

November 19, 2025

Freddie Mac Update

Effective Date

Immediately

Update:

Rent Payment History Message Update

Freddie Mac revised a message related to rent payment history using borrower-provided documentation. The message update provides more specific details about which documents are acceptable to use as documentation.

Message Code	Existing Message Text	New Message Text	Alternate Message Text (LPA 6.0 Only)
FCL0438	Positive rent history was included in the assessment which resulted in a Risk Class of Accept. Document borrower's rent payment history according to Guide Section 5201.1 and maintain in the mortgage file.	Positive rent history was included in the assessment which resulted in a Risk Class of Accept. Obtain the following documents to verify the borrower's rent payment history: 1. Executed lease(s) for the most recent 12 months and 2. Proof of timely rent payments (i.e., no 30-day or greater late payments) for the full lease amount paid by the borrower in accordance with the terms of the lease for the most recent 12 months as of the Application Received Date. Such payments must be documented by one or more of the following: Canceled checks, asset account statements, third-party asset verifications, verification reports or evidence of rent payments transferred from the borrower's bank account through a third-party money transfer application. Verification of rent and/or evidence of cash payments (e.g., money orders) are not acceptable documentation.	Positive rent history was included in the assessment which resulted in a Risk Class of Accept. Obtain the following documents to verify the borrower's rent payment history: 1. Executed lease(s) for the most recent 12 months 2. Proof of timely rent payments (i.e., no 30-day or greater late payments) for the full lease amount paid by the borrower in accordance with the terms of the lease for the most recent 12 months as of the Application Received Date. Such payments must be documented by one or more of the following: • Canceled checks • Asset account statements • Third-party asset verifications • Verification reports • Evidence of rent payments transferred from the borrower's bank account through a third-party money transfer application Verification of rent and/or evidence of cash payments (e.g., money orders) are not acceptable documentation.

Should you have any questions, please reach out to your Account Executive or Client Manager