



Document Systems, Inc.

20501 South Avalon Boulevard, Suite B • Carson, CA 90746

Phone: 800-649-1362 • Fax: 800-564-1362

Website: www.docmagic.com • Email: compliance@docmagic.com

Fannie Mae/Freddie Mac Audit Messages

FNMA/FHLMC		HOEPA (Section 32)		Audit Message
5% Points & Fees	\$1K Points & Fees	Points & Fees	APR Test	
Pass	N/A	Pass	Pass	N/A: Audit will not populate
Fail	N/A	Pass	Pass	Total Points and Fees exceed 5% of the Total Loan Amount
Fail	N/A	Fail	Pass	Total Points and Fees exceed 5% of the Total Loan Amount and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold
Fail	N/A	Pass	Fail	Total Points and Fees exceed 5% of the Total Loan Amount and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) APR threshold
Fail	N/A	Fail	Fail	Total Points and Fees exceed 5% of the Total Loan Amount and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold and also exceeds the APR threshold
Pass	N/A	Fail	Pass	Total Points and Fees do not exceed 5% of the Total Loan Amount but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold
Pass	N/A	Pass	Fail	Total Points and Fees do not exceed 5% of the Total Loan Amount but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) APR threshold
Pass	N/A	Fail	Fail	Total Points and Fees do not exceed 5% of the Total Loan Amount but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold and also exceeds the APR threshold
N/A	Pass	Pass	Pass	N/A: Audit will not populate
N/A	Fail	Pass	Pass	Total Points and Fees exceed \$1,000.00 (which is greater than 5% of the Loan Amount)
N/A	Fail	Fail	Pass	Total Points and Fees exceed \$1,000.00 (which is greater than 5% of the Loan Amount) and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold
N/A	Fail	Pass	Fail	Total Points and Fees exceed \$1,000.00 (which is greater than 5% of the Loan Amount) and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) APR threshold
N/A	Fail	Fail	Fail	Total Points and Fees exceed \$1,000.00 (which is greater than 5% of the Loan Amount) and Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold and also exceeds the APR threshold
N/A	Pass	Fail	Pass	Total Points and Fees do not exceed \$1,000.00 (which is greater than 5% of the Loan Amount) but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold
N/A	Pass	Pass	Fail	Total Points and Fees do not exceed \$1,000.00 (which is greater than 5% of the Loan Amount) but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) APR threshold
N/A	Pass	Fail	Fail	Total Points and Fees do not exceed \$1,000.00 (which is greater than 5% of the Loan Amount) but Loan is ineligible for purchase by Fannie Mae/Freddie Mac because it exceeds the HOEPA (Section 32) Points and Fees threshold and also exceeds the APR threshold