Transaction Set 260 - Application for Mortgage Insurance Benefits

Transaction set (TS) 260 is used for the submission, processing, and payment of FHA mortgage insurance benefits, as an electronic alternative to the paper form (Form HUD-27011). Within the U.S. and its territories, there are more than 13,000 approved mortgage lenders and/or mortgage servicers who finance or service FHA insured single family properties. In the event the homeowner defaults on the FHA insured property, a mortgagee or their servicer may submit a Single Family Application for Insurance Benefits to HUD for payment under FHA mortgage insurance provisions. Mortgagees and servicers have been providing hard copy claims to HUD Headquarters where they were sorted, pre-screened, key entered, edited, and processed for payment by an automated system.

Utilizing EDI, mortgagees and servicers are able to electronically transmit claims from their computers to HUD Headquarters through a Value Added Network (VAN). The information transmitted is in a standard X12 format (TS 260). Upon receipt and acceptance of the electronic input, the claims are verified for completeness, and then passed to HUD's Single Family Mortgage Insurance Claims System for processing. The sender receives an acknowledgment of HUD receipt in the form of an X12 TS 997, Functional Acknowledgment.

Electronic claim data are either moved forward in the processing cycle or a TS 824 is communicated back to the sender requesting corrections. An 824, Application Advice, used as a request for correction will require the sender to resubmit a corrected TS 260. When the data are moved through the processing cycle, HUD's system processes the claims application and generates an Advice of Payments request. This request will cause a Payment Order/Remittance Advice (TS 820) to be forwarded to the sender with claim payment details. Concurrent with the TS 820, HUD will also alert the Treasury Department to wire funds to the trading partner's bank via the Electronic Funds Transfer network.

For the present, mortgagees and servicers will submit Parts A and B of the form HUD-27011 to HUD Headquarters electronically for claims payment. Mortgagees and Servicers will continue to send paper claims with all required backup documentation to the appropriate local HUD office for property disposition. This procedure is necessary because the electronically transmitted data will not include all of the information required by the local HUD office, such as tax information displayed in block 32 of Part A.

A significant feature of the EDI process is the development of new computerized "authorization" files to capture and use information about local HUD office decisions concerning title approval, protection and preservation expenses and extensions. Rather than requiring mortgagees/servicers to submit paper documentation to HUD Headquarters to support these decisions, these data will be stored in computer files which will be accessed during claims processing.

Detailed step-by-step instructions are provided in the following pages for implementation of the transaction set 260, including mapping of the transaction set to the components of the form HUD-27011. The 260 is an approved X12 Draft Standard for Trial Use (DSTU). For assistance in completing form HUD-27011, see *Handbook 4330.4, REV-1, FHA Single Family Insurance Claims*, September 1994.

Transmission Notes for Transaction Set 260

To successfully transmit TS 260, the following items should be reviewed:

- Ensure that the interchange control segments information for you and your trading partner(s) is specified as discussed in Appendix C;
- Ensure that all data is in the format required by HUD's application system;
- Ensure the correct amount of data is sent, e.g. send only one amount/date when requested;
- Ensure that your transmission conforms to the correct pattern for your claim type;
- Ensure that the FHA case number, holding and servicing mortgagee information and claim status are included in all transactions; and
- Ensure that all of HUD's mandatory data requirements by claim type are met by utilizing the cross reference matrix presented later in this guide.

Each bullet point is discussed in the paragraphs below.

Interchange Control Segments. As stated in Section III, the interchange control segments contain control information about you and your trading partner(s) and indicate the number of functional groups included in the transmission. An interchange control header (ISA) identifies the beginning of an interchange of one or more functional groups and interchange-related control segments; whereas, an interchange control trailer (IEA) defines the end of an interchange of one or more functional groups and interchange-related control segments. Ensure that all specifications are met, as outlined in Appendix C.

Data format. HUD's application system requires specific formats for data elements within TS 260. These format requirements include usage of parentheses and hyphens and the acceptable length for HUD's application system where it is less than the length allowed in the X12 standards. They are detailed in the chart below. Also included are several data elements within the X12 260 transaction set whose attributes differ from those the HUD claim system is capable of accepting.

Data Element	Format
FHA Case Number	Do include the hyphen; i.e., 999-9999999. If less than 11 characters, fill trailing spaces with X's.
Holding Mortgagee Number	Do not include the hyphen; i.e., 9999999999.
Servicing Mortgagee Number	Do not include the hyphen; i.e., 9999999999.
Mortgagee Reference Number	Number is limited t a maximum of 15 characters by application system.
Holding Mortgagee EIN	Specify as 999999999. Do not include hyphens.
Telephone Number	Specify as (999) 999-9999.
Amounts	Do not include decimal points; there is an implied decimal of 2.
Interest Rate	Specify as a percentage with a decimal point; i.e., .40 for 40%.
Mortgagor Name	Specify in upper case only. Name is limited to 22 characters by the application system; X12 permits 35.
Address	Specify in upper case only. Address is limited to 19 characters by the application system; X12 allows 35 characters.
Comments	Specify in upper case only.
Zip Code	Do not include the hyphen in a 9 digit zip code; i.e., use 999999999 for 99999-9999.
Social Security Number	Do include hyphens; i.e., 999-99-9999.
All Dates	Specify all dates in the YYMMDD format.

It is also important to note that the order of columns on Part B of the form HUD-27011 do not map in the same order for TS 260. The chart below shows the differences.

HUD-27011	Column A Deductions	Column B Additions	Column C Interest
EDI Map	Credit Additions	Debit Deductions	Interest Interest

Quantity of Data Submitted. Several blocks in form HUD-27011 ask for only one date or amount even though the date or amount can represent different items. For example, in block 10 four different dates can be entered (date deed filed for record **or** date assignment filed for record **or** date of closing **or** date of appraisal). For successful transmission ensure that only one of the four dates is entered.

Claim Type. The Single Family Application for Insurance Benefits form is used for seven different claim types. Claim types 02-07 require submission of Part A and Part B together. However, for claim type 01-Conveyance, only Part A is initially submitted, followed by Part B. When submitting a claim using TS 260, it is important to use only those parts of the transaction set that transmit the data appropriate for your claim type. This will eliminate faulty transmissions. The chart below profiles which data are transmitted for Part A, Part B, and Parts A and B. Note claim type 05, Supplemental, is not currently supported by EDI.

Parts A & B	Part A	Part B
ST Segment	ST Segment	ST Segment
BGN Segment	BGN Segment	BGN Segment
Loop 0100	Loop 0100	Loop 0100
Loop 0200	Loop 0200	Loop 0200
Loop 0210	Loop 0210	Loop 0210 - Do not send.
Loop 0220	Loop 0220	Loop 0220 - Do not send.
Loop 0221	Loop 0221	Loop 0221 - Do not send.
Loop 0230	Loop 0230 - Do not send.	Loop 0230
SE Segment	SE Segment	SE Segment

Transaction Set 260 may also be used exclusively to transmit comments on one or more previously submitted claims. In this "Comments Only" use of the 260, the entire transaction set is restricted to transmitting comments.

Data Submitted on Every Transaction. The FHA Case Number, Holding Mortgagee Information, Servicing Mortgagee Information, and Claim Status must always be included in every transaction. Omission of this data will result in an 824, Application Advice, being sent informing you of incomplete data. To avoid processing delays ensure that the above mentioned information is always transmitted.

If the Holding and Servicing Mortgagee Numbers are the same, then send only one iteration of Loop 0100 (N1 Loop) with values MM and 61 for data elements N101

and N103, respectively. If the Holding and Servicing Mortgagee Numbers are different, send two iterations of Loop 0100 (N1 Loop).

Transmitting Comments. Comments may be transmitted two ways using TS 260: Comments with Claim or Comments Only TS 260. A comment may be transmitted with a claim when that claim is initially transmitted, or, comments may be later transmitted after the claim has been submitted using an abbreviated transaction set 260 for comments only. An example of Comments Only usage is shown in Business Scenario 3.

The segment that carries comment data for both of these methods is the NTE (Note/Special Instruction) segment occurring at position 090 in Loop 0200 of Table 2. Although the X12 standard allows 30 occurrences of this segment for each iteration of the 0200 loop, HUD is currently restricting NTE to 7 occurrences for each loop iteration. Unless you are notifying HUD that documentation in support of a claim has been mailed, always skip NTE01. For both methods of transmission, you may continue a message from one use of NTE to another for as many of the 7 uses as required.

Supporting Documentation Notice: An important use of the comment area is to notify HUD that supporting documentation has been sent. To indicate this, use code ACI in NTE01 and use NTE02 to identify the document, date mailed, and other related information.

Cross Reference Matrix. A cross reference matrix is used to illustrate TS 260 data requirements by claim type. Refer to this matrix to ensure that all mandatory data requirements are met.

Business Scenarios

A business scenario illustrates the construct of a TS 260 transmission. It provides a simple mortgage insurance claim and the corresponding information contained in the EDI transmission.

HUD's existing Single Family Mortgage Insurance Claims System accepts and processes applications for single-family mortgage insurance benefits from mortgagees/servicers throughout the country. Claims are generally submitted by mail utilizing form HUD-27011.

To assist in the use of the TS 260, three basic business scenarios are provided. Following the business scenario description, a table is provided for each line of the associated EDI transmission with an explanation of the content of the transmission.

Business Scenario 1

The following is an example of an original application (Part A only) for mortgage insurance benefits translated into an EDI format. This business case details an original submission of a conveyance type claim, the type most frequently submitted in two parts: an original claim followed by a final claim within a specified time period. *Drohn Mortgage Corp.*, a servicing mortgagee, in Houston, Texas is applying to HUD on behalf of *Beehive Bank* for mortgage insurance benefits for a defaulted mortgage. The original mortgage amount was $48,942.00 and the unpaid balance is $47,944.76.

The bank is the holding mortgagee of a real estate property located at 100 Sycamore Drive in Smalltown, Illinois. The mortgagor, Adam Q. Smith, Jr., has defaulted on the mortgage because his income has been curtailed. The last time he paid a complete installment on the mortgage was March 1, 1990. Smith's bankruptcy was released on November 7, 1990; the bank instituted foreclosure proceedings on April 9, 1991.

Beehive Bank was the successful bidder on the property at the foreclosure sale, and acquired good and marketable title on January 22, 1992. The property is vacant, and sustained $1500.00 worth of damage from a tornado. The mortgage insurer's local office approved conveyance of the damaged real estate to the insurer on February 27, 1992. *Beehive's* application for benefits is dated March 30, 1992.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is also included as part of the table.

EDI Transmission Data	Explanation
ST*260*0001~	**260** indicates transaction set 260; **0001** is the Control Number and the Segment Terminator is a tilde (~).
BGN*00*0*19920330*1205*ES~	**00** indicates that this is an original application for mortgage insurance benefits; **0** is the Reference Number; **19920330** indicates the date is March 30, 1992; **1205** indicates the time as 12:05 p.m.; **ES** indicates Eastern Standard Time.
N1*MM*BEEHIVE BANK*61*2121313144~	**MM** indicates the Mortgage company on whose behalf the claim is being sent; **Beehive Bank** is the name of the mortgage company; **61** indicates the identification code is the Holding Mortgagee Number; **2121313144** is the Holding Mortgagee Number.
	No additional name information is being sent; therefore, the N2 segment is omitted.
N3*200 WATER ST~	**200 Water St** is the mortgage company's address.
N4*HOUSTON*TX*772104329~	**Houston, Texas** is the geographic location of the mortgagee; **772104329** is the mortgage company's nine digit zip code.
REF*EI*121221212~	**EI** indicates that the Reference Number being sent is the Employer Identification Number.
PER*CN*SARAH JOHNSON*WP*(219) 222-3333~	**CN** indicates the mortgage company contact's position is General Contact; **Sarah Johnson** is the contact's name; **WP** indicates that the communication number is a telephone number; **(219) 222-3333** is the telephone number.
N1*LV*DROHN MORTGAGE CORP*62*3232424255~	**LV** indicates that the entity sending the claim is a loan servicer, **Drohn Mortgage Corp.** is the name of the loan servicer; **62** indicates the identification code is the Servicing Mortgagee Number; **3232424255** is the Servicing Mortgagee Number.
	No additional name information is being sent; therefore, the N2 segment is omitted.
N3*1000 CENTRAL AVE~	**1000 Central Ave.** is the loan servicer's address.
N4*HOUSTON*TX*772104329~	**Houston, Texas** is the geographic location of the loan servicer; **772104329** is the loan servicer's nine digit zip code.

