



Mortgage Verification Service Reports Guide

Mastercard Open Banking enables seamless and secure digital lending experiences for your borrowers

Mortgage Verification Service (MVS) enables you to avoid paper-chasing and manual processes in favor of a consumer-controlled digital experience. In only a few minutes, a borrower can easily permission use of their bank data, payroll data, or paystub data for asset, income, and employment verification. MVS offers several report options and formats, providing flexible options to meet the diverse needs of your business.

Finicity, a Mastercard company, is an authorized report supplier for Fannie Mae’s Desktop Underwriter® (DU®) validation service and Freddie Mac’s Loan Product Advisor® (LPASM) asset and income modeler (AIM) solution.

MVS REPORTS AVAILABLE	Verification Opportunity	DATA SOURCE LEVERAGED				GSE & LOAN DOCUMENTATION BENEFITS		
		Bank Account, Transaction Data	Payroll, Employer Data	Digitized Paystub Data	Data Period	Day 1 Certainty® and AIM Eligibility	GSE Selling Guide Loan Docs Benefit (Outside of Day 1 Certainty/AIM)	URLA Population (Form 1003)
FOR UNDERWRITING								
VOAI - Transactions Insights into assets and balances from bank accounts, transaction history, and income stream deposit analysis. Note: Can be refreshed as a VOE - Transactions report	A, I, E, C	✔	○	○	1-24mo available + 24mo income streams	A, IE*, C *Through DD & DU w/ VOIE through Assets GSE will always get up to 24mo transactions	Satisfies asset documentation requirements (e.g., bank statements)	A, Partial IE
VOA Insights into assets and balances from bank accounts, and transaction history	A, I, E, C	✔	○	○	1-12mo available	A, IE*, C *Through DD & DU w/ VOIE through Assets GSE will always get up to 12mo transactions	Satisfies asset documentation requirements (e.g., bank statements)	A
VOIE - Paystub (with TXVerify) Cross-verifies the digitized paystub compensation details with bank account income deposits. Note: Can be refreshed as a VOE - Transactions report	I, E	✔	○	✔	Digitized paystub + 24mo income streams	IE* *Through DD Plus Paystub & DU w/ VOIE through Assets + Paystub	Replaces a paystub	Partial IE
VOIE - Payroll Identifies employment status and compensation details from payroll sources. Note: Can be refreshed as a VOE - Payroll report	I, E	○	✔	○	Employment history for year to date and up to 2 years prior	IE	Satisfies income and employment documentation requirements (e.g., paystubs, W2, VVOE)	IE
FOR PRE CLOSE								
VOE - Transactions Identifies cadence and latest direct deposits (excluding amounts) from income streams	E	✔	○	○	120 days income streams	E* *For DU loans w/ VOIE through Assets and all Freddie Mac eligible loans	Satisfies employment documentation requirements (e.g., VVOE)* *For all Freddie Mac eligible loans	Partial E
VOE - Payroll Identifies employment status from payroll source	E	○	✔	○	Employment history for year to date and up to 2 years prior	E	Satisfies employment documentation requirements (e.g., VVOE)	E
ADDITIONAL REPORTS								
Asset Prequalification Insights into assets from bank accounts	A	✔	○	○	1-6mo available	N/A	N/A	A

LEGEND:

A= Assets

I Income

E Employment

C = GSE Credit Enhancements (rent & cash flow assessments, etc)

LPA = Freddie Mac’s Loan Product Advisor

DD = LPA AIM for Income using Direct Deposits

DD Plus Paystub = LPA AIM for Income using Direct Deposits Plus Paystub

DU = Fannie Mae’s Desktop Underwriter® (DU®)

DU w/ VOIE through Assets = DU loans with VOIE results from an Asset report

DU w/ VOIE through Assets + Paystub = DU loans with VOIE results from an Asset report and Paystub report

Mastercard Open Banking Solutions services are provided by Finicity, a Mastercard company. All data is available via XML, JSON and PDF formats. Finicity assures accurate data from these sources, as well as a transparent experience that empowers consumers with control of their data and the ability to dispute reports.

This version was last updated December 2024 and is subject to change. Please reach out to your Mastercard representative to inquire if there is a newer version of this guide.