

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.

Details

Documents

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No Offers Reasons: CLTV, AVM_FSD, LIEN_VERIFICATION

Details

Documents

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Decline Reasons: MAXPRODUCT

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
CREDITSORE	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 $\geq$ 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



EquityMax HELOC No Offer & Decline Reason Job Aid

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