EDI Transmission Data	Explanation
PER*CN*FRANK REYNOLDS*WP*(219) 333-4444~	**CN** indicates the loan servicer contact's position is General Contact; **Frank Reynolds** is the contact's name; **WP** indicates communication number is a work telephone number; **(219) 333-4444** is the telephone number.
CSI*00*523*D8*19920330~	**00** indicates that the claim status is an original claim, Part A only; **523** indicates that the date is Date of Claim; **D8** indicates that the format is CCYYMMDD; **19920330** indicates the date is March 30, 1992.
NM1*BW*1*SMITH*ADAM*Q**JR*34*111-22-3333~	**BW** indicates that the entity name is the borrower; **1** indicates that the entity is a person; **Smith** is the last name, **Adam** is the first name, and **Q** is the middle initial of the borrower; the name prefix data element is skipped; **Jr** is the name suffix of the borrower; **34** indicates that the ID Code for the borrower is the social security number; **111-22-3333** indicates that the borrower's social security number is 111-22-3333.
REF*SY*222-33-4444~	**SY** indicates that the reference number is a social security number; **222-33-4444** is the co-borrower's social security number.
REF*Z8*131-4001330~	**Z8** indicates that the reference number is the FHA Case Number; **131-4001330** is the number.
REF*33*361578~	**33** indicates that the reference number is the Lender Case Number; **361578** is the number.
N3*100 SYCAMORE DRIVE~	**100 Sycamore Drive** indicates the real estate property address.
N4*SMALLTOWN*IL*60600~	**Smalltown** indicates the city in which the real estate property is located; **IL** indicates that it is in the state of Illinois; **60600** indicates the zip code.
	No additional dates are sent, therefore the DTP segment is omitted.
	No interest information is required, so the INT segment was not used.
	No mortgage insurance response is sent, therefore the MIR segment is omitted.
NTE*ACI*MORTGAGE NOTE, PAYMENT SCHEDULE FOR ARM LOAN MAILED 03/30/92~	**ACI** indicates that the purpose of the note is to inform HUD that additional documentation has been sent through the mail. The free-form text indicates the type of documentation sent to

EDI Transmission Data	Explanation
	support the amount claimed as the unpaid principal balance of an ARM loan and the date documentation was sent.
DFI*006*01~	**006** indicates that the reason for mortgage default was curtailment of the mortgagor's income; **01** indicates that the type of claim filed is a property conveyance.
DTP*045*D8*19850712~	**045** indicates endorsement date from the Mortgage Insurance Certificate; **D8** indicates the format is CCYYMMDD; **19850712** is the date of July 12, 1985.
DTP*143*D8*19850701~	**143** indicates due date of first payment to principal and interest on the mortgage; **D8** is the date format; **19850701** indicates a date of July 1, 1985.
DTP*147*D8*19900301~	**147** indicates due date defaulting mortgagor paid the last complete installment on mortgage; **D8** indicates date format; **19900301** indicates date of March 1, 1990.
DTP*531*D8*19920122~	**531** indicates date mortgagee acquired good and marketable title to the real estate property whose mortgage is in default; **D8** is the date format; **19920122** is date of January 22, 1992.
DTP*413*D8*19901107~	**413** indicates the date of release of bankruptcy; **D8** is the date format; **19901107** is date of November 7, 1990.
DTP*149*D8*_____ ~	**149** indicates the date deed was filed for record; **D8** is the date format; ____ is date of _____.
AMT*DA*4894200~	**DA** indicates the original mortgage amount; **4894200** indicates that the amount is $48,942.00
AMT*OB*4794476~	**OB** indicates the unpaid loan balance; **4794476** is an amount of $47,944.76.
REC*01*01*01**2~	**01** indicates that the real estate property is vacant; **01** indicates that the property is damaged; **01** indicates the property was damaged by a tornado; the additional asterisk indicates that the optional data element in that position has been skipped; **2** indicates that the property has 2 living units.
AMT*DE*150000~	**DE** indicates an estimate of damage amount; **150000** is a damage amount of $1500.00
DTP*148*D8*19920227~	**148** indicates the date the local office approved the conveyance of the damaged real estate

EDI Transmission Data	Explanation
	property; **D8** is the date format of CCYYMMDD; **19920227** is a date of February 27, 1992.
FCL*4*Y~	**4** indicates that a deficiency judgment was not authorized by the mortgage insurer and was not obtained; **Y** indicates that the mortgagee's bid for real estate property at foreclosure sale was successful. No information is provided about the authorized bid amount, or whether the mortgagee's claim will be adjusted; consequently the related data elements are omitted.
DTP*320*D8*19910409~	**320** indicates the date foreclosure proceedings were instituted; **D8** is the date format; **19910409** is a date of April 9, 1991.
	No mortgage loan fiscal data is being sent; therefore, loop 0230 containing segments FIS and DTP is omitted.
SE*34*0001~	**34** indicates the number of segments transmitted in this transaction set; **0001** is the Transaction Control Number.

Business Scenario 2

This business scenario is an example of a final application for mortgage insurance benefits in which only Part B is translated into the EDI format. This scenario details the submission of the final version of a conveyance type claim. It is submitted to the Federal Housing Administration (FHA) after a specified time period has elapsed after the filing of the original claim. *Drohn Mortgage Corp.*, the Servicing Mortgagee, is submitting fiscal information for *Beehive Bank* of Houston, Texas, the Holding Mortgagee, related to its application for mortgage insurance benefits on a defaulted mortgage for a real estate property located at 6733 Hunter Drive, Anytown, Virginia. *Drohn* is providing the FHA, the mortgage insurer, with the specific fiscal data items connected with the property. These items are also identified as credit amounts, debit amounts, and/or interest amounts to enable the insurer to calculate the benefits to be paid to the mortgagee.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is also included as part of the table.

EDI Transmission Data	Explanation
ST*260*0001~	**260** indicates transaction set 260; **0001** is the Control Number and the Segment Terminator is a tilde (~).
BGN*00*0*19920510*1500*ES~	**00** indicates that this is an original submission of an application for mortgage insurance benefits; **0** is the Reference Number; **19920510** indicates the date is May 10, 1992; **1500** indicates the time is 3:00 p.m.; **ES** indicates Eastern Standard Time.
N1*MM*BEEHIVE BANK*61*2121313144~	**MM** indicates the Mortgage company on whose behalf the claim is being sent; **Beehive Bank** is the name of the mortgage company; **61** indicates the identification code is the Holding Mortgagee Number; **2121313144** is the Holding Mortgagee Number.
	No additional name information is being sent; therefore, the N2 segment is omitted.
N3*200 WATER ST~	**200 Water St** is the mortgage company's address.
N4*HOUSTON*TX*772104329~	**Houston, Texas** is the geographic location of the mortgagee; **772104329** is the mortgage company's nine digit zip code.
REF*EI*121221212~	**EI** indicates that the Reference Number being sent is the Employer Identification Number.
PER*CN*SARAH JOHNSON*WP*(219) 222-3333~	**CN** indicates the mortgage company contact's position is General Contact; **Sarah Johnson** is the contact's name; **WP** indicates that the communication number is a work telephone number; **(219) 222-3333** is the telephone number.
N1*LV*DROHN MORTGAGE CORP*62*3232424255~	**LV** indicates that the entity sending the claim is a loan servicer, **Drohn Mortgage Corp.** is the name of the loan servicer; **62** indicates the identification code is the Servicing Mortgagee Number; **3232424255** is the Servicing Mortgagee Number.
	No additional name information is being sent; therefore, the N2 segment is omitted.
N3*1000 CENTRAL AVE~	**1000 Central Ave.** is the loan servicer's address.
N4*HOUSTON*TX*772104329~	**Houston, Texas** is the geographic location of the loan servicer; **772104329** is the loan

EDI Transmission Data	Explanation
	servicer's nine digit zip code.
PER*CN*FRANK REYNOLDS*WP*(219) 333-4444~	**CN** indicates the loan servicer contact's position is General Contact; **Frank Reynolds** is the contact's name; **WP** indicates communication number is a work telephone number; **(219) 333-4444** is the telephone number.
CSI*20*523*D8*19920510~	**20** indicates that the claim status is a final claim; **523** indicates that the date is Date of Claim; **D8** indicates that the format is CCYYMMDD; **19920510** indicates the date is May 10, 1992.
NM1*BW*1*SMITH*ADAM*Q**JR* 34*111-22-3333~	**BW** indicates that the entity name is the borrower; **1** indicates that the entity is a person; **Smith** is the last name, **Adam** is the first name, and **Q** is the middle initial of the borrower; the name prefix data element is skipped; **Jr** is the name suffix of the borrower; **34** indicates that the ID Code for the borrower is the social security number; **111-22-3333** indicates that the borrower's social security number.
REF*SY*222-33-4444~	**SY** indicates that the reference number is a social security number; **222-33-4444** is the co-borrower's social security number.
REF*Z8*143-5301330~	**Z8** indicates that the reference number is the FHA Case Number; **143-5301330** is the number.
REF*33*361578~	**33** indicates that the reference number is the Lender Case Number; **361578** is the number.
N3*6733 HUNTER DRIVE~	**6733 Hunter Drive** indicates the real estate property address.
N4*ANYTOWN*VA*23901~	**Anytown** indicates the city in which the real estate property is located; **VA** indicates that it is in the state of Virginia; **23901** indicates the zip code.
	No additional dates are sent, therefore the DTP segment is omitted.
	No information is being sent on interest rates, therefore the INT segment is not used.
	No mortgage insurance response is sent, therefore the MIR segment is omitted.
NTE**DEBENTURE INTEREST CALCULATED TO 01/05/92, INTEREST~	**Debenture interest calculated to 01/05/92, interest** indicates this is a free-form text

EDI Transmission Data	Explanation
	comment. Since NTE01 is not used, no supporting documentation is being sent.
NTE**CURTAILMENT DATE ON PART A.~	The segment continues the message from NTE02.
	No mortgage default information is being sent, therefore Loop 0210 containing segments DFI, DTP, and AMT is omitted.
	No real estate property condition information is being sent, therefore Loop 0220 containing segments REC, AMT, and DTP, and Loop 0221 containing segments FCL and DTP are omitted.
FIS*DG**10687~	**DG** indicates the fiscal data item is Escrow Balance; the credit amount data element in the first position has been skipped; **10687** in the debit amount position indicates a debit amount of $106.87
FIS*BK*28210**573~	**BK** indicates the fiscal data item is Disbursements for Protection and Preservation; **28210** in the credit amount data element position indicates a credit amount of $282.10; the debit amount data element position is skipped; **573** in the interest amount data element position indicates an interest amount of $5.73.
FIS*K*40000**860~	**K** indicates the fiscal data item is Attorney and Trustee Fees; **40000** in the first amount data element position indicates a credit amount of $400.00; the debit amount data element is skipped; **860** in the interest amount data element position indicates an interest amount of $8.60.
FIS*AZ*32103**599~	**AZ** indicates the fiscal data item is Other Foreclosure and Acquisition Costs; **32103** in the credit amount data element position indicates a credit amount of $321.03; the debit amount data element position is skipped; **599** in the interest amount data element position indicates an interest amount of $5.99.
FIS*DH*1465**027~	**DH** indicates the fiscal data item is Total Disbursements; **1465** in the credit amount data element position indicates a credit amount of $14.65; the debit amount data element position is skipped; **027** in the interest amount data element position indicates an interest amount of $0.27.

EDI Transmission Data	Explanation
FIS*BB*1599**039~	**BB** indicates the fiscal data item is Mortgage Insurance Premiums; **1599** in the credit amount data element position indicates a credit amount of $15.99; the debit amount data element is skipped; **039** in the interest amount data element position indicates an interest amount of $0.39.
FIS*CE*103377*10687*2098~	**CE** indicates the fiscal data item is a summary amount; **103377** in the credit amount data element position indicates a credit amount of $1033.77; **10687** in the debit amount data element position indicates a debit amount of $106.87; **2098** in the interest amount data element position indicates an interest summary amount of $20.98.
FIS*CQ*94788~	**CQ** indicates the fiscal data item is the Net Claim Amount; **94788** in the credit amount data element position indicates the amount is $947.88.
	No dates have been sent concerning the fiscal data items, therefore the DTP segment is omitted.
SE*29*0001~	**29** indicates the number of segments transmitted in this transaction set; **0001** is the Transaction Control Number.

Business Scenario 3

This business scenario shows the use of transaction set 260 to transmit comments only on a previously submitted claim.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is also included as part of the table.

