

## 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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Details
Documents

⊗ No Offers Reasons: CLTV, AVM\_FSD, LIEN\_VERIFICATION

Details
Documents

⊗ Decline Reasons: MAXPRODUCT

CODE MESSAGE	CODE EXPLANATION
<b>ACTIVE_MLS_LISTING</b>	<ul style="list-style-type: none"> <li>Active listings are not permitted</li> <li>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?"</li> </ul>
<b>ACTIVE_MLS_LISTING_OFEE</b>	<ul style="list-style-type: none"> <li>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.               <ul style="list-style-type: none"> <li>States with a-fee caps under 2.99%: LA, IN, NC, ME, RI, TN, VT, WA</li> </ul> </li> </ul>



## HELOC ONE No Offer & Decline Reason Job Aid

CODE MESSAGE	CODE EXPLANATION
ADDITIONAL_MORTGAGE_ACQUIRED	<ul style="list-style-type: none"> <li>Unable to verify mortgage debt. Borrower attested to obtaining a new mortgage in the last 30 days</li> </ul>
AVM_DRIFT	<ul style="list-style-type: none"> <li>Application expired; low AVM resulted in offers changing</li> </ul>
AVM_FSD	<ul style="list-style-type: none"> <li>Forecast Standard Deviation (FSD) score &gt; 25</li> </ul>
BANKRUPTCY	<ul style="list-style-type: none"> <li>BK in last 5 years</li> </ul>
CLTV	<ul style="list-style-type: none"> <li>CLTV too high</li> </ul>
CLTV_ELIGIBILITY_MATRIX	<ul style="list-style-type: none"> <li>Does not meet eligibility matrix based on lien position and occupancy</li> </ul>
CLTV_LIEN_WF	<ul style="list-style-type: none"> <li>Declined due to Lien Waterfall/a lien matching logic error (i.e. not a first lien, but the amount owed is \$0)</li> </ul>
COLLECTION	<ul style="list-style-type: none"> <li>Non-medical collections with balance &gt;\$500</li> </ul>
CREDITINCOMPLETE	<ul style="list-style-type: none"> <li>Application expired after 14 days and has not reached hard credit pull</li> </ul>
CREDITSORE	<ul style="list-style-type: none"> <li>Does not meet minimum credit score requirement</li> </ul>
CREDIT_NO_MATCH_SSN	<ul style="list-style-type: none"> <li>Unable to verify social security number</li> </ul>
CREDIT_UTILIZATION	<ul style="list-style-type: none"> <li>Pre-qual decline due to credit score, credit utilization %, and number of inquiries in the last three (3) months</li> </ul>
DEL60_12	<ul style="list-style-type: none"> <li>Tradeline with &gt; 60 day late in the last 12 months</li> </ul>
DNDB_BLACKLIST	<ul style="list-style-type: none"> <li>The borrower is on Exclusionary List</li> </ul>
DTI	<ul style="list-style-type: none"> <li>DTI &gt; 50% or</li> <li>Assets for asset depletion not provided within 14 days</li> </ul>
DTI_DRIFT	<ul style="list-style-type: none"> <li>Income verified was less than stated and application has expired</li> </ul>
DTI_ELIGIBILITY_MATRIX	<ul style="list-style-type: none"> <li>Does not meet eligibility matrix based on loan amount and DTI</li> </ul>
FACTA_HIT	<ul style="list-style-type: none"> <li>FACTA Alert or</li> <li>Borrowers credit report reflects FACTA alert</li> </ul>



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CODE MESSAGE	CODE EXPLANATION
FICO_DRIFT	<ul style="list-style-type: none"> <li>• Credit score dropped and application has expired</li> </ul>
FIRST_LIEN_HIGH_UTILIZATION_RECENT_TRADES	<ul style="list-style-type: none"> <li>• Borrowers credit profile, including credit score, revolving account utilization, and recently opened tradelines</li> </ul>
FIRST_LIEN_RECENT_TRADES	<ul style="list-style-type: none"> <li>• Current lien position and number of recently opened tradelines</li> </ul>
FORECLOSURE	<ul style="list-style-type: none"> <li>• Foreclosure in the last five (5) years</li> </ul>
FRAUD	<ul style="list-style-type: none"> <li>• Application indicates elevated fraud risk</li> </ul>
GIACT_EMAIL_VERIFICATION	<ul style="list-style-type: none"> <li>• Application indicates elevated fraud risk</li> </ul>
ID VERIFICATION	<ul style="list-style-type: none"> <li>• Unable to verify ID and application has expired</li> </ul>
INCOME VERIFICATION	<ul style="list-style-type: none"> <li>• Unable to verify income and application has expired</li> </ul>
INDEPENDENT_FRAUD_REVIEW	<ul style="list-style-type: none"> <li>• Application indicates elevated fraud risk</li> </ul>
INQ3MONTHS	<ul style="list-style-type: none"> <li>• &gt; 5 credit inquiries in the last three (3) months (excluding auto or mortgage inquiries), or</li> <li>• &gt; 2 personal loan inquiries in the last three (3) months</li> </ul>
INV_TAXLIEN	<ul style="list-style-type: none"> <li>• TX Only: Lien information returned from Stewart Title</li> </ul>
INVALIDFICO1	<ul style="list-style-type: none"> <li>• Credit score unavailable</li> </ul>
INVALIDFICO2	<ul style="list-style-type: none"> <li>• Insufficient credit history to generate a score</li> </ul>
ITIN	<ul style="list-style-type: none"> <li>• ITIN not allowed</li> </ul>
KYC	<ul style="list-style-type: none"> <li>• Does not meet third party risk tolerance</li> </ul>
LANDUSE	<ul style="list-style-type: none"> <li>• Property not identified as eligible (SFR, PUD, CONDO)</li> </ul>
LAST_SALE_DATE	<ul style="list-style-type: none"> <li>• Property purchased in the last 90 days</li> </ul>
LIEN_POSITION	<ul style="list-style-type: none"> <li>• &gt; 2 outstanding property liens</li> </ul>



