# bACE API and Collateral R&W Relief for ACE+ PDR

New LPA Feedback Messages (Effective June 12, 2024)

SINGLE-FAMILY

9/5/2024

## **Overview of the New Messages**



NOTE: Seller <u>must always review</u> the PDR and assess the information and photographs to determine whether the subject property meets the Single-Family Seller/Servicer Guide ACE+ PDR eligibility requirements and that the loan is eligible for sale to Freddie Mac regardless of the LPA Messages received.

#### **Initial LPA submission message**

**FPA0172** The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through <<Appraisal Alternative Eligibility Expiration Date>>.

#### Subsequent LPA submissions (after bACE API submission) - Upgrade Messages

Message Code	LPA Message	
FPA0163	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Traditional Appraisal – 2- to 4-unit property) is required.	FRE008005
FPA0109	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Traditional Appraisal) is required.	FRE008004
FPA0164	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Traditional Appraisal – Condominium) is required.	FRE008014
FPA0165	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal) is required.	FRE008003
FPA0166	Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal – Condominium) is required.	FRE008015
FPA0170	Based on the property data report, the property may have more than four units. Confirm the property meets property eligibility requirements. If the property is eligible, an upgrade to a Uniform Residential Appraisal report (Traditional Appraisal – 2- to 4-unit property) is required.	FRE008002
FPA0171	Based on property data report, the property contains more than one accessory dwelling unit. Confirm the property meets property eligibility requirements. If the property is eligible, an upgrade to a Uniform Residential Appraisal report is required.	FRE008002

## Subsequent LPA submission (after bACE API submission) – no additional feedback indicated from API messaging

**FPA0167** Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <<Appraisal Waiver Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value. (Corresponding API message code 008001)

#### Subsequent LPA submission (after bACE API submission) – additional feedback indicated from API messaging

FPA0173 Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <<Appraisal Waiver Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, review all bACE API messaging for additional feedback and ensure that the mortgage is eligible for sale to Freddie Mac. (Corresponding API message code 008007)

Corresponding API message codes that provide additional feedback for FPA0173

- FRE006001: Lack of adequate access for all seasons was reported for this property. Verify that a mortgage secured by this property is eligible for sale to Freddie Mac
- FRE003003: An adverse site condition of <Adverse Condition List> was reported for this property. Ensure that the mortgage is eligible for sale to Freddie Mac.
- FRE003001: No heating was reported. Ensure that the mortgage is eligible for sale to Freddie Mac.//

## Subsequent LPA submission (after bACE API submission) - alert to any repairs/inspections

**FPA0162** Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <<Appraisal Waiver Expiration Date>>. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, ensure that any required repairs and/or inspections are completed prior to delivery. (Corresponding API message code 008006)

## Any LPA submission – system is down/not responding

FPA0168 Unable to assess loan for property data report collateral representation and warranty relief at this time. Resubmit for an assessment. (Corresponding API message code N/A)

# ACE+ PDR eligible, submits to bACE API, no additional feedback indicated from API messaging



NOTE: Seller <u>must always review</u> the PDR and assess the information and photographs to determine whether the subject property meets the *Single-Family Seller/Servicer Guide* ACE+ PDR eligibility requirements and that the loan is eligible for sale to Freddie Mac regardless of the LPA Messages received.

Message Code	LPA Message		Comments		
ACE+ PDR II	ACE+ PDR Initial LPA Submission - PRIOR TO JUNE 12				
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <appraisal date="" expiration="" waiver="">. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				
ACE+ PDR S	subsequent LPA Submissions - PRIOR TO JUNE 12	2			
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <a href="Appraisal">Appraisal</a> Waiver Expiration Date>. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	OFFLINE: LPA was unable to identify if there was a successful PDR submission through bACE API and would return this message regardless of any such submission.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				