EDI Transmission Data	Explanation
ST*260*0023~	**260** indicates transaction set 260; **0023** is the Control Number and the Segment Terminator is a tilde (~).
BGN*22*0*19920410*0930*ES~	**22** indicates that this is an information copy; **0** is the Reference Number; **19920410** indicates the date is April 10, 1992; **0930** indicates the time as 9:30 a.m.; **ES** indicates Eastern Standard Time.
N1*MM*BEEHIVE BANK*61*2121313144~	**MM** indicates the Mortgage company on whose behalf the claim is being sent; **Beehive Bank** is the name of the mortgage company; **61** indicates the identification code is the Holding Mortgagee Number; **2121313144** is the Holding Mortgagee Number.
	Optional segments N2, N3, N4, REF, and PER are omitted.
N1*LV*DROHN MORTGAGE CORP*62*3232424255~	**LV** indicates that the entity sending the claim is a loan servicer, **Drohn Mortgage Corp.** is the name of the loan servicer; **62** indicates the identification code is the Servicing Mortgagee Number; **3232424255** is the Servicing Mortgagee Number.
	No additional name information is being sent; therefore, the N2 segment is omitted.
N3*1000 CENTRAL AVE~	**1000 Central Ave.** is the loan servicer's address.
N4*HOUSTON*TX*772104329~	**Houston, Texas** is the geographic location of the loan servicer; **772104329** is the loan servicer's nine digit zip code.
PER*CN*FRANK REYNOLDS*WP*(219) 333-4444~	**CN** indicates the loan servicer contact's position is General Contact; **Frank Reynolds** is the contact's name; **WP** indicates communication number is a work telephone number; **(219) 333-4444** is the telephone number.
CSI*22*523*D6*920330~	**22** indicates that the status is information copy; **523** indicates that the date is date of claim; **D6** indicates that the format is YYMMDD; **920330** indicates that the date is March 30, 1992.
NM1*BW*1*SMITH*ADAM*Q**JR*34*111-22-3333~	**BW** indicates that the entity name is the borrower; **1** indicates that the entity is a person; **Smith** is the last name, **Adam** is the first name, and **Q** is the middle initial of the borrower; the

EDI Transmission Data	Explanation
	name prefix data element is skipped; **Jr** is the name suffix; **34** indicates that the ID Code for the borrower is the social security number; **111-22-3333** indicates that the borrower's social security number.
REF*Z8*131-4001330~	**Z8** indicates that the reference number is the FHA Case Number; **131-4001330** is the number.
REF*33*361578~	**33** indicates that the reference number is the Lender Case Number; **361578** is the number.
N3*100 SYCAMORE DRIVE~	**100 Sycamore Drive** indicates the real estate property address.
N4*SMALLTOWN*IL*60600~	**Smalltown** indicates the city in which the real estate property is located; **IL** indicates that it is in the state of Illinois; **60600** indicates the zip code.
	Optional segments DTP, INT, and MIR are omitted.
NTE*ACI*DOCUMENTATION FOR LINE 111 EXPENSES WAS MAILED TO HUD ON~	**ACI** indicates that the purpose of the note is additional claim information and has been sent by mail. The free-form text indicates the type of documentation sent.
NTE**01/05/95. IT INCLUDED PT. D, RECEIPTS AND PAYMENT HISTORY.~	The segment continues the message from NTE02. **01/05/95** indicates the date mailed and describes what documentation was sent.
SE*16*0023~	**16** indicates the number of segments transmitted in this transaction set; **0023** is the Transaction Control Number.

Transaction Set 260 Outline

Transaction set 260 can be used by mortgage lenders to file claims with both government agencies and private mortgage insurers in the event that defaults or foreclosure activity allow for the collection of a third party guarantee/insurance benefit. The information in a standard format will allow all mortgage insurance claim payments to be requested similarly, whether they be to an investor, insurer, or guarantor. The following pages contain the 260 transaction set outline.

260 Application for Mortgage Insurance Benefits

Functional Group ID=MG

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application for Mortgage Insurance Benefits Transaction Set (260) for use within the context of an Electronic Data Interchange (EDI) environment. This transaction set can be used by mortgage lenders to file claims with both government agencies and private mortgage insurers in the event that defaults or foreclosure activity allow for the collection of a third-party guarantee/insurance benefit. The information in a standard format will allow all mortgage insurance claim payments to be requested similarly, whether they be to an investor, insurer, or guarantor.

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
			LOOP ID - 0100			7	
Must Use	030	N1	Name	M	1		n1
	050	N3	Address Information	O	1		
	060	N4	Geographic Location	O	1		
	070	REF	Reference Identification	O	1		n2
	080	PER	Administrative Communications Contact	O	1		

Summary:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - 0200			>1	
Must Use	010	CSI	Claim Status Information	M	1		n3
Must Use	020	NM1	Individual or Organizational Name	M	2		n4
Must Use	030	REF	Reference Identification	M	6		n5
Must Use	040	N3	Address Information	M	1		n6
Must Use	050	N4	Geographic Location	M	1		
	060	DTP	Date or Time or Period	O	2		
	070	INT	Interest	O	24		
	090	NTE	Note/Special Instruction	O	30		
			LOOP ID - 0210			1	
	100	DFI	Default Information	O	1		
Must Use	110	DTP	Date or Time or Period	M	19		
Must Use	120	AMT	Monetary Amount	M	4		
			LOOP ID - 0220			1	
	130	REC	Real Estate Condition	O	1		
	140	AMT	Monetary Amount	O	6		
	150	DTP	Date or Time or Period	O	4		

			LOOP ID - 0221			1	
	160	FCL	Foreclosure	O	1		
	170	DTP	Date or Time or Period	O	5		
			LOOP ID - 0230			100	
	180	FIS	Mortgage Loan Fiscal Data	O	1		n7
Must Use	200	SE	Transaction Set Trailer	M	1		

Transaction Set Notes

1. The 0100 loop identifies the name and address of the sending party, an entity such as the mortgage company, loan servicer, payee or investor, and the receiving party, the mortgage insurer.
2. The REF segment contains an additional supplemental reference number that identifies only the sender.
3. The CSI segment identifies the status of the subject claim within the claim process and provides the date associated with that status.
4. Loop 0200 contains essential information about the subject real estate property. The NM1 segment provides the name of the mortgagor(s).
5. The REF segment contains reference numbers that are case-specific.
6. The N3 and N4 segments refer to the location of the real estate property.
7. The 0230 loop will provide information on mortgage loan fiscal data, such as the fiscal data item name, the credit, debit, and interest amounts associated with the fiscal data item, and the date or time period covered.

Data Mapping Guide

The following data mapping guide for TS 260 is based on version 004010 of TS 260 as defined by the X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

Data Mapping Guide
Transaction Set 260
Application for Mortgage Insurance Benefits

Segment: **ST** **Transaction Set Header**
Position: 010
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the start of a transaction set and to assign a control number
Syntax Notes:
Semantic Notes: **1** The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:
Notes: The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**ST01**	**143**	**Transaction Set Identifier Code** Code uniquely identifying a Transaction Set 260 Application for Mortgage Insurance Benefits A claim filed for mortgage insurance benefits	**M ID 3/3**
Must Use	**ST02**	**329**	**Transaction Set Control Number** Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set NOTE: The control number is assigned by the sender. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment for each transaction.	**M AN 4/9**

Segment: **BGN** **Beginning Segment**
Position: 020
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the beginning of a transaction set
Syntax Notes:
1 If BGN05 is present, then BGN04 is required.
Semantic Notes:
1 BGN02 is the transaction set reference number.
2 BGN03 is the transaction set date.
3 BGN04 is the transaction set time.
4 BGN05 is the transaction set time qualifier.
5 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
Comments:
Notes: The BGN segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**BGN01**	**353**	**Transaction Set Purpose Code** Code identifying purpose of transaction set NOTE: Enter 00 for all instances except when using transaction set 260 for comments only, then enter 22. 00 Original 22 Information Copy	**M ID 2/2**
Must Use	**BGN02**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier NOTE: Enter 0.	**M AN 1/30**
Must Use	**BGN03**	**373**	**Date** Date expressed as CCYYMMDD	**M DT 8/8**
	BGN04	**337**	**Time** Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	**X TM 4/8**
	BGN05	**623**	**Time Code** Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow CD Central Daylight Time CS Central Standard Time CT Central Time ED Eastern Daylight Time ES Eastern Standard Time ET Eastern Time MD Mountain Daylight Time MS Mountain Standard Time	**O ID 2/2**

			MT Mountain Time PD Pacific Daylight Time PS Pacific Standard Time PT Pacific Time		
Not Used	**BGN06**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**O**	**AN 1/30**
Not Used	**BGN07**	**640**	**Transaction Type Code** Code specifying the type of transaction Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**BGN08**	**306**	**Action Code** Code indicating type of action Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 1/2**
Not Used	**BGN09**	**786**	**Security Level Code** Code indicating the level of confidentiality assigned by the sender to the information following Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**

Segment: **N1** **Name**
Position: 030
Loop: 0100 Mandatory
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To identify a party by type of organization, name, and code
Syntax Notes:
1 At least one of N102 or N103 is required.
2 If either N103 or N104 is present, then the other is required.
Semantic Notes:
Comments:
1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
2 N105 and N106 further define the type of entity in N101.
Notes: The N1 segment is used to supply information on the sender: Mortgagee, Servicing Mortgagee. If holder and servicer are the same, send as Holding Mortgagee. If holder and servicer are different, send information for both. Use one iteration of the loop for the Holding Mortgagee and one iteration for the Servicing Mortgagee.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**N101**	**98**	**Entity Identifier Code** Code identifying an organizational entity, a physical location, property or an individual 27011 Block No. 35. Name of mortgagee 27011 Block No. 36. Name of mortgagee's servicer LV Loan Servicer MM Mortgage Company A business entity that is responsible for originating and servicing mortgage loans	**M**	**ID 2/3**
	N102	**93**	**Name** Free-form name Format: Upper case. Limited to 22 characters.	**X**	**AN 1/60**
	N103	**66**	**Identification Code Qualifier** Code designating the system/method of code structure used for Identification Code (67) 27011 Block No. 12. [M] Holding mortgagee number. Holding Mortgagee ID must be transmitted. If not, claim will be suspended. 27011 Block No. 13. Servicing mortgagee number. 61 Holding Mortgagee Number 62 Servicing Mortgagee Number	**X**	**ID 1/2**
	N104	**67**	**Identification Code** Code identifying a party or other code	**X**	**AN 2/80**
Not Used	**N105**	**706**	**Entity Relationship Code** Code describing entity relationship Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**N106**	**98**	**Entity Identifier Code** Code identifying an organizational entity, a physical location, property or an individual Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/3**

Segment: **N3** **Address Information**
Position: 050
Loop: 0100 Mandatory
Level: Heading:
Usage: Optional
Max Use: 1
Purpose: To specify the location of the named party
Syntax Notes:
Semantic Notes:
Comments:
Notes: This N3 segment is used to indicate sender address.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**N301**	**166**	**Address Information** Address information 27011 Block No. 35 address of mortgagee 27011 Block No. 36 address of mortgagee's servicer Format: upper case only, 19 characters maximum.	**M**	**AN 1/55**
	N302	**166**	**Address Information** Address information 27011 Block No. 35 address of mortgagee 27011 Block No. 36 address of mortgagee's servicer Format: upper case only, 19 characters maximum.	**O**	**AN 1/55**

Segment: **N4** **Geographic Location**
Position: 060
Loop: 0100 Mandatory
Level: Heading:
Usage: Optional
Max Use: 1
Purpose: To specify the geographic place of the named party
Syntax Notes: **1** If N406 is present, then N405 is required.
Semantic Notes:
Comments: **1** A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.
2 N402 is required only if city name (N401) is in the U.S. or Canada.
Notes: NOTE: If the N4 segment is used, data elements N401, N402, and N403 are required.
27011 Block No. 35 address of mortgagee
27011 Block No. 36 address of mortgagee's servicer

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
	N401	**19**	**City Name** Free-form text for city name 27011 Block No. 35. ...address of mortgagee 36. ...address of mortgagee's servicer	**O**	**AN 2/30**
	N402	**156**	**State or Province Code** Code (Standard State/Province) as defined by appropriate government agency 27011 Block No. 35. ...address of mortgagee 36. ...address of mortgagee's servicer	**O**	**ID 2/2**
	N403	**116**	**Postal Code** Code defining international postal zone code excluding punctuation and blanks (zip code for United States) 27011 Block No. 35. ...address of mortgagee 36. ...address of mortgagee's servicer	**O**	**ID 3/15**
Not Used	**N404**	**26**	**Country Code** Code identifying the country	**O**	**ID 2/3**
Not Used	**N405**	**309**	**Location Qualifier** Code identifying type of location Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 1/2**
Not Used	**N406**	**310**	**Location Identifier** Code which identifies a specific location	**O**	**AN 1/30**

