


OVERVIEW


Freddie Mac is updating the Loan Product Advisor to version 5.0.06 and introducing a new feedback certificate as part of the URLA/ULAD initiative. The new feedback certificate incorporates updates from lender feedback and additional feature enhancements, such as:

- ✓ LP Key Number and ACE Appraisal Waiver Eligibility added to the top
- ✓ Loan-to-Value Ratios and Qualifying Ratios consolidated into one comprehensive section
- ✓ New fields for Affordable Seconds, HELOC Balance, and HELOC Limit Amounts
- ✓ Important information at the top and minimal white space, resulting in fewer pages and less scrolling
- ✓ Three new message categories

CHANGES

A. ASSESSMENT SUMMARY





Assessment Summary

<p><small>BORROWER NAME</small> JOHN FREDDIE</p>	<p><small>NUMBER OF SUBMISSIONS</small> 1</p>	<div style="border: 1px solid #ccc; padding: 2px;"> <p><small>LP KEY NUMBER</small> 37</p> </div>				
<p><small>Assessment Summary</small></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-right: 1px solid #ccc; padding: 2px;"> <p><small>PURCHASE ELIGIBILITY</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> </td> <td style="width: 33%; border-right: 1px solid #ccc; padding: 2px;"> <p><small>RISK CLASS</small></p> <p style="text-align: center; color: green; font-weight: bold;">ACCEPT</p> </td> </tr> </table>	<p><small>PURCHASE ELIGIBILITY</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p>	<p><small>RISK CLASS</small></p> <p style="text-align: center; color: green; font-weight: bold;">ACCEPT</p>	<p><small>Representation & Warranty Relief</small></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-right: 1px solid #ccc; padding: 2px;"> <p><small>COLLATERAL R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> <p style="font-size: small; margin-top: 5px;">AppraisalWaiver</p> </td> <td style="width: 33%; border-right: 1px solid #ccc; padding: 2px;"> <p><small>INCOME R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> </td> <td style="width: 33%; padding: 2px;"> <p><small>ASSET R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> </td> </tr> </table>	<p><small>COLLATERAL R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> <p style="font-size: small; margin-top: 5px;">AppraisalWaiver</p>	<p><small>INCOME R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p>	<p><small>ASSET R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p>
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<p><small>COLLATERAL R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p> <p style="font-size: small; margin-top: 5px;">AppraisalWaiver</p>	<p><small>INCOME R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p>	<p><small>ASSET R&W* RELIEF</small></p> <p style="text-align: center; color: green; font-weight: bold;">ELIGIBLE</p>				

1. LP Key Number moved to the top (Previously under *Loan Data* section)
2. New "Assessment Summary" and "Representation & Warranty Relief" groupings
3. ACE Appraisal Waiver Eligibility under "Collateral R&W Relief"
4. New Income R&W Relief field added

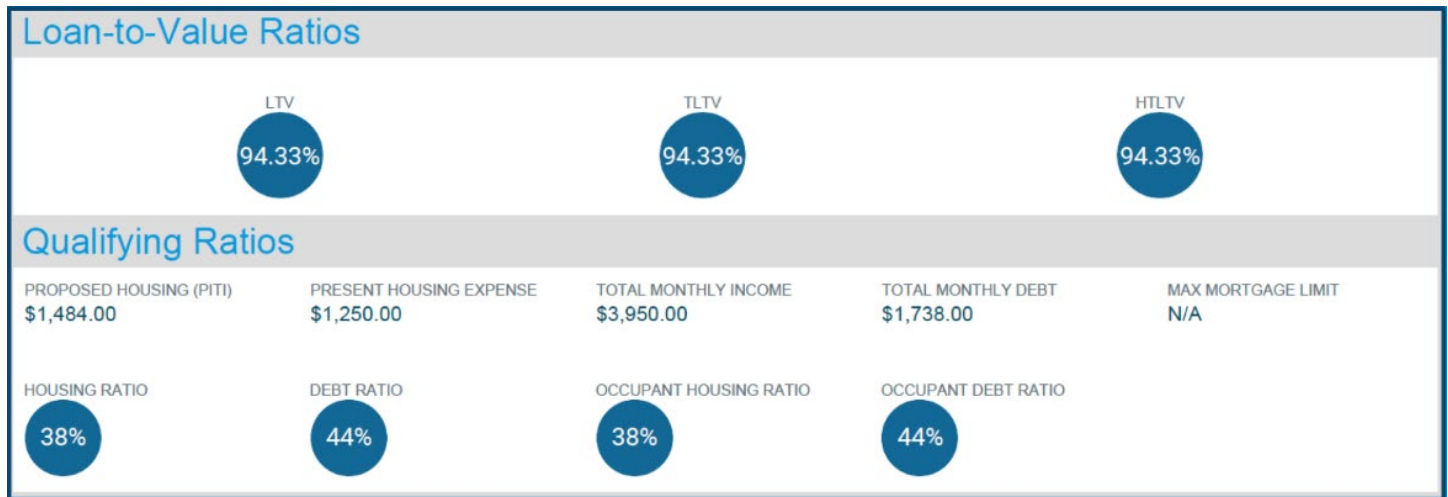
B. LOAN DETAILS

Loan Details

<p><small>BORROWER NAME</small> PATRICIA E MMXRDPW 6 [REDACTED] 2</p>	<p><small>APPRAISAL IDENTIFIER</small> N/A</p>	<p><small>LENDER LOAN NUMBER</small> [REDACTED] 00001A</p>	<p><small>MORTGAGE TYPE</small> Conventional</p>
<p><small>PROPERTY ADDRESS</small> [REDACTED] COLLEGE STATION, TX 77845</p>	<p><small>DOCUMENTATION LEVEL</small> Streamlined Accept</p>		