Message Code	LPA Message		Comments
ACE+ PDR Initial	LPA Submission – EFFECTIVE JUNE 12 (application	dates on or after A	pril 1)
FPA0172 (new)	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through <appraisal alternative="" date="" eligibility="" expiration="">.</appraisal>	Collateral R&W Relief Shield: <b>NOT ELIGIBLE</b> n/a	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		
ACE+ PDR Subse	quent LPA Submissions - EFFECTIVE JUNE 12 (app	olication dates on or	r after April 1)
FPA0167 (new)	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through < <appraisal date="" expiration="" waiver="">&gt;. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value.</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	LPA R&W relief messaging fires only after PDR submitted to bACE and loan must be resubmitted to LPA.
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		

## ACE+ PDR eligible, submits to bACE API, additional feedback indicated from API messaging



NOTE: Seller <u>must always review</u> the PDR and assess the information and photographs to determine whether the subject property meets the Single-Family Seller/Servicer Guide ACE+ PDR eligibility requirements and that the loan is eligible for sale to Freddie Mac regardless of the LPA Messages received.

Message Code	LPA Message		Comments		
ACE+ PDR I	ACE+ PDR Initial LPA Submission - PRIOR TO JUNE 12				
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <a href="APPR">APPR</a> ) through <a href="APPR">APPR</a> ) through <a href="APPR">APPR</a> ) through <a href="APPR">APPR</a> ) the submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				
ACE+ PDR S	Subsequent LPA Submissions - PRIOR TO JUNE 12	2			
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <a href="Appraisal">Appraisal</a> Waiver Expiration Date>. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	OFFLINE: LPA was unable to identify if there was a successful PDR submission through bACE API and would return this message regardless of any such submission.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				

Message Code	LPA Message		Comments		
ACE+ PDR Initial	ACE+ PDR Initial LPA Submission – EFFECTIVE JUNE 12 (application dates on or after April 1)				
FPA0172 (new)	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through <appraisal alternative="" date="" eligibility="" expiration="">.</appraisal>	Collateral R&W Relief Shield: <b>NOT ELIGIBLE</b> n/a	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				
ACE+ PDR Subse	quent LPA Submissions – EFFECTIVE JUNE 12 (app	lication dates on or	after April 1)		
FPA0173 (new)	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through < <appraisal date="" expiration="" waiver="">&gt;. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, review all bACE API messaging for additional feedback and ensure that the mortgage is eligible for sale to Freddie Mac.</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	LPA R&W relief messaging fires only after PDR submitted to bACE. Seller will now see an LPA message that highlights additional feedback needs to be reviewed. Additional feedback message codes found on page 10.		
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.				

## ACE+ PDR eligible, submitted to bACE API, API messaging indicates upgrade required (e.g., Hybrid Appraisal)



NOTE: Seller <u>must always review</u> the PDR and assess the information and photographs to determine whether the subject property meets the Single-Family Seller/Servicer Guide ACE+ PDR eligibility requirements and that the loan is eligible for sale to Freddie Mac regardless of the LPA Messages received.

Message Code	LPA Message		Comments
ACE+ PDR Initia	I LPA Submission - PRIOR TO JUNE 12		
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <a href="Appraisal Waiver Expiration Date">Appraisal Waiver Expiration Date</a> . The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		
ACE+ PDR Subs	equent LPA Submissions - PRIOR TO JUNE 12		
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <appraisal date="" expiration="" waiver="">. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	OFFLINE: Upgrade process offline from LPA – Seller must review the PDR to determine if an upgrade is required.
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		

Message Code	LPA Message		Comments	
ACE+ PDR Initial LPA Submission - EFFECTIVE JUNE 12 (application dates on or after April 1)				
FPA0172 (new)	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+ PDR) through <appraisal alternative="" date="" eligibility="" expiration="">.</appraisal>	Collateral R&W Relief Shield: NOT ELIGIBLE n/a	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.	
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.			
ACE+ PDR Subse	quent LPA Submissions - EFFECTIVE JUNE 12 (app	olication dates on o	r after April 1)	
FPA0165 (new)  Based on the property data report, an upgrade to a Uniform Residential Appraisal Report (Hybrid Appraisal) is required.		Collateral R&W Relief Shield: NOT ELIGIBLE n/a	Seller will now see an LPA message that highlights an upgrade is required.	
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.			