Segment: **REF** **Reference Identification**
Position: 070
Loop: 0100 Mandatory
Level: Heading:
Usage: Optional
Max Use: 1
Purpose: To specify identifying information
Syntax Notes:
1 At least one of REF02 or REF03 is required.
2 If either C04003 or C04004 is present, then the other is required.
3 If either C04005 or C04006 is present, then the other is required.
Semantic Notes:
1 REF04 contains data relating to the value cited in REF02.
Comments:
Notes: This segment is used to identify the sender.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**REF01**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification 27011 Block No. 16. Holding Mortgagee EIN EI Employer's Identification Number	**M**	**ID 2/3**
	REF02	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier Format: Do not include hyphens.	**X**	**AN 1/30**
Not Used	**REF03**	**352**	**Description** A free-form description to clarify the related data elements and their content	**X**	**AN 1/80**
	REF04	**C040**	**Reference Identifier** To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier	**O**	
Must Use	**C04001**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification Refer to 004010 Data Element Dictionary for acceptable code values.	**M**	**ID 2/3**
Must Use	**C04002**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**M**	**AN 1/30**
	C04003	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/3**
	C04004	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**X**	**AN 1/30**
	C04005	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/3**
	C04006	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**X**	**AN 1/30**

Segment: **PER** **Administrative Communications Contact**
Position: 080
Loop: 0100 Mandatory
Level: Heading:
Usage: Optional
Max Use: 1
Purpose: To identify a person or office to whom administrative communications should be directed
Syntax Notes:
1 If either PER03 or PER04 is present, then the other is required.
2 If either PER05 or PER06 is present, then the other is required.
3 If either PER07 or PER08 is present, then the other is required.
Semantic Notes:
Comments:
Notes: The Contact information the mortgagee sends to HUD for claims in Transaction Set 260 will be in the first PER segment within the ST-SE envelope. If one case is reported in each ST-SE envelope, then the contact information must be included in each ST-SE loop. If multiple cases are reported inside of an ST-SE loop, the contact information for all of those cases will be the same. The mortgagee name should begin with first name first.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**PER01**	**366**	**Contact Function Code** Code identifying the major duty or responsibility of the person or group named CN General Contact	**M**	**ID 2/2**
	PER02	**93**	**Name** Free-form name 27011 Block No. 133. Holding Mortgagee Contact Name Format: Upper case. Limited to 22 characters.	**O**	**AN 1/60**
	PER03	**365**	**Communication Number Qualifier** Code identifying the type of communication number 27011 Block No. 133. Holding Mortgagee Contact Name and Telephone Number 133. Servicing Mortgagee Contact Name and Telephone Number WP Work Phone Number	**X**	**ID 2/2**
	PER04	**364**	**Communication Number** Complete communications number including country or area code when applicable	**X**	**AN 1/80**
Not Used	**PER05**	**365**	**Communication Number Qualifier** Code identifying the type of communication number Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/2**
Not Used	**PER06**	**364**	**Communication Number** Complete communications number including country or area code when applicable	**X**	**AN 1/80**
Not Used	**PER07**	**365**	**Communication Number Qualifier** Code identifying the type of communication number Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/2**
Not Used	**PER08**	**364**	**Communication Number** Complete communications number including country or area code when applicable	**X**	**AN 1/80**
Not Used	**PER09**	**443**	**Contact Inquiry Reference** Additional reference number or description to clarify a contact number	**O**	**AN 1/20**

Segment: **CSI** **Claim Status Information**
Position: 010
Loop: 0200 Mandatory
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the status of a claim for mortgage insurance benefits
Syntax Notes:
Semantic Notes:
1 CSI01 contains the code indicating the status of the claim for mortgage insurance benefits.
2 CSI02, CSI03, and CSI04 indicate the submission date associated with the claim status indicated in CSI01.
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**CSI01**	**1383**	**Claim Submission Reason Code** Code identifying reason for claim submission For claim types 02, 03, 04, 06, and 07 submitting Parts A & B together, use Code 20. However, when transmitting a corrected claim, use Code 03. For claim type 01 submitting Parts A & B separately use code 00 to indicate Part A; Code 20 to indicate Part B. for claim type 01 submitting Parts A & B separately, use Code 02 for corrected and verified Part A, Code 03 for corrected and verified Part B. Use Code 22 when using transaction set 260 FOR COMMENTS ONLY. 00 Original 02 Corrected and Verified Original Claim 03 Corrected and Verified Final Claim 20 Final Transmission 22 Information Copy	**M ID 2/2**
Must Use	**CSI02**	**374**	**Date/Time Qualifier** Code specifying type of date or time, or both date and time 27011 Block No. 6. Date form prepared 27011 Block No. 104. Date form prepared NOTE: For claim types that submit Part A and Part B together, enter Block 6 only. 523 Date of Claim The date the claim form is prepared	**M ID 3/3**
Must Use	**CSI03**	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format D8 Date Expressed in Format CCYYMMDD	**M ID 2/3**
Must Use	**CSI04**	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**M AN 1/35**

Segment: **NM1** **Individual or Organizational Name**
Position: 020
Loop: 0200 Mandatory
Level: Summary:
Usage: Mandatory
Max Use: 2
Purpose: To supply the full name of an individual or organizational entity
Syntax Notes: **1** If either NM108 or NM109 is present, then the other is required.
2 If NM111 is present, then NM110 is required.
Semantic Notes: **1** NM102 qualifies NM103.
Comments: **1** NM110 and NM111 further define the type of entity in NM101.
Notes: 27011 Block No. 33. Mortgagor's Name
27011 Block No. 100. Mortgagor's Name
NOTE: For claim types that submit Part A and Part B together, enter data for Block 33 only.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**NM101**	**98**	**Entity Identifier Code** Code identifying an organizational entity, a physical location, property or an individual 27011 Block No. 33. Mortgagor's Name 27011 Block No. 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only. Refer to 004010 Data Element Dictionary for acceptable code values.	**M**	**ID 2/3**
Must Use	**NM102**	**1065**	**Entity Type Qualifier** Code qualifying the type of entity 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only. 1 Person 2 Non-Person Entity	**M**	**ID 1/1**
	NM103	**1035**	**Name Last or Organization Name** Individual last name or organizational name 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 1/35**
	NM104	**1036**	**Name First** Individual first name 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 1/25**

	NM105	**1037**	**Name Middle** Individual middle name or initial 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 1/25**
	NM106	**1038**	**Name Prefix** Prefix to individual name 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 1/10**
	NM107	**1039**	**Name Suffix** Suffix to individual name 27011 Block No. 33. Mortgagor's Name 100. Mortgagor's Name Note: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 1/10**
	NM108	**66**	**Identification Code Qualifier** Code designating the system/method of code structure used for Identification Code (67) Mortgagor SSN. NOTE: Social Security Number is submitted with Block 33 and 100 data because no separate block is reserved for it. 34 Social Security Number	**X**	**ID 1/2**
	NM109	**67**	**Identification Code** Code identifying a party or other code Mortgagor SSN. NOTE: Social Security Number is submitted with Block 33 and 100 data because no separate block is reserved for it.	**X**	**AN 2/80**
Not Used	**NM110**	**706**	**Entity Relationship Code** Code describing entity relationship Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/2**
Not Used	**NM111**	**98**	**Entity Identifier Code** Code identifying an organizational entity, a physical location, property or an individual Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/3**

Segment: **REF** **Reference Identification**
Position: 030
Loop: 0200 Mandatory
Level: Summary:
Usage: Mandatory
Max Use: 6
Purpose: To specify identifying information
Syntax Notes:
1 At least one of REF02 or REF03 is required.
2 If either C04003 or C04004 is present, then the other is required.
3 If either C04005 or C04006 is present, then the other is required.
Semantic Notes:
1 REF04 contains data relating to the value cited in REF02.
Comments:
Notes: This REF segment contains case specific reference numbers.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**REF01**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification The FHA case number must be transmitted. If not, the claim will be suspended.27011 Block No.2. FHA Case Number (Z8)27011 Block No. 101. FHA Case Number (Z8)27011 Block No. 3. Section of the National Housing Act Code (3A)27011 Block No. 102. Section of the National Housing Act Code (3A)27011 Block No. 14. Mortgagee Reference Number (33)27011 Block No. 103. Mortgagee Reference Number (33)27011 Block No. 33. Co-Mortgagor SSN (SY)27011 Block No. 100. Co-Mortgagor SSN (SY) 33 Lender Case Number 3A Section of the National Housing Act Code A code taken from the Mortgage Insurance Certificate indicating the specific National Housing Act Program under which the mortgage is insured SY Social Security Number Z8 Federal Housing Administration Case Number The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan	**M ID 2/3**
	REF02	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier For claim types that submit Part A and Part B together, enter data as follows: Blocks 2 and 101: enter Block 2 only Block 3 and 102: enter Block 3 only Block 33 and 100: enter Block 33 only Block 14 and 103: enter Block 14 only. Format: Do include the hyphens in SSN and FHA case number For FHA case number if less than 11 characters, fill trailing spaces with X's. Mortgagee reference number limited to 15 characters.	**X AN 1/30**
Not Used	**REF03**	**352**	**Description** A free-form description to clarify the related data elements and their content	**X AN 1/80**
Not Used	**REF04**	**C040**	**Reference Identifier** To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier	**O**
Not Used	**C04001**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification	**M ID 2/3**

			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	**C04002**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**M**	**AN 1/30**
Not Used	**C04003**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/3**
Not Used	**C04004**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**X**	**AN 1/30**
Not Used	**C04005**	**128**	**Reference Identification Qualifier** Code qualifying the Reference Identification Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/3**
Not Used	**C04006**	**127**	**Reference Identification** Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	**X**	**AN 1/30**

Segment: **N3** **Address Information**
Position: 040
Loop: 0200 Mandatory
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To specify the location of the named party
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**N301**	**166**	**Address Information** Address information 27011 Block No. 33. and property address 27011 Block No. 100. and property address Format: upper case only, 19 characters maximum. NOTE: For claim types that submit Part A and Part B together, enter Block 33 only.	**M**	**AN 1/55**
	N302	**166**	**Address Information** Address information 27011 Block No. 33. and property address 27011 Block No. 100. and property address Format: upper case only, 19 characters maximum. NOTE: For claim types that submit Part A and Part B together, enter Block 33 only.	**O**	**AN 1/55**

Segment: **N4** **Geographic Location**
Position: 050
Loop: 0200 Mandatory
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To specify the geographic place of the named party
Syntax Notes: **1** If N406 is present, then N405 is required.
Semantic Notes:
Comments: **1** A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.
2 N402 is required only if city name (N401) is in the U.S. or Canada.
Notes: NOTE: IF the N4 segment is used, data elements N401, N402, and N403 are required.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
	N401	**19**	**City Name** Free-form text for city name 27011 Block No. 33 ...and property address 27011 Block No. 100. ...and property address NOTE: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**AN 2/30**
	N402	**156**	**State or Province Code** Code (Standard State/Province) as defined by appropriate government agency 27011 Block No. 33 ...and property address 27011 Block No. 100. ...and property address NOTE: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**ID 2/2**
	N403	**116**	**Postal Code** Code defining international postal zone code excluding punctuation and blanks (zip code for United States) 27011 Block No. 33 ...and property address 27011 Block No. 100. ...and property address NOTE: For claim types that submit Part A and Part B together, enter data for Block 33 only.	**O**	**ID 3/15**
Not Used	**N404**	**26**	**Country Code** Code identifying the country	**O**	**ID 2/3**
Not Used	**N405**	**309**	**Location Qualifier** Code identifying type of location Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 1/2**
Not Used	**N406**	**310**	**Location Identifier** Code which identifies a specific location	**O**	**AN 1/30**

Segment: **DTP** **Date or Time or Period**
Position: 060
Loop: 0200 Mandatory
Level: Summary:
Usage: Optional
Max Use: 2
Purpose: To specify any or all of a date, a time, or a time period
Syntax Notes:
Semantic Notes: **1** DTP02 is the date or time or period format that will appear in DTP03.
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP01**	**374**	**Date/Time Qualifier** Code specifying type of date or time, or both date and time 27011 Block No. 105. Expiration date to submit title evidence, if applicable. Codes 535 and 536 are reserved for future use. 522 Expiration Date to Submit Title Evidence The last day of an approved extension to submit title evidence without penalty 535 Curtailment Date from Advice of Payment The date to which interest was curtailed 536 Expiration of Extension to Submit Fiscal Data The date of the expiration of extension given to submit fiscal data	**M ID 3/3**
Must Use	**DTP02**	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format D8 Date Expressed in Format CCYYMMDD	**M ID 2/3**
Must Use	**DTP03**	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**M AN 1/35**

