

# Loan Product Advisor®

## Training Resources

This document lists all Loan Product Advisor® (LPA®) training resources available to you from Freddie Mac Learning.

Access the following resources by clicking their titles.

## General Information

### Reference Tools

#### [Freddie Mac Tools and LPA Messages to Help Determine Credit Fee Cap Eligibility](#)

Use this helpful resource, together with Exhibit 19A, to guide you when using Freddie Mac tools to identify potential loans that may be eligible for a credit fee cap based on the loan's attributes.

#### [LPA Documentation Matrix](#)

A reference for documenting Loan Product Advisor loans.

#### [Loan Product Advisor User Guide](#)

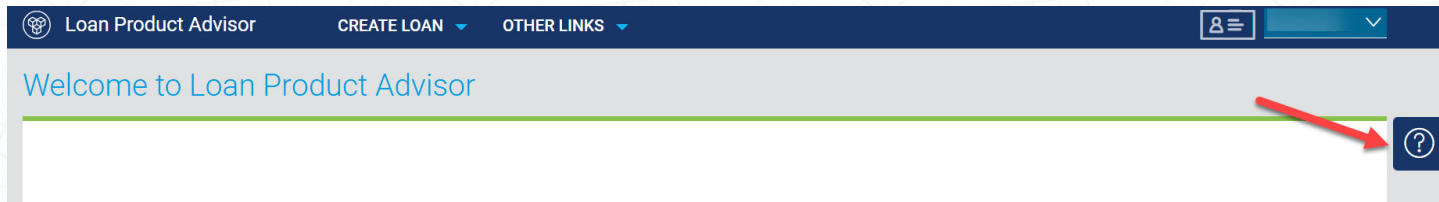
Step-by-step instructions for utilizing and obtaining an assessment from Loan Product Advisor, with example screens and data-entry tips.

#### [Exploring the Loan Product Advisor Feedback Certificate Reference Tool](#)

This interactive module showcases and provides examples of the Loan Product Advisor Feedback Certificate to understand its components and the results and messages returned.

### Online Help

An online help system is located within Loan Product Advisor. Simply select the Help link from the right side of each Loan Product Advisor page.



Within the online help system, you can view different topics of information through the search function or select a topic from the Table of Contents.

### Webinars

#### [Loan Product Advisor Feedback Certificate: Reviewing Key Results](#)

What does LPA have to say about your loan submission? What do the indicators indicate? What do the messages mean? In this webinar, we answer these questions – and more – as we walk through the feedback certificate beginning to end.

## Tutorials

### [Loan Product Advisor How It Works](#)

Learn how Loan Product Advisor assesses your loan's overall underwriting risk, reduces costs and improves efficiency.

### [Ask the Expert](#)

Learn how we are innovating and improving Loan Product Advisor with you in mind to speed up the process, reduce documentation and deliver a better borrower experience.

## Results: Loan Product Advisor Feedback Certificate

### [General Information](#)

## Reference Tools

### [Freddie Mac Tools and LPA Messages to Help Determine Credit Fee Cap Eligibility](#)

Use this helpful resource, together with Exhibit 19A, to guide you when using Freddie Mac tools to identify potential loans that may be eligible for a credit fee cap based on the loan's attributes.

### [Exploring the Loan Product Advisor Feedback Certificate Reference Tool](#)

This interactive module showcases and provides examples of the Loan Product Advisor Feedback Certificate to understand its components and the results and messages returned.

## Webinars

### [Loan Product Advisor Feedback Certificate: Reviewing Key Results](#)

What does LPA have to say about your loan submission? What do the indicators indicate? What do the messages mean? In this webinar, we answer these questions – and more – as we walk through the feedback certificate beginning to end.

### [Never Miss an Opportunity with Loan Product Advisor® \(LPA®\): Using Caution Messages to your Advantage](#)

Description: Learn about the LPA Choice<sup>SM</sup> and LPA Caution Factor messages on your Loan Product Advisor feedback certificate. These messages provide users with more information that can help quickly identify the reason for Caution and provide actionable feedback. Make faster and more informed decisions about how to proceed with your loan.

## [Collateral Valuation Options](#)

## Reference Tools

### [Condominium Project Not Eligible Status and Freddie Mac Tools](#)

Use this reference guide to learn more about the Not Eligible Status in Condo Project Advisor responses returned in various Freddie Mac tools and next steps.

## Tutorials

### [Automated Collateral Evaluation clip](#)

An overview of Loan Product Advisor's automated collateral evaluation.

### [Condominium Project Status Inquiry and Appeal Request](#)

This tutorial provides information regarding a Seller's or authorized HOA representative's request of the condominium project status and/or to request an appeal.