## ACE+ PDR eligible, submits to bACE API, API messaging alerts to any required repairs/inspections



NOTE: Seller <u>must always review</u> the PDR and assess the information and photographs to determine whether the subject property meets the Single-Family Seller/Servicer Guide ACE+ PDR eligibility requirements and that the loan is eligible for sale to Freddie Mac regardless of the LPA Messages received.

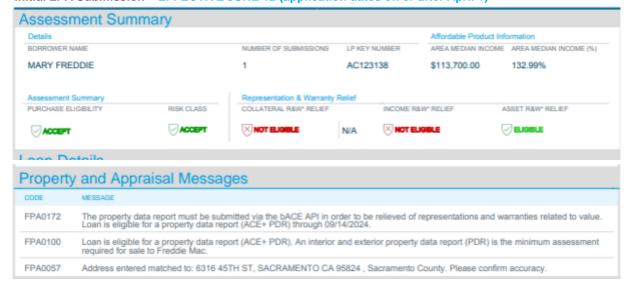
Message Code	LPA Message		Comments
ACE+ PDR Initia	al LPA Submission- PRIOR TO JUNE 12		
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <appraisal date="" expiration="" waiver="">. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor.</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	Seller would order PDR afte seeing these messages, PD would be created and submitted via bACE API.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		
ACE+ PDR Sub	sequent LPA Submissions- PRIOR TO JUNE 1	<u>2</u>	
FPA0153	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through <appraisal date="" expiration="" waiver="">. The submitted value estimate is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. The loan must be delivered with Investor Feature Identifier J44 in Loan Selling Advisor</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	OFFLINE: Seller must review the PDR to determine if repairs or inspection are required.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		

Message Code	LPA Message		Comments	
ACE+ PDR Initia	I LPA Submission - EFFECTIVE JUNE 12 (applica	tion dates on or after A	pril 1)	
FPA0172 (new)	The property data report must be submitted via the bACE API in order to be relieved of representations and warranties related to value. Loan is eligible for a property data report (ACE+PDR) through <appraisal alternative="" date="" eligibility="" expiration="">.</appraisal>	Collateral R&W Relief Shield: NOT ELIGIBLE n/a	Seller would order PDR after seeing these messages, PDR would be created and submitted via bACE API.	
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		DACE API.	
ACE+ PDR Subs	equent LPA Submissions - EFFECTIVE JUNE 12	(application dates on o	or after April 1)	
FPA0162 (new)	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+PDR) through <appraisal date="" expiration="" waiver="">. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required, and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, ensure that any required repairs and/or inspections are completed prior to delivery.</appraisal>	Collateral R&W Relief Shield: ELIGIBLE ACE+ PROPERTY DATA REPORT	Seller will now see an LPA message that highlights any required repairs/ inspections must be completed prior to delivery.	
FPA0100	Loan is eligible for a property data report (ACE+PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.			

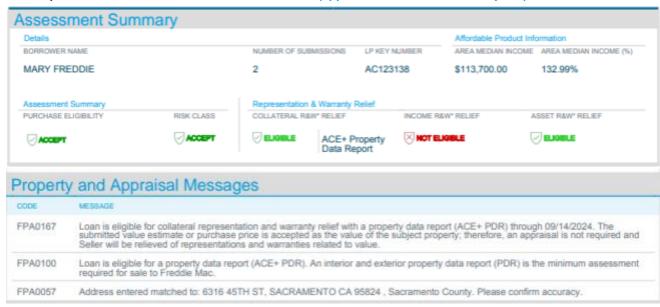
## ACE+ PDR eligible, submits to bACE API, no additional feedback indicated from API messaging