- Same information as previous *Loan Data* section (minus LP Key Number) with different layout

C. LOAN-TO-VALUE RATIOS/QUALIFYING RATIOS



- LTV and DTI ratios consolidated (Previously dispersed under *Calculated Values* and *Borrower Information* sections)
- Data visualization colors matching indicated % removed

D. CREDIT REPORT INFORMATION

Credit Report Information

SELECTED BORROWER MARY FREDDIE	SELECTED REPOSITORY Experian	INDICATOR SCORE 771	CREDIT REORDERED	CREDIT REACCESSED
BORROWER	REPOSITORY AND CREDIT SCORE			CREDIT REFERENCE
JOHN FREDDIE	Experian 785	TransUnion 779	Equifax 760	01
MARY FREDDIE	Experian 771	TransUnion 768	Equifax 783	02

- Same information as previous *Credit Report Information* section with different layout

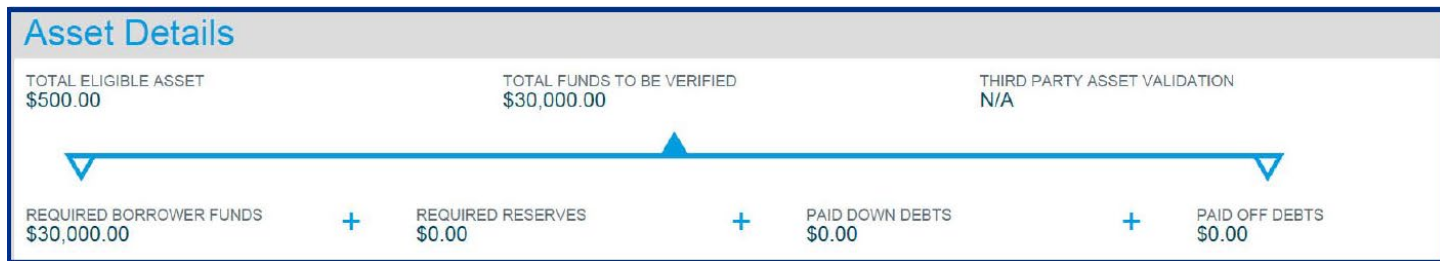
E. MORTGAGE DETAILS

Mortgage Details

PRODUCT TYPE 30 Year Fixed Rate	AMORTIZATION TYPE Fixed	AMORTIZATION MONTHS 360	LOAN AMOUNT \$110,000.00	INTEREST RATE 5.0000%
LOAN PURPOSE Refinance	PURCHASE PRICE N/A	ESTIMATED PROPERTY VALUE \$140,000	APPRAISED PROPERTY VALUE \$140,000	NUMBER OF UNITS 1
PROPERTY TYPE Site Built	OCCUPANCY Primary Residence	REFINANCE TYPE No Cash Out	CASHOUT AMOUNT N/A	NEW CONSTRUCTION N/A
OFFERING IDENTIFIER N/A	INTEREST RATE BUYDOWN No	SALES CONCESSIONS N/A	ARM QUALIFYING RATE N/A	ARM QUALIFYING PITI N/A
AFFORDABLE SECOND \$5,000.00	SECONDARY FINANCING \$5,000.00	HELOC BALANCE N/A	HELOC LIMIT AMOUNT N/A	LENDER SUBMITTED RESERVES N/A

1. Property Type will only allow "Site Built" or "Manufactured". There will be new required questions to determine the specific property type (ex. HOA dues entered leading to Condo, Co-op, or PUD)
2. New Affordable Second field added
3. New HELOC Balance and HELOC Limit Amount fields added

F. ASSET DETAILS



- o Same information as previous *Asset Information* section with different layout

G. TRANSACTION DETAILS

Transaction Details				
AUS STATUS Complete	LOAN PROCESSING STAGE Application	ASSESSMENT EXP DATE 2020-10-22	ASSESSMENT TYPE Credit	LPA VERSION 5.0.06
LOAN PRODUCT ADVISOR ID 1234	TRANSACTION ID 1234	AUS TRANSACTION NUMBER 1234567	DATE/TIME REQUESTED 2020-06-24T15:25:11Z	DATE/TIME ASSESSED 2020-06-24T15:25:19Z
SELLER NUMBER 000601	BROKER NUMBER N/A	CORRESPONDENT NUMBER N/A	MSP NUMBER N/A	
ORIGINATING COMPANY Anylender 123	SUBMITTING COMPANY Anylender123			

1. AUS Status, Loan Processing State, Assessment Exp Date, Assessment Type, and LPA Version consolidated (Previously dispersed under *Results* and *Transaction Information* sections)
2. Broker Number and Correspondent Number separated from TPO Number
3. MSP Number renamed from NOTP Number

H. MESSAGE SUMMARY



- o Three new message categories:
 - Purchase Restrictions
 - Data Quality & System
 - Affordable Lending & Access to Credit

Additional Resources

- [Freddie Mac Learning Webinar](#)
- [Freddie Mac Tutorial](#)
- [Old Feedback Certificate \(2017 Updates\)](#)