

Loan Prospector November 2015 Release - Feedback Messages



Message Category	Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Purpose
Income Messages					
Updated Messages					
DOC	1K	Any borrower, whose income is used to qualify, must sign IRS Form 4506-T at both application and on the Note Date. If the signed IRS Form 4506-T from application is submitted to the IRS, and transcripts are received back from the IRS, the requirement to obtain an additional borrower signed IRS Form 4506-T on the Note Date is not required.	Signed IRS Form 4506-T: Any borrower, whose income is used to qualify, must sign IRS Form 4506-T at both application and on the Note Date. If the signed IRS Form 4506-T from application is submitted to the IRS, and transcripts are received back from the IRS, the requirement to obtain an additional borrower signed IRS Form 4506-T on the Note Date is not required.	Feedback Certificate	Provides clarity on the document to be collected for the borrower.
Credit Messages					
Updated Messages					
LPR	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.	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.	Feedback Certificate	Provides updated language pertaining to secondary financing when it doesn't appear on the credit report.
Deleted Messages					
Income Messages					
LPN	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.	n/a	Feedback Certificate	Remove feedback related to retired program.

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LPN	CC	Standard forms of documentation (such as written VOE, VOD, or income information obtained directly from IRS) may be used as addressed in the Single-Family Seller/Servicer Guide.	n/a	Feedback Certificate	
DOC	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.	n/a	Feedback Certificate	
DOC	XE	For Relief Refi-Open Access, regardless of the Documentation Level returned in this LP Feedback Certificate, income and asset documentation requirements in Guide section B24.3 (f) apply.	n/a	Feedback Certificate	Remove feedback as addressed in other messages.
Credit Messages					
LPR	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 days or any 60-days or more delinquencies in the last 12 months.	n/a	Feedback Certificate	Remove outdated feedback message.
LPR	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.	n/a	Feedback Certificate	Remove outdated feedback message.
Updated 11/6/2015					