### [Navigating Collateral Alternatives: What You Need to Know](#)

Our Collateral Representation & Warranty Relief can help you reduce time & increase confidence in your collateral evaluation. Learn how Freddie Mac's collateral valuation alternatives may help simplify your appraisal process.

## Functionality

### [General Information](#)

## Reference Tools

### [Understanding Loan Product Advisor's Determination of Cash-to-Close](#)

This reference explains how Loan Product Advisor determines the total funds to be verified and describes associated feedback messages and data entry tips.

### [Understanding Loan Product Advisor's Determination of Total Monthly Debt](#)

This reference provides information to help you understand how the liability data entered in Loan Product Advisor is processed.

### [How to Assign, Retrieve, and Release a Loan in Loan Product Advisor](#)

Guidance for a lender, third-party originator or Aggregator on the process of how to assign a loan, retrieve an assigned loan and release a loan through Loan Product Advisor.

### [Rent Payment History Assessment included in Loan Product Advisor](#)

Learn more about the benefits and eligibility requirements for using on-time rent payments in the Loan Product Advisor credit assessment. Available for first-time homebuyers.

### [Borrower Cash Flow included in Loan Product Advisor Assessment](#)

Learn more about how this new enhancement in LPA uses account data obtained from a third-party service provider in its risk assessment to assess the transaction patterns and changes in account balances of the borrower's financial accounts. If a positive cash flow is identified, it may impact the credit assessment.

### [Tips for Reviewing Caution Mortgages](#)

Now sure how to proceed when a loan receives a Caution risk class? This resource helps you identify the reasons for the caution, the types of caution messages and actionable steps using the LPA Choice<sup>SM</sup> messages.



## How to Enter Data

### Reference Tools

#### [Loan Product Advisor Functionality Training Resources](#)

This document lists all Loan Product Advisor training resources available to assist you with how to enter data to submit a transaction to LPA. Including step-by-step instructions, tips and best practices in using Loan Product Advisor Direct Entry access via the Freddie Mac Gateway<sup>SM</sup> single sign-on portal.

#### [Accessory Dwelling Unit Expansion \(ADU\) Reference Tool](#)

Use this online self-study reference tool to learn more about our ADU expansion on appraisal report requirements, eligibility and using rental income generated from a 1-uni Primary Residence ADU.

### Tutorials

#### [Loan Product Advisor Enhancement: Rent Payment History](#)

This clip provides an overview of the rent payment history assessment in Loan Product Advisor.

#### [Loan Product Advisor Enhancement: Borrower Cash Flow](#)

This clip provides an overview of the borrower cash flow assessment in Loan Product Advisor.

#### [Affordable Seconds® and Enhanced Loan Product Advisor Clip](#)

Learn more about the functionality for entering Affordable Seconds with the enhanced version of Loan Product Advisor.

## Data Quality and System Messages

### Tips and Best Practices

### Reference Tools

#### [Data Quality and System Messages – Cause and Resolution](#)

Helpful tips and best practices to avoid and/or resolve certain types of Data Quality and/or System Messages that may be returned in the Loan Product Advisor results.

#### [Top 5 Tips for Entering Addresses](#)

Helpful tips and best practices to avoid error messages when entering address data.

#### [Tips for Prequalification Transactions](#)

Helpful tips to avoid Data Quality and/or System Messages for transaction without an identifiable subject property address.

## Additional Loan Product Advisor Training Resources

### Asset and Income Modeler (AIM)

#### [AIM Training Resources](#)

Freddie Mac's asset and income modeler (AIM) offers many ways to automate a borrower's financials for a simpler underwriting process. AIM taps into third-party service provider data such as account data, tax returns, tax transcripts, employment verification and more. This resource provides a list of job aids, clips, reference tools and webinars to guide you through getting started with AIM, how to submit to LPA and interpret the results in understanding representation and warranty relief eligibility. The resources in this training catalog support AIM for assets, AIM for income using employment data, AIM for income using direct deposits, as well as AIM for income using tax data.

## FHA and VA Loan Product Advisor Training Resources

#### [Processing FHA TOTAL Mortgages](#)

This reference contains information to help you process FHA mortgages using LPA, including information on data entry requirements, obtaining the required merged credit report, completing an assessment and the FHA TOTAL Mortgage Scorecard Feedback Certificate.

#### [Processing VA Mortgages](#)

This reference contains information to help you process VA mortgages using LPA, including information on data entry requirements, completing an assessment and the Loan Product Advisor Feedback Certificate.

For a catalog of all Freddie Mac Learning resources, visit:  
<https://sf.freddiemac.com/docs/pdf/fact-sheet/freddie-mac-learning-catalog.pdf>