Segment: **INT** **Interest**
Position: 070
Loop: 0200 Mandatory
Level: Summary:
Usage: Optional
Max Use: 24
Purpose: To specify interest rate and type and the applicable time period
Syntax Notes:
1 If either INT03 or INT04 is present, then the other is required.
Semantic Notes:
1 INT01 indicates the type of interest, for example, mortgage note or debenture interest.
2 INT02 is the interest rate as a percentage.
3 INT03 indicates the range of date format for INT04.
4 INT04 indicates the range of dates to which the interest rate applies.
5 INT05 indicates the number of days represented by the range of dates in INT04.
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**INT01**	**547**	**Interest Type Code** Code identifying the type of interest 27011 Block No. 121. Mortgage Note Interest (from___to___Rate___%) D Debenture Registered, transferable securities which are valid and binding obligations issued in accordance with the provision of the National Housing Act, Section 203 M Mortgage Note A credit instrument (note) as is commonly given to secure advances on, or the unpaid purchase price of, real estate under the laws of the jurisdiction where the property is located	**M ID 1/2**
	INT02	**953**	**Interest Rate** The interest rate as a percentage	**O R 1/6**
	INT03	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format Date range indicates time period for which interest is charged. RD8 Range of Dates Expressed in Format CCYYMMDD-CCYYMMDD A range of dates expressed in the format CCYYMMDD-CCYYMMDD where CCYY is the numerical expression of the century CC and year YY, MM is the numerical expression of the month within the year, and DD is the numerical expression of the day within the year; the first occurrence of CCYYMMDD is the beginning date and the second occurrence is the ending date	**X ID 2/3**
	INT04	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**X AN 1/35**
Not Used	**INT05**	**380**	**Quantity** Numeric value of quantity	**O R 1/15**

Segment: **NTE** **Note/Special Instruction**
Position: 090
Loop: 0200 Mandatory
Level: Summary:
Usage: Optional
Max Use: 30
Purpose: To transmit information in a free-form format, if necessary, for comment or special instruction
Syntax Notes:
Semantic Notes:
Comments: **1** The NTE segment permits free-form information/data which, under ANSI X12 standard implementations, is not machine processable. The use of the NTE segment should therefore be avoided, if at all possible, in an automated environment.
Notes: To indicate whether documentation of claim is in route or to supply comments if necessary.
NOTE: HUD restricts the maximum use of the NTE segment to 7 uses for each iteration of Loop 0200. To use the allotted space efficiently, enter message text continuously using commas to separate comments.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
	NTE01	**363**	**Note Reference Code** Code identifying the functional area or purpose for which the note applies Comments with Claim and Comments Only transaction set 260: Always skip NTE01 unless you are notifying HUD that documentation is being sent. Comments Only transaction set 260: No segments after NTE are used. Supporting Documentation Notice: When transmitting this information, do so beginning with the first iteration of the NTE segment. Send code ACI in NTE01 and related information in NTE02 (document name, date, etc.) 27011 Block No. Mortgagee comments block. ACI Additional Claim Information	**O**	**ID 3/3**
Must Use	**NTE02**	**352**	**Description** A free-form description to clarify the related data elements and their content 27011 Block No. Mortgagee comments block. Format: HUD accepts a maximum of 60 bytes. Upper case only.	**M**	**AN 1/80**

Segment: **DFI** **Default Information**
Position: 100
Loop: 0210 Optional
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To specify mortgage loan delinquency/default information
Syntax Notes:
Semantic Notes:
1 DFI01 indicates code specifying the reason for default status.
2 DFI02 indicates code specifying the type of claim.
3 DFI03 indicates if default resulted in a direct conveyance. A "Y" indicates that it resulted in a direct conveyance; an "N" indicates that it did not.
4 DFI04 indicates if this is the first payment in default. A "Y" indicates this is the first payment in default; an "N" indicates it is not.
Comments:
Notes: NOTE: Do not sent for Part B only claim.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DFI01**	**641**	**Status Reason Code** Code indicating the status reason 27011 Block No. 4. Delinquency/Default Reason (DDR) Code Code 015, Default Detail, corresponds to "Other".	**O ID 3/3**

001	Death of Principal Mortgagor
002	Illness of Principal Mortgagor
003	Illness of Mortgagor's Family Member
004	Death of Mortgagor's Family Member
005	Marital Difficulties
006	Curtailment of Income The reduction of income of a borrower
007	Excessive Obligations - Same Income, Including Habitual Nonpayment of Debts
008	Abandonment of Property
009	Distant Employment Transfer
010	Neighborhood Problem
011	Property Problem
012	Inability to Sell Property
013	Inability to Rent Property
014	Military Service
015	Default Detail Default reasons which are specified and detailed in a textual note
016	Unemployment (Effective 11/01/06)
017	Business Failure (Effective 11/01/06)
019	Casualty Loss
022	Energy-Environment Cost (Effective 11/01/06)
023	Servicing Problems (Effective 11/01/06)
026	Payment Adjustment (Effective 11/01/06)
027	Payment Dispute (Effective 11/01/06)

			029	Transfer of Ownership Pending (Effective 11/01/06)	
			030	Fraud (Effective 11/01/06)	
			031	Unable to Contact Borrower (Effective 11/01/06)	
			INC	Incarceration (Effective 11/01/06)	
Must Use	**DFI02**	**1032**	**Claim Filing Indicator Code**	**O**	**ID ½**
			Code identifying type of claim		
			27011 Block No. 1. [M] Claim Type		
			01	Property Conveyance Mortgagee obtains property through foreclosure or by deed-in-lieu after default	
			02	Mortgage Assignment Mortgagee assigns mortgage in default to mortgage insurer	
			03	Automatic Mortgage Assignment Certain insured mortgages not in default assigned to mortgage insurer after 20 years	
			04	Mortgage Coinsurance Mortgagee acquires property after default and sells; loss on sale is shared by mortgage insurer and mortgagee	
			05	Supplemental Claim Amendment to application made when additional amounts are owed or due	
			06	Property Nonconveyance (Claim without Conveyance of Title) Property is not conveyed by the mortgagee, but may be sold to a third party at the foreclosure sale	
			07	Property Preforeclosure Sale Property sold by mortgagor to avoid foreclosure; mortgagee can file a claim for the difference between net sale proceeds and indebtedness	
			08	Initial Claim (Reserved for future use) First claim filed by the insured for mortgage insurance benefits	
	DFI03	**1073**	**Yes/No Condition or Response Code**	**O**	**ID 1/1**
			Code indicating a Yes or No condition or response		
			Reserved for Future Use.		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	**DFI04**	**1073**	**Yes/No Condition or Response Code**	**O**	**ID 1/1**
			Code indicating a Yes or No condition or response		
			Refer to 004010 Data Element Dictionary for acceptable code values.		

Segment: **DTP** **Date or Time or Period**
Position: 110
Loop: 0210 Optional
Level: Summary:
Usage: Mandatory
Max Use: 19
Purpose: To specify any or all of a date, a time, or a time period
Syntax Notes:
Semantic Notes: **1** DTP02 is the date or time or period format that will appear in DTP03.
Comments:
Notes: NOTE: Do not send for Part B only claim.
For dates containing "OR" condition, send only one date.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP01**	**374**	**Date/Time Qualifier** Code specifying type of date or time, or both date and time 27011 Block No. 5. Endorsement date (from MIC) 7. Due date of first payment to principal and interest 8. Due date last complete installment paid 9. Date of possession and acquisition of marketable title. Note: For Codes 529 and 531 enter one date only; select whichever is later. 9. Date of Approval to Participate for Claim Type 07 (Code 904) 10. Date deed or assignment filed for record (Code 149 or 589) or 10. Date of closing or appraisal (Code 310 or 590) 10. Date of Pre-foreclosure Sale Closing for Claim Type 07 (Code 561) 11b. Date of deed in lieu 18. Date of firm commitment 20. Date of notice/extension to convey (Code 412 or 592) 21. Date of release of bankruptcy, if applicable 31. Mortgagee reported curtailment date 40. If bankruptcy filed, enter date filed. Codes 143, 519, 524, 525, 528, 532, 533, 534, 591 reserved for future use. 045 Endorsement Date 143 Due Date of First Payment to Principal and Interest The date first mortgage payment on the principal and interest on a mortgage loan is due 147 Due Date Last Complete Installment Paid The date last complete principal and interest mortgage payment made was due 149 Date Deed Filed for Record The date the formal document (deed) used to transfer title to real estate is filed for record with the recording authority 310 Date of Closing The date a property is sold 409 Date of Deed in Lieu The date a voluntary conveyance of a property by deed in lieu is recorded 410 Date of Firm Commitment	**M** **ID 3/3**

	The date an obligation to ensure the mortgage is issued
412	Date of Notice to Convey
	The date of the authorization to assign the contractual rights of a mortgage
413	Date of Release of Bankruptcy
	The date of release from bankruptcy status
498	Mortgagee Reported Curtailment Date
	The date the mortgagee failed to meet a mandatory time requirement
519	Date Bankruptcy Filed
	Date of last bankruptcy action
524	Date of Notice of Referral for Assignment
	The date mortgagors are notified in writing that it is their lender's opinion that they are qualified for an assignment program and that their defaulted mortgage should be assigned
525	Date of Notice of Probable Ineligibility for Assignment
	The date mortgagors are notified in writing that it is their lender's opinion that they are not qualified for an assignment program but they may apply directly to the program sponsor for consideration
528	Date Possessory Action Initiated
	The date the mortgagee initiates action to take possession of a property secured by a mortgage in default
529	Date of Possession
	The date a mortgagee acquires possession of a property secured by a mortgage in default
531	Date of Acquisition of Title
	The date the mortgagee acquires good and marketable title to a property secured by a mortgage in default
532	Expiration of Extension to Convey
	The last day of an extension of the time requirement to convey a property
533	Date of Assignment Approval
	The date approval is given to assign the contract rights of a mortgage
534	Date of Assignment Rejection
	The date a request to assign the contract rights of a mortgage is rejected
561	Date of Pre-foreclosure Sale Closing
	The date of the pre-foreclosure sale closing.
589	Date Assignment Filed for Record
	The date the transfer of the contract right to real estate is filed for record with the recording authority
590	Date of Appraisal
	The date the value of a property is assessed
591	Expiration Date of Extension to Assign
	The last day of a given time limit to assign the contractual rights of a mortgage
592	Date of Extension to Convey
	The last day of a given time limit to complete the transfer

of real property
904 Approval Date
Enter the date the Approval to Participate was executed.

