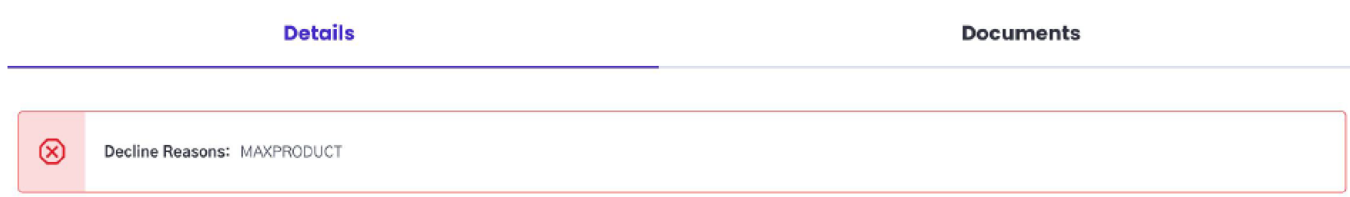
HELOC No Offer and Decline Overview

In cases where the inquiry does not generate any prequalified offers, one or more **No Offer** or **Decline** code(s) will be issued. The table below indicates the **No Offer** or **Decline** code(s) that may be displayed on the 'Details' page of the application and the corresponding explanation.

Depending on the stage, the LO or borrower may have the option to make changes to loan terms, income, and potentially payoff debt to pre-qualify or qualify.



CODE MESSAGE	CODE EXPLANATION
ACTIVE_MLS_LISTING	• Active listings are not permitted • Any property listed in the MLS in the last 12 mos but LO answers 'No' to the question "Is the property currently listed for sale?"
ACTIVE_MLS_LISTING_OFEE	• Origination fee only offered equal or above 2.99% for homes listed for sale. In states with an a-fee cap below 2.99%, the application will be declined. ○ States with a-fee caps under 2.99%: LA, IN, NC, ME, RI, TN, VT, WA

CODE MESSAGE	CODE EXPLANATION
ADDITIONAL_MORTGAGE_ACQUIRED	• Unable to verify mortgage debt. Borrower attested to obtaining a new mortgage in the last 30 days
AVM_DRIFT	• Application expired; low AVM resulted in offers changing
AVM_FSD	• Forecast Standard Deviation (FSD) score > 25
BANKRUPTCY	• BK in last 5 years
CHRONIC_STRESS_CYCLER	• 30-60+ Days Past Due (DPD) within 24 months or repeated delinquencies in 6 consecutive months
CLTV	• CLTV too high
CLTV_ELIGIBILITY_MATRIX	• Does not meet eligibility matrix based on lien position and occupancy
CLTV_LIEN_WF	• Declined due to Lien Waterfall/a lien matching logic error (i.e. not a first lien, but the amount owed is $0)
COLLECTION	• Non-medical collections with balance >$500
CREDITINCOMPLETE	• Application expired after 14 days and has not reached hard credit pull
CREDITSCORE	• Does not meet minimum credit score requirement
CREDIT_NO_MATCH_SSN	• Unable to verify social security number
CREDIT_UTILIZATION	• Pre-qual decline due to credit score, credit utilization %, and number of inquiries in the last three (3) months
DEL60_12	• Tradeline with > 60 day late in the last 12 months
DNDB_BLACKLIST	• The borrower is on Exclusionary List
DTI	• DTI > 50% or • Assets for asset depletion not provided within 14 days
DTI_DRIFT	• Income verified was less than stated and application has expired
DTI_ELIGIBILITY_MATRIX	• Does not meet eligibility matrix based on loan amount and DTI

