

QLoan Product Advisor Full Feedback Certificate

Feedback Certificate

Evaluation Summary

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Transaction Information

Feedback Summary 29



PURCHASE ELIGIBILITY

ASSET R&W* RELIEF







RISK CLASS

COLLATERAL R&W* RELIEF



NOT ELIGIBLE

Loan Data

JENNIFER L PETRO

APPRAISAL IDENTIFIER

PROPERTY ADDRESS

2006 Onotoa Dr, Indian Trail, NC 28079

BORROWER NAME

192-64-6180

LP AUS KEY A4339293

MORTGAGE TYPE

Conventional

LOAN APPLICATION NUMBER

103330820

DOCUMENTATION LEVEL

Streamlined Accept

Results

AUS STATUS APPRAISAL TYPE Complete Form 70 LPA VERSION ASSESSMENT TYPE Credit Only \$4.8.01

LOAN PROCESSING STAGE

Underwriting

LPA ASSESSMENT EXP. DATE

09/04/2019

Credit Report Information

SELECTED BORROWER JENNIFER L PETRO SELECTED REPOSITORY

Equifax

INDICATOR SCORE

736

BORROWER REPOSITORY CREDITSCORE MERGED CREDIT REFERENCE# JENNIFER L PETRO 113372002830000 729 Experian 766 Trans Union **Equifax** 736

Mortgage Information

AMORTIZATION TYPE PRODUCT TYPE AMORTIZATION MONTHS 30 Year Fixed Rate Fixed 360 INTEREST RATE PURPOSE OF LOAN **PURCHASE PRICE** 4.2500% Refinance LOAN AMOUNT ESTIMATED VALUE OF PROPERTY APPRAISED VALUE OF PROPERTY \$89000.00 \$265000.00 \$265000.00 INTENDED USE OF PROPERTY NUMBER OF UNITS PROPERTY TYPE Single Family Detached PUD Primary Residence

Assignment Information Assignment status: Assigned BY: N/A Assigned MSP: Assigned To: Released To:

N/A

N/A

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N/A



Employment & Income

CODE	MESSAGES			
15	Unable to retrieve an income report for JENNIFER L PETRO with Equifax. (Internal error code: 602)			
23	Based on Loan Product Advisor's overall assessment, the loan is not eligible for income representation an warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation ar warranty framework.			
1K	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 IRS Form 4506-T signed by the Borrower on the Note Date is not required.			
CZ	A 10-day pre-closing verification (10-day PCV) for JENNIFER L PETRO is required for each source of employment income used to qualify. The 10-day PCV must be dated no more than 10 Business Days prior to the Note Date or after the Note Date but prior to the Delivery Date.			
CV	Employment/base income for JENNIFER L PETRO for base non-fluctuating earnings or fluctuating hourly earnings must be supported by a YTD paystub documenting all YTD earnings and W-2(s) for the most recent calendar year, OR a written VOE documenting all YTD earnings and earnings for the most recent calendar year.			
11	Pension income for JENNIFER L PETRO must be documented according to Guide Section 5305.2.			
LJ	For existing and established sources of pension income: Document income type, source, payment frequency, pre-determined payment amount and current receipt with one or more of the following, as needed: benefit verification letter, award letter, pay statement, 1099, bank statement(s) or equivalent. Age of documents must met for evidence of current receipt; OR			
M2	For newly established sources of pension income: Document finalized terms, including source, type, effective date of income commencement, payment frequency and pre-determined payment amount with benefit verification letter, notice of award letter or equivalent document from payor that establishes terms. Income must commence prior to or on first Mortgage payment due date. Age of documentation requirements must be met. Verification of current receipt not required.			
2V	If rental income is being used to qualify, document the loan file in accordance with Chapter 5306 of the Freddie Mac Single-Family Seller/Servicer Guide.			

Assets & Reserves

98	Based on Loan Product Advisor's overall assessment, the loan is not eligible for asset representation and warranty relief; however, it may be eligible for relief offered through Freddie Mac's selling representation and warranty framework.			
LT	This loan was submitted with \$0.00 in total assets.			
GT	The total funds to be verified are no less than \$0.00. This amount includes required Borrower Funds (\$0.00) a required reserves (\$0.00).			
П	The following asset(s) total \$0.00 and are eligible sources of funds.			
K1	The following asset(s) total \$0.00 and are ineligible sources of funds.			
GR	Required Borrower Funds are calculated as \$0.00 based on information submitted: alterations, improvemen and repairs (\$0.00) + refinance amount (\$0.00) - loan amount (\$89,000.00) + transaction costs (\$6,846.35) - proceeds from subordinate financing (\$0.00).			
НО	The Seller must verify sufficient assets from eligible sources of funds required to close the Mortgage transaction.			
GP	Lender credit may only be used towards the Borrower's Closing Costs. In the event the lender credit exceeds Closing Costs, the lender credit must be reduced or the amount exceeding the Closing Costs must be applied as a principal curtailment to the new Mortgage.			
QE	No reserves are required.			

Credit & Liabilities

CODE	MESSAGES	
5M	Credit report for JENNIFER L PETRO reflects at least 1 creditor inquiry within the previous 90 days. If additional credit was granted, obtain verification of debt and include the payment in the monthly debt ratio.	
4B	736 is the Loan Product Advisor Indicator Score from Equifax for JENNIFER L PETRO.	
D2	Credit Warranty: Not required to determine the borrower's willingness to repay or an acceptable credit reputation is evidenced.	
A5	Ratio Warranty: Not required to determine if the borrower's primary housing expense-to-income and total obligation-to-income ratios meet Freddie Mac requirements.	

Property & Appraisal

CODE	MESSAGES			
D3	Loan is not eligible for collateral representation and warranty relief based on the overall assessment of loan and collateral risk, including appraisal quality, collateral quality and loan characteristics.			
PO	This property is located in a zip code that corresponds, in whole or in part, with a county designated a disaster area. Please ensure the loan meets all the valuation and property eligibility requirements of the Guide.			
VM	484350.00 is the maximum loan limit allowed for a 1-unit property located in UNION County, NC			
5X	Address entered matched to: 2006 ONOTOA DR, INDIAN TRAIL NC 28079, Union COUNTY. Please confirm accuracy.			
L5	Form 70 is minimum assessment required for sale to Freddie Mac.			

General Messages

CODE	MESSAGES
TV	Loan Product Advisor Assessment Expiration Date for JENNIFER L PETRO is 09/04/2019.
EW	Seller is responsible for documenting and underwriting all Mortgages in accordance with the requirements of the Single-Family Seller/Servicer Guide and/or Master Agreement.

Mortgage Insurance & Fees

CODE	MESSAGES	
Representation and Warranty		

Notice: This feedback certificate is not a replacement or substitution for the requirements and information set forth in the Freddie Mac Single-Family Seller/Servicer Guide and/or Master Agreement

Please Note: N/A indicates that the particular value does not apply for this loan.



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