#### Initial LPA Submission – EFFECTIVE JUNE 12 (application dates on or after April 1)



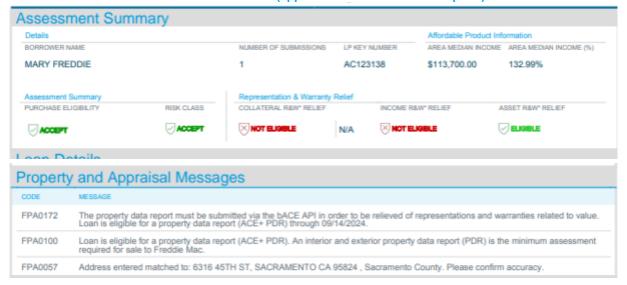
Back to matrix



## ACE+ PDR eligible, submits to bACE API, additional feedback indicated from API messaging



#### Initial LPA Submission – EFFECTIVE JUNE 12 (application dates on or after April 1)



Back to matrix

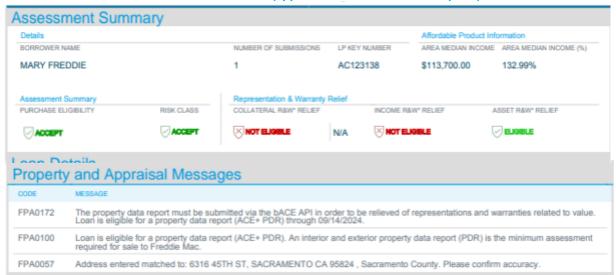


Property and Appraisal Messages			
CODE	MESSAGE		
FPA0173	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through 08/22/2024. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Seller will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, review all bACE API messaging for additional feedback and ensure that the mortgage is eligible for sale to Freddie Mac.		
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.		
FPA0057	Address entered matched to: 9510 BLATY ST, TAYLOR MI 48180 , Wayne County. Please confirm accuracy.		

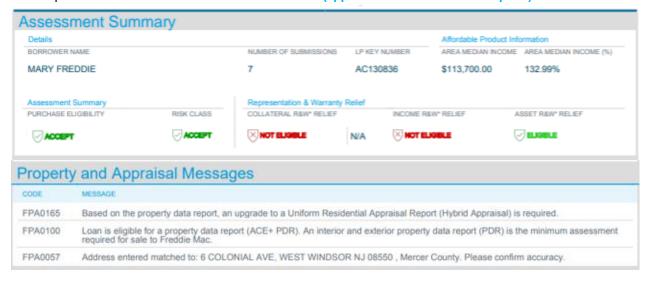
## ACE+ PDR eligible, submits to bACE API, API messaging indicates upgrade required (e.g., Hybrid Appraisal)



Initial LPA Submission – EFFECTIVE JUNE 12 (application dates on or after April 1)



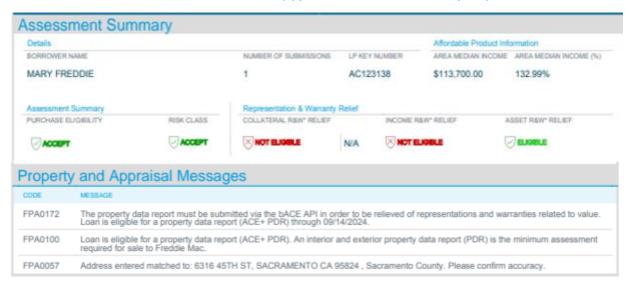
Back to matrix



## ACE+ PDR eligible, submits to bACE API, API messaging alerts to any required repairs/inspections



Initial LPA Submission – EFFECTIVE JUNE 12 (application dates on or after April 1)



Back to matrix



Propert	y and Appraisal Messages
CODE	MESSAGE
FPA0162	Loan is eligible for collateral representation and warranty relief with a property data report (ACE+ PDR) through 09/17/2024. The submitted value estimate or purchase price is accepted as the value of the subject property; therefore, an appraisal is not required and Selier will be relieved of representations and warranties related to value. Based on the property data submitted to bACE API, ensure that any required repairs and/or inspections are completed prior to delivery.
FPA0100	Loan is eligible for a property data report (ACE+ PDR). An interior and exterior property data report (PDR) is the minimum assessment required for sale to Freddie Mac.
FPA0057	Address entered matched to: 3215 36TH AVE, SACRAMENTO CA 95824 , Sacramento County. Please confirm accuracy.