



Loan Prospector's Merged Credit Report Options

► Best Practices

Loan Prospector's® flexible merged credit report options allow you to easily and more cost-effectively order or re-access merged credit reports provided by participating credit reporting companies (CRCs) or their technical affiliates. This feature gives you the added flexibility to use Loan Prospector in a way that works best for your business. Review these best practice tips to help you get the most out of using merged credit in Loan Prospector.

Loan Prospector Feedback Certificate

- **Verification of All Key Borrower Data to Ensure Consistency** - When ordering merged credit, it's important that you:
 - Submit accurate and complete key borrower data with the original report, including the borrower's name(s) to use to hold the title, Social Security number(s), and current addresses (and previous, if applicable).
 - Use the same credit data accessed in the initial stages of the mortgage process and in the Loan Prospector assessment, in order to gain greater consistency and eliminate possible discrepancies.
 - Verify all key borrower data you enter into Loan Prospector matches the key borrower data you used to obtain the original merged credit report. Loan Prospector currently has several feedback messages that serve as red flags regarding invalid, or mismatched data.
- **Merged Credit Error (ME) messages** - "ME Error" messages occur when the identifying information submitted does not match the original record, and the CRC cannot validate the account information, or the CRC is experiencing technical issues. You will receive a ME message if critical data changes on resubmission, including a change in:
 - Adding or removing borrower(s)
 - Borrower order on joint merged credit report
 - Joint merged credit report type indicator
 - CRC
 - Borrower data (last name or Social Security number)
 - Merged Credit Reference Number (MCRN) mismatch
 - Loan Type (CONV or VA to FHA)
 - Credit freshness expiration
 - Secondary use error condition
- Be sure to review the data entered and ensure the information submitted, along with the MCRN, matches the original merged credit request type. Please contact your CRC for further resolution.

Loan Prospector Feedback Certificate

- **Loan Prospector Assessment Expiration Date** - The assessment expiration date provides you with the date the assessment will expire (120 days from the date credit was first obtained for non-Mortgages for Newly Constructed Homes (MNCH) or 540 days for MNCH-Conventional, or 180 days for MNCH with VA or FHA.

Note: The date is calculated based on the original merged credit report date, and will be based on the oldest report date across all borrowers on the loan.
- **Credit Re-access or Reordered Indicator Message** - Indicates if credit was successfully re-accessed (with either infiles or merged credit).
 - If a re-access or reordered message does not appear and merged credit or MCRN service was selected on the rescore, please check for any ME error message for more details.
- **Loan Prospector Version Number** - Your current Loan Prospector interface version number is in the "Results" section of your Loan Prospector Full Feedback Certificate. To ensure you have the latest interface version offered by verified Loan Prospector loan origination system (LOS) vendors:
 - Review our list of [LOS vendors on LoanProspector.com](#). You'll find a complete list of LOS vendors, as well as the Loan Prospector access method and version available in the products they offer.
 - Contact your LOS vendor if they are not listed to determine the timing and availability of their Loan Prospector interface.
 - [Review an overview of the different Loan Prospector versions for key features available in each.](#)

Reorder Credit Service

- **Reorder Credit Service** allows you to request fresh merged credit to be used in Loan Prospector for its assessment. This option gives you the ability to request that a transaction be assessed with new merged credit for your borrower.
- To use the Reorder Credit Service with merged credit or credit infiles, here are key factors to keep in mind:
 - Reorder Credit Service can be selected for one or more borrower(s) for each loan transaction.
 - If you request new credit by selecting Reorder Credit Service, and the new credit does not reflect expected updated credit, or has a negative impact on the overall Loan Prospector assessment, you will not have access to the original credit request any longer.
 - MCRNs may not be used if you select the Reorder Credit Service option with merged credit; an error message will be returned if MCRNs are entered.
 - If you select a joint merged credit file for your borrowers and then change your request to use the Reorder Credit Service for a single merged credit file, the new credit will be reordered for both borrowers and returned as two individual reports.
 - You will need to check with your selected CRCs for the price and applicability of their merged credit fees. The fees may vary depending on which CRC is used, the number of borrowers selected, and whether single or joint merged credit is indicated.
 - You will be subject to an additional \$4 fee, per request Reorder Credit Service infiles, unless the credit is updated (i.e., credit freshness expired, or change in critical data.)