Must Use	**DTP02**	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format D8 Date Expressed in Format CCYYMMDD	**M**	**ID 2/3**
Must Use	**DTP03**	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**M**	**AN 1/35**

Segment: **AMT** **Monetary Amount**
Position: 120
Loop: 0210 Optional
Level: Summary:
Usage: Mandatory
Max Use: 4
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:
Notes: NOTE: Do not send for Part B only claim.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**AMT01**	**522**	**Amount Qualifier Code** Code to qualify amount 27011 Block No. 15. Original mortgage amount 27011 Block No. 17. Unpaid loan balance as of date in Block 8 Code DC reserved for future use. Refer to 004010 Data Element Dictionary for acceptable code values.	**M ID 1/3**
Must Use	**AMT02**	**782**	**Monetary Amount** Monetary amount Format: Do not include decimal points; there is an implied decimal of 2.	**M R 1/18**
Not Used	**AMT03**	**478**	**Credit/Debit Flag Code** Code indicating whether amount is a credit or debit Refer to 004010 Data Element Dictionary for acceptable code values.	**O ID 1/1**

Segment: **REC** **Real Estate Condition**
Position: 130
Loop: 0220 Optional
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To indicate the condition of real estate property and, if applicable, the actions needed to correct damage
Syntax Notes:
1 If REC06 is present, then REC02 is required.
2 If either REC08 or REC09 is present, then the other is required.
3 If REC08 is present, then at least one of REC06 REC07 REC09 REC10 REC12 or REC13 is required.
4 If REC09 is present, then REC06 is required.
5 If REC10 is present, then REC09 is required.
6 If REC12 is present, then REC13 is required.
Semantic Notes:
1 REC01 specifies the occupancy status of the real estate property.
2 REC03 indicates specified damage types such as fire, flood, earthquake, etc.
3 REC04 indicates whether there was other (nonsurchargeable) damage, i.e., damage which may not be added to the lender's claim for mortgage insurance benefits. A "Y" indicates there was other damage; an "N" indicates there was not.
4 REC05 indicates the number of living units.
Comments:
Notes: NOTE: Do not send for Part B only claim.
The answers to the questions found in Blocks 22 and 24, formerly indicated by Yes or No, are now indicated by the numeric codes shown.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**REC01**	**689**	**Occupancy Code** Code specifying occupancy status of real estate property 27011 Block No. 22. Is property vacant? Enter "01" for claim types 04 and 06. 01 Vacant 02 Occupied	**M**	**ID 2/2**
	REC02	**726**	**Real Estate Property Condition Code** Code identifying property condition 27011 Block No. 24. Is property conveyed damaged? 01 Damaged 02 Undamaged	**X**	**ID 2/2**
	REC03	**448**	**Property Damage Code** Code identifying the damage to property 27011 Block No. 26. Type of Damage. Enter two digit code. Code "07" reserved for future use. 01 Tornado 02 Boiler Explosion 03 Fire 04 Section 203.377 Damage Damage to vacant or abandoned property or both as specified in Section 203.377 of the National Housing	**O**	**ID 1/2**

			Act		
			05 Flood		
			06 Earthquake		
			07 Untypical Damage		
			Damage that does not conform to the types specified by the mortgage insurer		
	REC04	**1073**	**Yes/No Condition or Response Code** Code indicating a Yes or No condition or response Reserved for future use. Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 1/1**
	REC05	**380**	**Quantity** Numeric value of quantity 27011 Block No. 43. Number of living units. Reserved for future use.	**O**	**R 1/15**
Not Used	**REC06**	**815**	**Property Inspection Qualifier** Code indicating a part of the property being inspected Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/2**
Not Used	**REC07**	**306**	**Action Code** Code indicating type of action Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 1/2**
Not Used	**REC08**	**673**	**Quantity Qualifier** Code specifying the type of quantity Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 2/2**
Not Used	**REC09**	**380**	**Quantity** Numeric value of quantity	**X**	**R 1/15**
Not Used	**REC10**	**C001**	**Composite Unit of Measure** To identify a composite unit of measure (See Figures Appendix for examples of use)	**X**	
Not Used	**C00101**	**355**	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 004010 Data Element Dictionary for acceptable code values.	**M**	**ID 2/2**
Not Used	**C00102**	**1018**	**Exponent** Power to which a unit is raised	**O**	**R 1/15**
Not Used	**C00103**	**649**	**Multiplier** Value to be used as a multiplier to obtain a new value	**O**	**R 1/10**
Not Used	**C00104**	**355**	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**C00105**	**1018**	**Exponent** Power to which a unit is raised	**O**	**R 1/15**
Not Used	**C00106**	**649**	**Multiplier** Value to be used as a multiplier to obtain a new value	**O**	**R 1/10**
Not Used	**C00107**	**355**	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**C00108**	**1018**	**Exponent** Power to which a unit is raised	**O**	**R 1/15**

Not Used	**C00109**	**649**	**Multiplier** Value to be used as a multiplier to obtain a new value	**O**	**R 1/10**
Not Used	**C00110**	**355**	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**C00111**	**1018**	**Exponent** Power to which a unit is raised	**O**	**R 1/15**
Not Used	**C00112**	**649**	**Multiplier** Value to be used as a multiplier to obtain a new value	**O**	**R 1/10**
Not Used	**C00113**	**355**	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**C00114**	**1018**	**Exponent** Power to which a unit is raised	**O**	**R 1/15**
Not Used	**C00115**	**649**	**Multiplier** Value to be used as a multiplier to obtain a new value	**O**	**R 1/10**
Not Used	**REC11**	**816**	**Occupancy Verification Code** Code indicating the method used to verify the occupancy of the property Refer to 004010 Data Element Dictionary for acceptable code values.	**O**	**ID 2/2**
Not Used	**REC12**	**363**	**Note Reference Code** Code identifying the functional area or purpose for which the note applies Refer to 004010 Data Element Dictionary for acceptable code values.	**X**	**ID 3/3**
Not Used	**REC13**	**3**	**Free Form Message** Free-form text	**X**	**AN 1/60**

Segment: **AMT** **Monetary Amount**
Position: 140
Loop: 0220 Optional
Level: Summary:
Usage: Optional
Max Use: 6
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:
Notes: NOTE: Do not send for Part B only claim.
Do not send for claim type 04.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**AMT01**	**522**	**Amount Qualifier Code** Code to qualify amount 27011 Block No. 27. Recovery or Estimate of Damage Send only one code, DE or IR. DE Estimate of Damage The approximation or assessment of damage sustained by a property IR Insurance Recovery The amount of reimbursement received from a hazard insurance policy on losses sustained	**M ID 1/3**
Must Use	**AMT02**	**782**	**Monetary Amount** Monetary amount Format: Do not include decimal points; there is an implied decimal of 2.	**M R 1/18**
Not Used	**AMT03**	**478**	**Credit/Debit Flag Code** Code indicating whether amount is a credit or debit Refer to 004010 Data Element Dictionary for acceptable code values.	**O ID 1/1**

Segment: **DTP** **Date or Time or Period**
Position: 150
Loop: 0220 Optional
Level: Summary:
Usage: Optional
Max Use: 4
Purpose: To specify any or all of a date, a time, or a time period
Syntax Notes:
Semantic Notes: **1** DTP02 is the date or time or period format that will appear in DTP03.
Comments:
Notes: NOTE: Do not send for Part B only claim.
Do not send for claim type 04.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP01**	**374**	**Date/Time Qualifier** Code specifying type of date or time, or both date and time 27011 Block No. 23. If item 22 is No, date of local HUD office approval.27011 Block No. 25. If item 24 is Yes, date of:(a) Local HUD office approval (pursuant to 203.379(a)) OR (b) Certification (pursuant to 203.379(b)). Enter one date only.27011 Block No. 41. If conveyed/assigned damaged, date damage occurred. 27011 Block No. 42. Date HIP canceled or refused, if applicable. (Code 521 OR 593) 148 Date of Local Office Approval of Conveyance of Damaged Real Estate Property The date local office approves of the transfer of damaged property 462 Date of Local Office Approval of Conveyance of Occupied Real Estate Property The date local office approves of the transfer of an occupied property 470 Date of Local Office Certification of Conveyance of Damaged Real Estate Property The date local office approves of the transfer of a damaged property or the date of the mortgagee's certification that adequate fire insurance was not obtainable 520 Date of Damage The date that the property became damaged 521 Date Hazard Insurance Policy Cancelled The date the hazard insurance policy was cancelled 593 Date Hazard Insurance Policy Refused The date the insurance carrier refused to renew the policy on a property	**M ID 3/3**
Must Use	**DTP02**	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format Refer to 004010 Data Element Dictionary for acceptable code values.	**M ID 2/3**
Must Use	**DTP03**	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**M AN 1/35**

Segment: **FCL** **Foreclosure**
Position: 160
Loop: 0221 Optional
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To specify legal outcome and impact of foreclosure on a lender's claim for mortgage insurance benefits
Syntax Notes:
1 If either FCL03 or FCL04 is present, then the other is required.
Semantic Notes:
1 FCL01 indicates whether mortgagee obtained a deficiency judgment against mortgagor.
2 FCL02 indicates whether mortgagee's bid for real estate property was successful. A "Y" indicates that it was; an "N" indicates that it was not.
3 FCL03 and FCL04 indicate the authorized bid amount.
4 FCL05 indicates factors that will cause an adjustment to mortgagee's claim, for example, the sale of the mortgaged real estate property.
Comments:
Notes:
NOTE: Do not send for Part B only claim.
Loop 0221, including segments FCL and DTP, is not used for claim type 03.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Used	**FCL01**	**605**	**Deficiency Judgment Code**	**O ID 1/2**

Code identifying the deficiency judgment
27011 Block No. 29. Deficiency Judgment Code
Enter "4" for claim types 02, 04, and 07.

1	Deficiency Judgment Authorized by Mortgage Insurer but Not Obtained A judgment sought unsuccessfully by the mortgagee from the court, with the authorization and approval of the mortgage insurer, against a mortgagor to attach the mortgagor's assets for repayment on the mortgage in default
2	Deficiency Judgment Obtained but Not Authorized by Mortgage Insurer A judgment not authorized or approved by the insurer of the mortgage but successfully obtained from the court by the mortgagee against a mortgagor to attach the mortgagor's assets for repayment on the mortgage in default
3	Deficiency Judgment Authorized by Mortgage Insurer and Obtained A judgment successfully obtained from the court by a mortgagee with the authorization and approval of the mortgage insurer against the mortgagor to attach the mortgagor's assets for repayment on the mortgage in default
4	Deficiency Judgment Not Authorized by Mortgage Insurer and Not Obtained A judgment that was not authorized by the mortgage insurer and was not obtained by the mortgagee

FCL02	**1073**	**Yes/No Condition or Response Code**	**O**	**ID 1/1**
		Code indicating a Yes or No condition or response		
		27011 Block No. 28. Is mortgagee successful bidder?		
		N No		
		Y Yes		
FCL03	**522**	**Amount Qualifier Code**	**X**	**ID 1/3**
		Code to qualify amount		
		27011 Block No. 30. Authorized bid amount		
		DF Authorized Bid		
		The balance remaining in the escrow account after all appropriate disbursements have been made on the date of the assignment or conveyance		
FCL04	**782**	**Monetary Amount**	**X**	**R 1/18**
		Monetary amount		
		Format: Do not include decimal point; there is an implied decimal of 2.		
FCL05	**426**	**Adjustment Reason Code**	**O**	**ID 2/2**
		Code indicating reason for debit or credit memo or adjustment to invoice, debit or credit memo, or payment		
		Reserved for future use.		
		64 Sale of Property		
		Sale of the property by the mortgagee within six (6) months after the foreclosure of a property		
		65 Claim Paid on Appraisal		
		Claim filed within 15 days and 6 months following the foreclosure sale, and paid on the reappraised, foreclosed property		

Segment: **DTP** **Date or Time or Period**
Position: 170
Loop: 0221 Optional
Level: Summary:
Usage: Optional
Max Use: 5
Purpose: To specify any or all of a date, a time, or a time period
Syntax Notes:
Semantic Notes: **1** DTP02 is the date or time or period format that will appear in DTP03.
Comments:
Notes: NOTE: Do not send for Part B only claim.
Do not send for claim type 03.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP01**	**374**	**Date/Time Qualifier** Code specifying type of date or time, or both date and time 27011 Block No. 11. Date foreclosure proceedings: (a) instituted 27011 Block No. 19. Expiration date of extension to foreclosure/assign (Code 411 or 591) Codes 526 and 527 reserved for future use. 320 Date Foreclosure Proceedings Instituted The date the first legal action is taken to terminate an owner's interest in realty begins 411 Expiration Date of Extension to Foreclose The last day of a given time limit to commence foreclosure 526 Date of Foreclosure Notice The date the mortgagee notifies the mortgage insurer that foreclosure has been initiated 527 Expiration of Foreclosure Timeframe The last day of an extension of the time requirement to institute foreclosure proceedings on an insured mortgage 591 Expiration Date of Extension to Assign The last day of a given time limit to assign the contractual rights of a mortgage	**M ID 3/3**
Must Use	**DTP02**	**1250**	**Date Time Period Format Qualifier** Code indicating the date format, time format, or date and time format D8 Date Expressed in Format CCYYMMDD	**M ID 2/3**
Must Use	**DTP03**	**1251**	**Date Time Period** Expression of a date, a time, or range of dates, times or dates and times	**M AN 1/35**

Segment: **FIS** **Mortgage Loan Fiscal Data**
Position: 180
Loop: 0230 Optional
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To specify mortgage loan fiscal data when applying for insurance claim benefits
Syntax Notes:
Semantic Notes:
1 FIS01 contains codes naming fiscal data items related to a claim for mortgage insurance benefits.
2 FIS02 contains a credit monetary amount described by FIS01.
3 FIS03 contains a debit monetary amount described by FIS01.
4 FIS04 contains an interest monetary amount described by FIS01.
Comments:
Notes: The FIS segment is used to transmit the fiscal data items on Part B of Form 27011.Do not send for Part A only claim. The required segment order (credit, debit, interest) differs from 27011 column order (deduction, addition, interest). Make sure data is in order required by the FIS segment as indicated in FIS02, 03 and 04.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**FIS01**	**522**	**Amount Qualifier Code** Code to qualify amount 27011 Block No. 107. Adjustment to Loan Balance 108. Sale/Bid or Appraisal Value (for co-insurance or nonconveyance) (Code AI or H or 23) 109. Escrow Balance (as of date in Item 10, Part A) 110. Disbursement for Protection and Preservation (from line 264, Part C) 111. Total Disbursement (from line 305, Part D) 112. Attorney/Trustee Fees Paid (from line 306, Part D) 113. Foreclosure, Acquisition, Conveyance, and Other Costs (from line 307, Part D) 114. Bankruptcy Fee 115. Rental Income 116. Rental Expense 117. Total Taxes on Deed (from line 308, Part D) 118. Recovery or Damage, if not reported on Part A (Code IR or DE) 119. Estimate or Recovery from Part A (code BR) 120. Special Assessments (from line 309, Part D) 121. Mortgage Note Interest 122. Mortgage Insurance Premiums (from 311, Part D) 123. Unapplied Section 235 Assistance Payments (Earned Assistance Only) 124. Overpaid Section 235 Assistance Payments 125. Overhead Costs (from line 405, Part E) 126. Uncollected Interest (Approved Forbearance Agreements Only) 127. Amount Due from buyer at closing or at appraisal notice date (from line 406, Part E) (Code BX or Q) 129. Additional closing costs (from line 408, Part E) 130. Appraisal Fee131. Deficiency Judgment Costs/Fees (from line 410, Part E) 134. Total Deductions	**M ID 1/3**

135. Total Additions
136. Total Interest
137. Net Claim Amount

NOTE: Codes CQ, AJ, AR, AY, BE, BF, BG, BH, BI, BJ, Bl, BV: reserved for future use.

