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**TO: Freddie Mac Sellers**

November 28, 2018 | 2018-23

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**SUBJECT: AUTOMATED INCOME AND ASSET ASSESSMENT WITH LOAN PRODUCT ADVISOR®**

We are introducing automated income assessment with Loan Product Advisor® and automated asset assessment with Loan Product Advisor. These new capabilities are designed to streamline the loan origination process, reduce origination costs and provide Sellers with the opportunity for relief from enforcement of certain representations and warranties related to the Borrower's employed income and/or assets. In addition, based on the results of Loan Product Advisor's assessment, certain existing documentation and Seller quality control program requirements may not apply.

**EFFECTIVE DATE**

The automated income assessment with Loan Product Advisor and automated asset assessment with Loan Product Advisor capabilities are effective for Loan Product Advisor submissions and resubmissions on and after December 9, 2018.

**PARTICIPATION DETAILS AND REQUIREMENTS**

To take advantage of these optional capabilities, the Seller must obtain a verification report of the Borrower's income or asset information, as applicable, from one of the third-party service providers designated by Freddie Mac. Based on information submitted, Loan Product Advisor will retrieve the verification report, assess for representation and warranty relief eligibility and return the results of the assessment in the Feedback Certificate.

Refer to new Guide Chapter 5901 for requirements on automated income assessment with Loan Product Advisor and new Chapter 5902 for requirements on automated asset assessment with Loan Product Advisor.

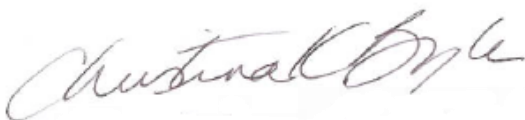
To learn more about these new capabilities, register for our [Automated Income Assessment](#) with Loan Product Advisor and [Automated Asset Assessment](#) with Loan Product Advisor webinars. Additional resources will also be available at the [Freddie Mac Learning Center](#) and on [FreddieMac.com](#).

Guide impacts: Chapters 5901, 5902, Guide Sections 1301.11, 3402.5, 3402.8, 5302.3, 5302.5 and 5501.3

**CONCLUSION**

If you have any questions about these new capabilities, please contact your Freddie Mac representative or call the Customer Support Contact Center at 800-FREDDIE.

Sincerely,



Christina K. Boyle  
Chief Client Officer  
Single-Family Business