CODE MESSAGE	CODE EXPLANATION
FACTA_HIT	• FACTA Alert or • Borrowers credit report reflects FACTA alert
FICO_DRIFT	• Credit score dropped and application has expired
FIRST_LIEN_HIGH_UTILIZATION_RECENT_TRADES	• Borrowers credit profile, including credit score, revolving account utilization, and recently opened tradelines
FIRST_LIEN_RECENT_TRADES	• Current lien position and number of recently opened tradelines
FORECLOSURE	• Foreclosure in the last five (5) years
FRAUD	• Application indicates elevated fraud risk
GIACT_EMAIL_VERIFICATION	• Application indicates elevated fraud risk
ID VERIFICATION	• Unable to verify ID and application has expired
INCOME VERIFICATION	• Unable to verify income and application has expired
INDEPENDENT_FRAUD_REVIEW	• Application indicates elevated fraud risk
INQ3MONTHS	• > 5 credit inquiries in the last three (3) months (excluding auto or mortgage inquiries), or • > 2 personal loan inquiries in the last three (3) months
INV_TAXLIEN	• TX Only: Lien information returned from Stewart Title
INVALIDFICO1	• Credit score unavailable
INVALIDFICO2	• Insufficient credit history to generate a score
ITIN	• ITIN not allowed
KYC	• Does not meet third party risk tolerance
LANDUSE	• Property not identified as eligible (SFR, PUD, CONDO)
LAST_SALE_DATE	• Property purchased in the last 90 days

CODE MESSAGE	CODE EXPLANATION
LIEN_POSITION	• > 2 outstanding property liens
LIEN_TYPE	• TX Only: Property has outstanding ineligible lien (HELOC, Cashout, etc.)
LIEN_VERIFICATION	• Unable to verify lien position
MAXPRODUCT_CREDIT	• No offers available for the terms requested
MIDDESK_LITIGATION	• Any active or closed litigations in the last 18 months.
MORT_TRADES_DELQ	• 1x30 on mortgage tradeline in last 6 months
NAV_LANDUSE	• Collateral review returned ineligible property type
NAV_NO_PROPERTY_VALUE	• No valuation product available
NOAVMRETURNED	• AVM not available
NO_PHYSICAL_NOTARY	• TN Only: For applications with an interest rate higher than the Formula rate • All other states: Adverse Action Notice – Unable to Notarize in a Physical Location
OCCUPANCY_STATUS	• TX Only: Occupancy other than Primary indicated
OFAC	• Unable to resolve OFAC match
PLAID_RSK_RISKYFI_NEGBALN	• One or more depository accounts have a negative balance
PLAID_RSK_RISKYFI_INQ	• Excessive number of credit inquiries within 14-30 days of soft pull
PLAID_RSK_NSF_RISKYFI	• > 3 NSF's greater than $5 within the last 365 days
PLAID_RSK_NSF_LNST_CREDIT SCORELT700	• Several factors were considered in the decision including the number and recency of NSF and/or overdraft transactions in one or more of the connected accounts in the past year, evidence of higher-risk transaction activity in the last 180 days, and credit score

CODE MESSAGE	CODE EXPLANATION
PLAID_RSK_NSF_LNST_NEGBALN_ CREDIT SCOREGTE700	• Several factors were considered in the decision, including a current negative balance identified in one or more of the connected accounts, the number and recency of NSF and/or overdraft transactions in one or more of the connected accounts in the past year, and evidence of higher-risk transaction activity in the last 180 days
PRIME_THIN_FILE	• Established credit < 24 months
PRODUCT_ELIGIBILITY_MATRIX	• No offers available
PROPERTY_ACRES	• Property > 20 acres • TX Only: Property > 10 acres
PROPERTY_CONDITION	• Property condition not acceptable
PROPERTY_TYPE	• Ineligible ownership type
PROPERTYOWNERSHIP	• Lack of property ownership
PTI	• PTI cap exceeded
RATE_CAP	• Offers exceed the state rate cap based credit score and CLTV
RECENT_INQUIRIES	• Total number of non-mortgage inquiries exceeds threshold
SENTILINK_SCORE	• Sentilink score ≥ 750
STRESSED REVOLVER	• Revolving credit maxed out or near maxed out.
TITLE_TRANSFER_RECENCY	• Borrower added to title within last 90 days
UNITS	• TX Only: Property has more than one (1) unit