The total amounts in Blocks 134, 135, and 136 are indicated by code CE for data element 522, Summary Amount. The choice of the first, second, or third instance of companion data element 782, Monetary Amount, identifies the amount as a credit (addition), debit (deduction), or interest amount.

23	Appraised Value Amount
AH	Loan Balance Difference The difference between the unpaid loan balance due as originally claimed and the correct unpaid loan balance
AI	Sale Amount The amount for which the property was sold
AJ	Funds Held by Mortgagee Cash amount held or deposited in the account of a borrower by a lender of a mortgage
AN	Bankruptcy Fee Fee paid to attorney for bankruptcy procedure
AR	Fees to Public Officials for Foreclosure The fees paid to public officials for the foreclosure of a property with a defaulted mortgage
AY	Title Cost The costs of obtaining a good and marketable title to a property
AZ	Other Foreclosure and Acquisition Expenses Any additional expense incurred to foreclose on and acquire property with a defaulted mortgage excluding attorney fees and transfer taxes
BB	Mortgage Insurance Premiums The premium paid to an insurer to obtain (and maintain) mortgage insurance on a mortgage
BE	Disbursements for Authorized Repair
BF	Hazard Insurance Premium Premium paid to an insurer for an insurance policy covering the loss of property and other structures
BG	Eviction Attorney Fees The fees paid to the attorney handling the forcing out of the occupants and their belongings from a property
BH	Eviction Expenses The cost incurred by the landlord or lender of the mortgage to force the occupants and their belongings from the property
BI	Property Taxes
BJ	Disbursements Not Shown Elsewhere Monies paid out but not recorded or shown elsewhere
BK	Disbursements for Protection and Preservation Monies paid out for protection and preservation of a property
BL	Disbursements for Inspections and Boarding

	The funds paid out for inspecting the property and boarding
BN	Rental Income
BO	Rental Expense
	Expenses incurred in the management and in the maintenance of rental properties
BR	Adjusted Insured Loss Amount
BS	Mortgage Note Interest
BU	Overhead Costs
BV	Uncollected Interest
BW	Amount Due from Buyer at Closing
BX	Amount Owed to Buyer at Closing
BY	Additional Closing Expenses
	Any additional cost incurred at closing in the disposal of real estate property
CD	Overpaid Section 235 Subsidy
	The excess amount of assistance payment paid pursuant to Section 235 of the National Housing Act
CE	Summary Amount
	The total and condensed amount
CF	Appraisal Fees
CN	Special Assessments
	Any additional assessment, other than property taxes, on a property by the local tax jurisdiction for which a lien is or could be attached
CO	Taxes on Deed
	Taxes imposed on a deed by which a property was acquired by the lender and transferred to the mortgage insurer
CQ	Net Claim Amount
	Total disbursements plus interest minus deductions from the claim
DB	Unapplied Section 235 Funds
	The amount of the earned Section 235 assistance payments pursuant to Section 235 of the National Housing Act that have not been applied
DE	Estimate of Damage
	The approximation or assessment of damage sustained by a property
DG	Escrow Balance
	The amount authorized to be bid at a foreclosure sale or sales price in a preforeclosure sale
DH	Total Disbursements
	The total of all funds disbursed for hazard insurance premiums, taxes, eviction, and other expenses
H	Bid Amount
IR	Insurance Recovery
	The amount of reimbursement received from a hazard insurance policy on losses sustained
K	Attorney and Trustee Fees

		M	Amount Due from Buyer at Appraisal Notice Date
		Q	Amount Owed to Buyer at Appraisal Notice Date
		X	Deficiency Judgment Expenses and Fees The costs and fees incurred by a mortgagee in seeking a judgment from the court against a mortgagor to attach the mortgagor's assets for repayment on the defaulted mortgage

FIS02	**782**	**Monetary Amount** Monetary amount Use FIS02 to transmit a credit (addition) amount (Column B on form 7011). Format: Do not include decimal points; there is an implied decimal of 2.	**O**	**R 1/18**
FIS03	**782**	**Monetary Amount** Monetary amount Use FIS03 to transmit a debit (deduction) amount (Column A on form 7011). Format: Do not include decimal points; there is an implied decimal of 2.	**O**	**R 1/18**
FIS04	**782**	**Monetary Amount** Monetary amount Use FIS04 to transmit an interest amount (Column C on form 27011). Format: Do not include decimal points; there is an implied decimal of 2.	**O**	**R 1/18**

Segment: **SE** **Transaction Set Trailer**
Position: 200
Loop:
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments)
Syntax Notes:
Semantic Notes:
Comments: **1** SE is the last segment of each transaction set.
Notes: The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**SE01**	**96**	**Number of Included Segments** Total number of segments included in a transaction set including ST and SE segments	**M N0 1/10**
Must Use	**SE02**	**329**	**Transaction Set Control Number** Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set NOTE: The control number is assigned by the sender. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the St segment for each transaction.	**M AN 4/9**

Cross-Reference to X12 by Claim Type

A cross-reference matrix is provided to link the form HUD-27011 to the X12 transaction set 260 for each claim type. The form HUD-27011 is used for seven different claims types. The claim types are:

01 — Conveyance ***02*** — Assignment ***03*** — Automatic Assignment ***04*** — Coinsurance ***05*** — Supplemental* ***06*** — Nonconveyance ***07*** — Preforeclosure Sale
***** Supplemental claim type 05 is currently not supported by HUD for EDI transmission.

The matrix shows by claim type what information is needed for EDI, the associated 260 transaction set loop and segment, and the codes and data elements used for each HUD-27011 block number. The information contained on the form HUD-27011 may be mandatory in EDI for some claim types, while optional for others. The following symbols are used to denote the data requirements for EDI:

CM — Conditional mandatory. Item is mandatory or not, depending on how another field is completed.

DNS — Do Not Send. Field must be blank or application will fail system edits.

M — Mandatory. Field must be filled or application will fail system edits.

N/A — Not Applicable. Field does not apply to claim type.

O — Optional. Field may be filled or left blank.

Cross-Reference to X12 Data Elements

by Claim Type — Part A

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
Part A Indicator	M	M	M	M		M	M	0200	CSI	1383 Claim Submission Reason Code Code: 00 Original Claim
1. Claim Type	M	M	M	M		M	M	0210	DFI	1032 Claim Filing Indicator Code Codes: 01-07 as appropriate
2. FHA Case Number	M	M	M	M		M	M	0200	REF	128 Reference Number Qualifier Code: Z8-Insurance Certificate-FHA Case Number 127 Reference Number
3. Section of Act Code	O	O	M	O		O	O	0200	REF	128 Reference Number Qualifier Code: 3A Section of the National Housing Act Code 127 Reference Number
4. Delinquency/Default Reason (DDR) Code	M	M	O	M		M	M	0210	DFI	641 Status Reason Code Code: 001-031 and INC as appropriate
5. Endorsement Date (from MIC)	M	M	M	M		M	M	0210	DTP	374 Date/Time Qualifier Code: 045 Endorsement Date 1250 Date Time Period Format Qualifier 1251 Date Time Period
6. Date Form Prepared	M	M	M	M		M	M	0200	CSI	374 Date Time Qualifier Code Code: 523 Date of Claim 1250 Date Time Period Format Qualifier 1251 Date Time Period
7. Due Date of First Payment to Principal and Interest	O	O	O	O		O	O	0210	DTP	374 Date Time Qualifier Code Code: 143 Due Date of First Payment... 1250 Date Time Period Format Qualifier 1251 Date Time Period
8. Due Date Last Complete										374 Date Time Qualifier Code Code: 147 Due Date of

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
Installment Paid	M	M	M	M		M	M	0210	DTP	Last Complete Installment... 1250 Date Time Period Format Qualifier 1251 Date Time Period
9. Date of Possession and Acquisition of Marketable Title	M	O	O	M		M	M	0210	DTP	374 Date Time Qualifier Code Code: 529 Date of Possession **OR** 531 Date of Acquisition of Title For Claim Type 07 use Code: 904 Date of Approval 1250 Date Time Period Format Qualifier 1251 Date Time Period
10. Date of Deed or Assignment Filed for Record or Date of Closing or Appraisal	M	M	M	M		N/A	M	0210	DTP	374 Date Time Qualifier Code Code: 149 Date Deed Filed for Record **OR** 589 Date Assignment Filed for Record **OR** 310 Date of Closing **OR** 590 Date of Appraisal For Claim Type 07 use Code: 561 Date of Pre-foreclosure Sale Closing 1250 Date Time Period Format Qualifier 1251 Date Time Period
11. Date Foreclosure Proceedings: a. Instituted b. Date of Deed in Lieu. For types showing M, at least <u>one</u> of a. or b. is mandatory.	 M M	 O O	 N/A N/A	 M M		 M M	 O O	 0221 0210	 DTP DTP	374 Date Time Qualifier Code Code: 320 Date Foreclosure Proceedings Instituted Code: 409 Date of Deed in Lieu 1250 Date Time Period Format Qualifier 1251 Date Time Period
12. Holding Mortgagee Number (payee)	M	M	M	M		M	M	0100	N1	66 ID Code Qualifier Code: 61 Holding Mortgagee No. 67 Identification Code
13. Servicing Mortgagee Number	O	O	O	O		O	O	0100	N1	66 ID Code Qualifier Code: 62 Servicing Mortgagee No. 67 Identification Code

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
14. Mortgagee Reference Number	O	O	O	O		O	O	0200	REF	128 Reference Number Qualifier Code: 33 Lender Case Number 127: Reference Number
15. Original Mortgage Amount	M	M	M	M		M	M	0210	AMT	522: Amount Qualifier Code Code: DA Original Mortgage Amount 782 Monetary Amount
16. Holding Mortgagee EIN	O	O	M	O		O	O	0100	REF	128 Reference Number Qualifier Code: EI Employer's Identification Number 127 Reference Number
17. Unpaid Loan Balance as of Date in Block 8 (item 11 if coinsurance)	M	M	M	M		M	M	0210	AMT	522 Amount Qualifier Code Code: OB Unpaid Loan Balance 782 Monetary Amount
18. Date of Firm Commitment	O	O	O	O		O	O	0210	DTP	374 Date Time Qualifier Code Code: 410 Date of Firm Commitment 1250 Date Time Period Format Qualifier 1251 Date Time Period
19. Expiration Date of Extension to Foreclose /Assign	O	O	O	O		O	O	0221	DTP	374 Date Time Qualifier Code Code: 411 Expiration Date of Extension to Foreclose **OR** 591 Date of Extension to Assign 1250 Date Time Period Format Qualifier 1251 Date Time Period
20. Date of Notice/Extension to Convey	O	M	O	N/A		O	O	0210	DTP	374 Date Time Qualifier Code Code: 412 Date of Notice to Assign **OR** 592 Date of Extension to Convey 1250 Date Time Period Format Qualifier 1251 Date Time Period
21. Date of Release of Bankruptcy, if applicable	O	O	O	O		O	O	0210	DTP	374 Date Time Qualifier Code Code: 413 Date of Release of Bankruptcy 1250 Date Time Period Format Qualifier

