



Overview of Loan Prospector Feedback Messages for 2008 May Release

On May 18, we are enhancing Loan Prospector[®] with new and updated feedback messages that reflect recent postsettlement delivery fee rate and credit requirement changes announced over the past few months. We're also adding a new feedback message to indicate the Area Median Income for the property address submitted on all Home Possible[®] Mortgage submissions. These new and updated feedback messages provide more detail to help you assess your loans through Loan Prospector. These feedback messages will be effective for all Loan Prospector submissions, including new submissions and pipeline loans, on May 18.

Below are the specific feedback messages. Review the referenced *Single-Family Seller/Service Guide* (Guide) Bulletin for more details on the previously announced changes.

Message Code	Feedback Message	Purpose	Corresponding Guide Bulletin	Effective Date
New Feedback Messages				
Delivery Fee and Credit Requirement Messages				
LPR V8	This loan is subject to a Market Condition delivery fee.	To indicate if a submission is subject to the new Market Condition delivery fee.	December 11, 2007	Effective for Freddie Mac settlements on or after March 9, 2008.
LPR MG	This secondary financing structure may be subject to a delivery fee.	To indicate if a submission is subject to the changes made to our Secondary Financing fee structure.	December 21, 2007	Effective for Freddie Mac settlements on or after May 1, 2008.
LPR V7	This loan may be subject to an Indicator Score/Loan-to-Value ratio delivery fee.	To indicate if a submission is subject to the new Indicator Score/LTV delivery fee rate structure. This message will be returned based on the Indicator Score/LTV delivery fee structure.	November 15, 2007 and February 21, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
LPR J7	This loan may be subject to an Indicator Score/Loan-To-Value Ratio delivery credit.	To indicate if a submission is subject to new Indicator Score/LTV delivery fee rate credits.	February 21, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
PUR 87	Minimum Indicator Score not met for Home Possible loan.	To address changes made to Freddie Mac requirements discontinuing the purchase of most mortgages with LTV/TLTV/HTLTV ratios greater than 97 percent.	February 21, 2008	Effective for Freddie Mac settlements on and after June 1, 2008.
PUR 85	HTLTV exceeds Initial Interest product limits.	To address changes made to Freddie Mac requirements discontinuing the purchase of most mortgages with LTV/TLTV/HTLTV ratios greater than 97 percent.	February 21, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.

INV 2S	FM100 Offering Identifier 220 is not a valid code.	To address changes made to Freddie Mac requirements discontinuing the purchase of Freddie Mac 100 Mortgages.	February 21, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
Area Median Income Message				
LPN K9	[AMI Amount] is the Area Median Income for the address submitted.*	To indicate the Area Median Income for the property address submitted on all Home Possible loan submissions.	N/A	N/A
Updated Feedback Messages (Existing messages updated with new language)				
Credit Requirement Messages				
WEB KX Documentation Checklist	If all Borrower(s) are First-Time Homebuyers, at least one qualifying Borrower must participate in a homeownership education program before the Note Date. Retain Homeownership Education Certificate or comparable document in the mortgage file.*	To address changes made to Freddie Mac requirements requiring Homeowner Education, for Home Possible Mortgages, on purchase loans when all borrowers are first-time homebuyers.	February 21, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
DOC JX Feedback Certificate	If all Borrower(s) are First-Time Homebuyers, at least one qualifying Borrower must participate in a homeownership education program before the Note Date. Retain Homeownership Education Certificate or comparable document in the mortgage file.*	To address changes made to Freddie Mac requirements requiring Homeowner Education, for Home Possible Mortgages, on purchase loans when all borrowers are first-time homebuyers.	February 21, 2008	Effective for Freddie Mac settlements on and after June 1, 2008.
Updated Feedback Messages (Updates to when existing feedback messages are returned)				
Delivery Fee Messages				
LPR MF	This loan is for a 2-unit property and is subject to a Number of Units fee.	To indicate if a 2-unit submission is subject to new LTV ratio structure delivery fee rate.	March 13, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
LPR HK	This loan is for a 3- to 4-unit property and is subject to a Number of Units fee.	To indicate if a 3- to 4-unit submission is subject to new LTV ratio structure delivery fee rate.	March 13, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.
LPR ME	This loan is subject to a cash-out refinance fee.	To indicate if a submission is subject to the changes made to our cash-out refinance fee structure.	March 13, 2008	Effective for Freddie Mac settlements on or after June 1, 2008.

*These feedback messages are available in Loan Prospector Outreach.