Merged Credit With Mortgage Offerings

- **Mortgages for Newly Constructed Homes** - To take advantage of the extended 18-month credit period for conventional mortgages with MNCH using Loan Prospector's Merged Credit Report Options, please follow these steps:
 - For MNCH – Conventional mortgages:
 - To resubmit, for either Newly Built or Construction Conversion indicator for MNCH, remember to keep the same CRC, critical borrower data, and submitting entity after the first 120 days to maintain the same credit data for 18 months.
 - Loan Prospector may obtain new credit if any of the conditions listed under Merged Credit Error Messages occur.
 - Review [Freddie Mac Learning Center resources](#).
 - For MNCH – FHA and VA mortgages:
 - FHA TOTAL Scorecard requires merged credit as the credit source.
 - To resubmit, keep the same CRC, critical borrower data, and submitting entity after the first 120 days to maintain the same credit data for 180 days for FHA and VA MNCH.
 - Loan Prospector may obtain new credit if any of the conditions listed under Merged Credit Error Messages occur.
 - Review [Freddie Mac Learning Center resources](#).

Merged Credit Machine Readable

- Loan Prospector will display the existing print format merged credit report. Loan Prospector will send the machine-readable format to your LOS but will not display it. Before using this option, you'll want to check with your LOS vendor to determine if your LOS has the ability to receive this data from Loan Prospector. This feature is available only at the transaction level. You will need to order this option only on the first submission; we do not advise that you order it on resubmissions unless necessary.

Merged Credit Fees

- To avoid unnecessary merged credit and/or MCRN fees with the CRCs you must:
 - Avoid reselecting the merged credit box on the LoanProspector.com "Request Services" page with resubmissions; simply select AUS and enter or validate the MCRN data on the transaction as matching the most recent complete transaction.
 - Use Reorder Credit service to request a new merged credit report (removing any stored MCRN) if you change critical data.

Using Technical Affiliates

- The technical affiliate name field provides you with a more effective way to request new merged credit, or use a previously obtained MCRN from a sponsored technical affiliate.
- Located in the ["Order Merged Credit" section](#) on the "Request Services" page in Loan Prospector, the new technical affiliate name field provides a drop-down menu, in alphabetical order, of the available technical affiliates supported by certain CRCs. When assessing initial submissions and resubmissions in Loan Prospector, be sure to follow these steps:
 - **Initial Submissions** – Select the appropriate CRC to view the technical affiliate drop-down menu in Loan Prospector to request merged credit or to use a MCRN.
 - **Resubmissions** – Select the appropriate CRC to view the technical affiliate drop-down menu in Loan Prospector, if you already have a MCRN, you should include the MCRN from the previous submission when you resubmit. You may add a technical affiliate to a pipeline loan upon resubmission. Use this guidance for resubmission with the Reorder Credit Service also.

Merged Credit Reference Numbers

- The MCRN is a unique identifier created by the CRC when you order a merged credit report.
- Using MCRNs allows for more efficient processing of a Loan Prospector resubmission that previously had merged credit (CONV, VA or FHA). If you resubmit with the same MCRN used on a previously completed transaction, Loan Prospector may be able to copy forward the existing credit, thus reducing the potential of a CRC ME error, additional reissue fee, or even an inadvertent credit reorder with a full report fee that could impact the overall Loan Prospector assessment.
- Some CRCs have up to 16 digit (alpha-numeric) MCRNs, so please review the MCRNs carefully and enter the data exactly as it is listed on the original merged credit report to ensure success on the initial submission to Loan Prospector.

Credit Preview Prior to Submission

- Previewing merged credit prior to submission in Loan Prospector allows for a more informed credit decision. This feature is beneficial to users who may not have a process to order merged credit outside of Loan Prospector, but may want to pre-qualify a borrower for a product and need to obtain all three FICO scores.
- You can easily resubmit the loan under the same LP Key Number and use the same credit to later request AUS service and qualify for the reduced Loan Prospector assessment fee.
- This option allows you to obtain new credit and/or re-access existing credit using the borrower's MCRN, all within the same submission, for up to a total of five borrowers.