) and written VOE or electronic verification to confirm to confirm for ~EmplBorr~.	Feedback Certificate	Same as above.
WEB	SB	W-2's: Most recent for 2 years for {employed borrower}.	^Employed: If borrower not employed with same employer for the previous 2 years, obtain most recent 2 years W-2(s) and written VOE or electronic verification to confirm to confirm for ~EmplBorr~.	Documentation Checklist	Same as above.
DOC	DN	Obtain most recent 2 years signed individual federal income tax returns for self-employed borrower, ~SlfEmpBorr~.	Self Employed: Obtain most recent 2 years signed and dated individual federal income tax returns for ~SlfEmpBorr~.	Feedback Certificate	Same as above.
WEB	SD	Obtain most recent 2 years signed individual federal income tax returns for self-employed borrower, ~SlfEmpBorr~.	^Self Employed: Obtain most recent 2 years signed and dated individual federal income tax returns for ~SlfEmpBorr~.	Documentation Checklist	Same as above.
DOC	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.	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 4000.1, Section II, FHA Single Family Housing Policy Handbook.	Feedback Certificate	Same as above.
WEB	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.	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 4000.1, Section II, FHA Single Family Housing Policy Handbook.	Documentation Checklist	Same as above.

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DOC	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, ~SlfEmpBorr~.	Self Employed: If ~SlfEmpBorr~ receive more than 5% of their stable monthly income from an individual business, obtain most recent 2 years signed federal business tax returns for each self-employed borrower.	Feedback Certificate	Same as above.
WEB	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, {self-employed borrower}.	^Self Employed: If ~SlfEmpBorr~ receive more than 5% of their stable monthly income from an individual business, obtain most recent 2 years signed federal business tax returns for each self-employed borrower.	Documentation Checklist	Same as above.
DOC	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.	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, or the mortgagee may obtain a signed IRS Form 4506, Request for Copy of Tax Return, IRS Form 4506-T, Request for Transcript of Tax Return, or IRS Form 8821, Tax Information Authorization, and tax transcripts directly from the IRS.	Feedback Certificate	Same as above.
WEB	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.	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, or the mortgagee may obtain a signed IRS Form 4506, Request for Copy of Tax Return, IRS Form 4506-T, Request for Transcript of Tax Return, or IRS Form 8821, Tax Information Authorization, and tax transcripts directly from the IRS.	Documentation Checklist	Same as above.

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DOC	U9	If the credit report reveals that the borrower is disputing any credit accounts or public records, the mortgage loan application must be referred to a DE underwriter for review, unless the disputed account has a zero balance; is marked as 'paid in full' or 'resolved'; or has both a balance less than \$500 and the date of the dispute is more than 24 months old.	If the credit report utilized by TOTAL indicates that the borrower has \$1,000 or more collectively in Disputed Derogatory Credit Accounts, the mortgage must be downgraded to a Refer and manually underwritten. Exclusions include disputed medical accounts or disputed derogatory credit resulting from identity theft, credit card theft or unauthorized use. Please consult the FHA Handbook 4000.1, Section II for full details.	Feedback Certificate	Same as above.
LPN	BQ	This loan was submitted with \$~Alimony~ in Alimony Paid. Determine \$~TotalIncome~ of Total Income represents net income after lender deducts amount of Alimony Paid. Determine \$~TotalDebt~ of Total Debt represents all debt minus amount of Alimony Paid.	This loan was submitted with \$~Alimony~ in Alimony Paid. In order to eliminate duplication of Alimony, which could adversely impact debt ratio, verify \$~TotalIncome~ after lender deducts amount of Alimony and verify \$~TotalDebt~ does not include amount of Alimony Paid. Refer to the FHA Handbook 4000.1, Section II, for income documentation requirements for both Traditional and Alternative for TOTAL.	Feedback Certificate	Same as above.
DOC	DT	Obtain most recent YTD paystub documenting 1 full month Obtain most recent YTD paystub documenting 1 full month earnings and a verbal VOE to verify current employment for earnings and a verbal VOE to verify current employment for ~EmplBorr~. ~EmplBorr~.	Employed: For all borrower(s), obtain most recent YTD paystub covering/documenting subsequent 1 full month showing year-to-date earnings and a verbal VOE or written VOE or electronic verification to confirm current employment covering most recent 2 years for ~EmplBorr~. Refer to the FHA Handbook 4000.1, Section II, for income documentation requirements for both Traditional and Alternative for TOTAL.	Feedback Certificate	Same as above.
WEB	SJ	Paystub: Most recent YTD paystub documenting 1 full month earnings and verbal VOE for {employed borrower}.	Employed: For all borrower(s), obtain most recent YTD paystub covering/documenting subsequent 1 full month showing year-to-date earnings and a verbal VOE or written VOE or electronic verification to confirm current employment covering most recent 2 years for ~EmplBorr~. Refer to the FHA Handbook 4000.1, Section II, for income documentation requirements for both Traditional and Alternative for TOTAL.	Documentation Checklist	Same as above.

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DOC	OU	Sale of Home: Obtain either an executed Settlement/Closing Disclosure Statement or if a relocation, obtain an executed buyout agreement (evidencing mortgage will be paid by employer/relocation company).	Sale of Home: Obtain either a Settlement/Closing Disclosure Statement or if a relocation, obtain an executed buyout agreement (evidencing mortgage will be paid by employer/relocation company). Please consult the FHA Handbook 4000.1, II.A.4.	Feedback Certificate	Same as above.
WEB	OV	^^Sale of Home: Obtain either an executed Settlement/Closing Disclosure Statement or if a relocation, obtain an executed buyout agreement (evidencing mortgage will be paid by employer/relocation company).	^^Sale of Home: Obtain either a Settlement/Closing Disclosure Statement or if a relocation, obtain an executed buyout agreement (evidencing mortgage will be paid by employer/relocation company). Please consult the FHA Handbook 4000.1, II.A.4.	Doc Checklist	Same as above.
Retired Messages					
LPN	AL	Review for Accuracy: This loan was submitted as FHA Credit Qualifying Streamline Refinance.	N/A	Feedback Certificate	Same as above.
DOC	AR	If applicable, provide an explanation for employment gaps greater than 30 days.	N/A	Feedback Certificate	Same as above.
LPR	CF	Standard forms of documentation (such as written VOE, VOD, or income information obtained directly from IRS or FHA-approved electronic verification service) may be used as addressed in the HUD Handbook 4155.	N/A	Feedback Certificate	Same as above.
Updated 9/17/2015					