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CODE MESSAGE	CODE EXPLANATION
LIEN_TYPE	<ul style="list-style-type: none"> <li>TX Only: Property has outstanding ineligible lien (HELOC, Cashout, etc.)</li> </ul>
LIEN_VERIFICATION	<ul style="list-style-type: none"> <li>Unable to verify lien position</li> </ul>
MAXPRODUCT_CREDIT	<ul style="list-style-type: none"> <li>No offers available for the terms requested</li> </ul>
MORT_TRADES_DELQ	<ul style="list-style-type: none"> <li>1x30 on mortgage tradeline in last 6 months</li> </ul>
NAV_LANDUSE	<ul style="list-style-type: none"> <li>Collateral review returned ineligible property type</li> </ul>
NAV_NO_PROPERTY_VALUE	<ul style="list-style-type: none"> <li>No valuation product available</li> </ul>
NOAVMRETURNED	<ul style="list-style-type: none"> <li>AVM not available</li> </ul>
NO_PHYSICAL_NOTARY	<ul style="list-style-type: none"> <li>TN Only: For applications with an interest rate higher than the Formula rate</li> <li>All other states: Adverse Action Notice – Unable to Notarize in a Physical Location</li> </ul>
OCCUPANCY_STATUS	<ul style="list-style-type: none"> <li>TX Only: Occupancy other than Primary indicated</li> </ul>
OFAC	<ul style="list-style-type: none"> <li>Unable to resolve OFAC match</li> </ul>
PLAID_RSK_RISKYFI_NEGBALN	<ul style="list-style-type: none"> <li>One or more depository accounts have a negative balance</li> </ul>
PLAID_RSK_RISKYFI_INQ	<ul style="list-style-type: none"> <li>Excessive number of credit inquiries within 14-30 days of soft pull</li> </ul>
PLAID_RSK_NSF_RISKYFI	<ul style="list-style-type: none"> <li>&gt; 3 NSF's greater than \$5 within the last 365 days</li> </ul>
PLAID_RSK_NSF_LNST_CREDIT SCORELT700	<ul style="list-style-type: none"> <li>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</li> </ul>
PLAID_RSK_NSF_LNST_NEGBALN_CREDIT SCOREGTE700	<ul style="list-style-type: none"> <li>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</li> </ul>
PRODUCT_ELIGIBILITY_MATRIX	<ul style="list-style-type: none"> <li>No offers available</li> </ul>



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CODE MESSAGE	CODE EXPLANATION
PROPERTY_ACRES	<ul style="list-style-type: none"> <li>Property &gt; 20 acres</li> <li>TX Only: Property &gt; 10 acres</li> </ul>
PROPERTY_CONDITION	<ul style="list-style-type: none"> <li>Property condition not acceptable</li> </ul>
PROPERTY_TYPE	<ul style="list-style-type: none"> <li>Ineligible ownership type</li> </ul>
PROPERTYOWNERSHIP	<ul style="list-style-type: none"> <li>Lack of property ownership</li> </ul>
PTI	<ul style="list-style-type: none"> <li>PTI cap exceeded</li> </ul>
RATE_CAP	<ul style="list-style-type: none"> <li>Offers exceed the state rate cap based credit score and CLTV</li> </ul>
RECENT_INQUIRIES	<ul style="list-style-type: none"> <li>Total number of non-mortgage inquiries exceeds threshold</li> </ul>
SENTILINK_SCORE	<ul style="list-style-type: none"> <li>Sentilink score <math>\geq</math> 750</li> </ul>
TITLE_TRANSFER_RECENCY	<ul style="list-style-type: none"> <li>Borrower added to title within last 90 days</li> </ul>
UNITS	<ul style="list-style-type: none"> <li>TX Only: Property has more than one (1) unit</li> </ul>

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