

Loan Prospector - August 2015 Mortgage Disclosure Forms and Debt-to-Income Feedback Messages



Message Category	Message Code	Original or Existing Message Text (if applicable)	New Message Text	Feedback Certificate, Error Page	Comments
LPR	E7	One or more installment debts were submitted with no payment. Include the required payment and resubmit to LP, as applicable. If the credit report does not show the payment or it is deferred, obtain documentation such as an installment loan agreement to support the required payment. If the debt is a student loan that is deferred or in forbearance, obtain documentation to verify the payment or use a minimum of 2% of the outstanding balance as the required monthly payment.	One or more installment debts were submitted with no payment. Include the required payment and resubmit to LP, as applicable. If the credit report does not contain the required payment, the file must be documented with evidence of the required monthly payment. If no payment is reported on a student loan that is deferred or in forbearance, and there is no documentation indicating a proposed payment (e.g., the loan verification letter), use 1% of the outstanding balance as the monthly payment.	Feedback Certificate	Guide Bulletin 2015-12
LPR	4U	One or more revolving or open-end accounts were submitted with no payment. Include the required payment and resubmit to LP, as applicable. In the absence of a monthly payment on the credit report or direct verification, use 5% of the outstanding balance as the required monthly payment, regardless of the balance. For open-end accounts, if the Borrower has sufficient verified funds to pay off the outstanding account balance, the payment may be excluded from the monthly debt	One or more revolving or open-end accounts were submitted with no payment. Include the required payment and resubmit to LP, as applicable. In the absence of a monthly payment on the credit report, and if there is no documentation in the Mortgage file indicating the payment, use 5% of the outstanding balance as the monthly payment. Open-end accounts do not have to be included in the monthly debt payment if the Borrower has sufficient verified funds to pay off the outstanding account balance.	Feedback Certificate	Guide Bulletin 2015-12
DOC	CD	(Message > 7/26/15 release) If proceeds from sale of real property are required for Borrower Funds and/or reserves, obtain either an executed HUD-1 or equivalent closing statement.	If proceeds from sale of real property are required for Borrower Funds and/or reserves, the proceeds must be verified with the Settlement/Closing Disclosure Statement, signed by the buyer and the seller, or their authorized agents, and/or an executed buy-out agreement that is part of an employer relocation plan.	Feedback Certificate	Guide Bulletins 2015-10
DOC	OU	(Message > 7/26/15 release) Sale of Home: Obtain either an executed HUD-1 or equivalent closing statement or if a relocation, obtain an executed buyout agreement (evidencing mortgage will be paid by employer/relocation company).	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).	Feedback Certificate	Guide Bulletins 2015-10
DOC	B8	(Message > 7/26/15 release) If gift funds are from a Related Person: For each gift req'd for Borr Funds and/or reserves, obtain a gift letter signed by donor stating donor's name, funds are given by a Related Person and do not have to be repd, incl the donor's mailing address and phone no, gift amt, and identify the Mortgaged Premises. Provide evidence the funds have been deposited in the borr's acct or transferred from donor to borr. A gift of equity must be reflected on the HUD-1 form or an equivalent closing stmt.	If gift funds are from a Related Person: For each gift required for Borrower Funds and/or reserves, obtain a gift letter signed by the donor stating donor's name, that funds are given by a Related Person and do not have to be repaid, including: donor's mailing address, phone number and gift amount. Provide evidence the funds have been deposited in the Borrower's account or transferred from donor to Borrower. A gift of equity must be reflected on the Settlement/Closing Disclosure Statement.	Feedback Certificate	Guide Bulletins 2015-10 and 2015-12

* The corresponding Loan Prospector Documentation Checklist messages are also being updated.

Updated: 7/21/2015