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
										1251 Date Time Period
22. Is Property Vacant? *must be "01" for claim type 04 and 06	M	M	M	M		M	M	0220	REC	689 Occupancy Code Code: 01 or 02 as appropriate
23. If Item 22 is No, Date of Local HUD Office Approval *must be blank for claim type 03	CM	O	DNS	N/A		O	O	0220	DTP	374 Date Time Qualifier Code Code: 462 Date of Local Office Approval of Conveyance of Occupied Real Estate Property 1250 Date Time Period Format Qualifier 1251 Date Time Period
24. Is Property Conveyed Damage? *must be "02" for claim type 06	M	M	M	N/A		M	M	0220	REC	726 Real Estate Property Condition Code Code: 01 or 02 as appropriate
25. If Item 24 is Yes, Date of: a. Local HUD Office approval b. Certification	CM	CM	DNS	N/A		DNS	DNS	0220	DTP	374 Date Time Qualifier Code Code: 148 Date of Local Office Approval of Conveyance of Damaged Real Estate Property **OR** 470 Date of Local Office Certification of Conveyance of Damaged and Real Estate Property 1250 Date Time Period Format Qualifier 1251 Date Time Period
26. Type of Damage	CM	CM	DNS	N/A		DNS	DNS	0220	REC	448 Property Damage Code Code: 01-07 as appropriate
27. Recovery or Estimate of Damage	CM	CM	DNS	N/A		DNS	DNS	0220	AMT	522 Amount Qualifier Code Code: DE Estimate of Damage **OR** IR Insurance Recovery 782 Monetary Amount
28. Is Mortgagee successful bidder?	CM	N/A	N/A	O		O	N/A	0221	FCL	1073 Yes/No Condition or Response Code: Y or N as appropriate
29. Deficiency Judgment Code	M	O	N/A	O		M	M	0221	FCL	605 Deficiency Judgment Code Code: 1-4 as appropriate

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
*must be "4" for claim type 02, 04, 07										
30. Authorized Bid Amount	O	N/A	N/A	N/A		M	M	0221	FCL	522 Amount Qualifier Code Code: DF Authorized Bid 782 Monetary Amount
31. Mortgagee Reported Curtailment Date	O	O	N/A	O		O	N/A	0210	DTP	374 Date Time Qualifier Code Code: 498 Mortgagee Reported Curtailment Date 1250 Date Time Period Format Qualifier 1251 Date Time Period
32. Schedule of Tax Information — **Not Used**										
33. Mortgagor's Name and Property Address (include Mortgagor social security number)	M	M	M	M		M	M	0200	NM1	98 Entity Identifier Code Code: BW Borrower 1035 Name Last 1036 Name First 1037 Name Middle 1038 Name Prefix 1039 Name Suffix 66 ID Code Qualifier Code: 34 — Social Security Number 67 ID Code
33. Mortgagor's Name and Property Address, cont. — Co-Mortgagor social security number	M	M	M	M		M	M	0200	REF N3 N4	128 Reference Number Qualifier Code: SY — Social Security Number 127 Reference Number 166 Address 166 Address 19 City Name 156 State/Province 116 Postal Code
34. Brief Legal Description of Property — **Not Used**										
35. Name and Address of Mortgagee	O	O	O	O		O	O	0100 0100	N1 N1 N3 N4	98 Entity ID Code Code: MM — Mortgage Company 93 Name 166 Address 166 Address 19 City Name 156 State/Province 116 Postal Code

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART A	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
36. Name and Address of Mortgagee Servicer	O	O	O	O		O	O	0100	N1	98 Entity ID Code Code: LV — Loan Servicer 93 Name
									N3	166 Address 166 Address
									N4	19 City Name 156 State/Province 116 Postal Code
39. Amount of Monthly Payment to ... **- Not Used -**										
40. If Bankruptcy Filed, Enter Date	O	O	O	O		O	O	0210	DTP	374 Date Time Qualifier Code Code: 519 Date Bankruptcy Filed 1250 Date Time Period Format Qualifier 1251 Date Time Period
41. If Conveyed or Assigned Damaged, Date Damage Occurred	O	O	O	O		N/A	N/A	0220	DTP	374 Date Time Qualifier Code Code: 520 Date of Damage 1250 Date Time Period Format Qualifier 1251 Date Time Period
42. Date HIP Canceled or Refused, if applicable	O	O	O	O		O	O	0220	DTP	374 Date Time Qualifier Code Code: 521 Date Hazard Insurance Policy Canceled **OR** 593 Date Hazard Insurance Policy Refused 1250 Date Time Period Format Qualifier 1251 Date Time Period
43. Number of Living Units	O	O	O	O		O	O	0220	REC	380 Quantity

44. Status of Living Units **- Not Used -**										
Mortgagee Comments, if any (Block not numbered.)	O	O	O	O		O	O	0200	NTE	363 Code: Note Reference Code ACI Additional Claim Information; for Supporting Documentation only; otherwise leave blank 3 Free-form text

Cross-Reference to X12 Data Elements

by Claim Type — Part B

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART B	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
Part B Indicator	M	M	M	M		M	M	0200	CSI	1383 Claim Submission Reason Code Code: 20 Final Claim
100. Mortgagor's Name and Property Address Also Mortgagor's Social Security Number	M	M	M	M		M	M	0200	NM1	98 Entity Identifier Code Code: BW — Borrower 1035 Name Last 1036 Name First 1037 Name Middle 1038 Name Prefix 1039 Name Suffix 66 ID Code Qualifier Code: 34 — Social Security Number 67 ID Code
Social Security Number of Co-Mortgagor								0200	REF N3	128 Reference Number Qualifier Code: SY-Social Security Number 127 Reference Number 166 Address 166 Address 19 City Name 156 State/Province Code 116 Postal Code
101. FHA Case Number	M	M	M	M		M	M	0200	REF	128 Reference Number Qualifier Code: Z8-FHA Case Number 127 Reference Number
102. Section of Act Code	O	O	O	M		O	O	0200	REF	128 Reference Number Qualifier Code: 3A Section of National Housing Act Code 127 Reference Number
103. Mortgagee's Reference Number	O	O	O	O		O	O	0200	REF	128 Reference Number Qualifier Code: 33 Lender Case Number 127 Reference Number
104. Date Form Prepared	M	M	M	M		M	M	0200	CSI	374 Date Time Qualifier Code Code: 523 Date of Claim 1250 Date Time Period Format Qualifier 1251 Date Time Period
105. Expiration Date to Submit Title Evidence, if applicable	O	O	N/A	DNS		DNS	DNS	0200	DTP	374 Date Time Qualifier Code Code: 522 Expiration Date to Submit Title Evidence 1250 Date Time Period Format Qualifier 1251 Date Time Period

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART B	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used
106. Check if Supplemental **- Not Currently Used -**										
Fiscal Data Items: Block Nos. 107-137 use the same segment and data elements with a list of amount qualifier codes (except Block 121 which also requires use of the INT segment). The segment elements will be listed only once in this matrix; all amount qualifier codes will be listed.										
107. Adjustment to Loan Balance	O	DNS	DNS	DNS		DNS	DNS	0230	FIS	522 Amount Qualifier Code Code: AH Loan Balance Difference 782 Monetary Amount 782 Monetary Amount 782 Monetary Amount
108. Sale/Bid or Appraisal Value	DNS	DNS	DNS	M		M	M	0230	FIS	Code: AI Sale Amount **OR** H Bid Amount **OR** 23 Appraised Value Amount
109. Escrow Balance	O	O	DNS	O		O	O	0230	FIS	Code: DG Escrow Balance
110. Total Disbursements for Protection and Preservation	O	DNS	DNS	O		O	O	0230	FIS	Code: BK Disbursements for Protection and Preservation
111. Total Disbursements	O	O	DNS	O		O	O	0230	FIS	Code: DH Total Disbursements
112. Attorney/Trustee Fees Paid	O	O	DNS	O		O	O	0230	FIS	Code: K Attorney and Trustee Fees
113. Foreclosure, Acquisition, Conveyance and Other Costs	O	O	DNS	O		O	O	0230	FIS	Code: AZ Other Foreclosure and Acquisition Expenses
114. Bankruptcy Fee	O	O	DNS	O		O	O	0230	FIS	Code: AN Bankruptcy Fee
115. Rental Income	O	O	DNS	O		O	O	0230	FIS	Code: BN Rental Income
116. Rental Expense	O	O	DNS	O		O	O	0230	FIS	Code: BO Rental Expense
117. Total Taxes on Deed	O	DNS	DNS	O		O	O	0230	FIS	Code: CO Taxes on Deed
118. Recovery or Damage	O	DNS	DNS	DNS		DNS	DNS	0230	FIS	Code: IR Insurance Recovery **OR** DE Estimate of Damage
119. Estimate or Recovery (Adjusted Amount)	O	DNS	DNS	DNS		DNS	DNS	0230	FIS	Code: BR Adjusted Insured Loss Amount
120. Special Assessments	O	DNS	DNS	DNS		O	O	0230	FIS	Code: CN Special Assessments
121. Mortgage Note Interest	O	O	O	O		O	O	0230 0200	FIS INT	Code: BS Mortgage Note Interest 547 Interest Type Code Code: M 953 Interest Rate

From: HUD Form 27011 Block No.	Claim Types							Transaction Set Area Used		To: Transaction Set 260
PART B	01	02	03	04	05	06	07	Loop	Segment	Data Elements and Codes Used 1250 Date Time Period Format Qualifier 1251 Date Time Period
122. Mortgage Insurance Premiums	O	O	DNS	O		O	O	0230	FIS	Code: BB Mortgage Insurance Premiums
123. Unapplied Sec. 235 Assistance Payments (Earned Assistance Only)	O	O	DNS	DNS		O	O	0230	FIS	Code: DB Unapplied Sec. 235 Funds
124. Overpaid Sec. 235 Assistance Payments	O	O	DNS	DNS		O	O	0230	FIS	Code: CD Overpaid Sec. 235 Subsidy
125. Overhead Costs	DNS	DNS	DNS	O		DNS	DNS	0230	FIS	Code: BU Overhead Costs
126. Uncollected Interest	DNS	DNS	DNS	DNS		DNS	DNS	0230	FIS	Code: BV Uncollected Interest
127. Amount Due From Buyer at Closing or at Appraisal	DNS	DNS	DNS	O		DNS	DNS	0230	FIS	Code: BW Amount Due from Buyer at Closing **OR** M Amount Due from Buyer at Appraisal Notice Date
128. Amount Owned to Buyer at Closing or at Appraisal	DNS	DNS	DNS	O		DNS	DNS	0230	FIS	Code: BX Amount Owed to Buyer at Closing **OR** Q Amount Owed to Buyer at Appraisal Notice Date
129. Additional Closing Costs	O	DNS	DNS	O		O	O	0230	FIS	Code: BY Additional Closing Expenses
130. Appraisal Fee	O	O	DNS	DNS		O	O	0230	FIS	Code: CF Appraisal Fees
131. Deficiency Judgment Costs/Fees	O	O	DNS	DNS		O	DNS	0230	FIS	Code: X Deficiency Judgment Expenses and Fees
132. Reserved										
133. Holding Mortgage Contact Name and Telephone Number	O	O	O	O		O	O	0100	PER	366 Contact Function Code Code: CN 93 Name 365 Communication Number Qualifier 364 Communication Number
133. Servicing Mortgagee Contact Name and Telephone Number	O	O	O	O		O	O	0100	PER	366 Contact Function Code Code: CN 93 Name 365 Communication Number Qualifier 364 Communication Number
134. Total Deductions	CM	CM	DNS	M		M	M	0230	FIS	Code: CE Summary Amount
135. Total Additional	CM	CM	DNS	M		M	M	0230	FIS	Code: CE Summary Amount
136. Total Interest	CM	CM	DNS	M		M	M	0230	FIS	Code: CE Summary Amount
137. Net Claim Amount	M	M	O	M		M	M	0230	FIS	Code: CQ Net Claim Amount

Adjunct Claims Transaction Sets

The following transaction sets are used in electronic claims processing in conjunction with the 260 transaction set.

Transaction Set 820 — Payment Order/Remittance Advice. Transaction set 820 can be used to make a payment, send a remittance advice, or make a payment and send a remittance advice. This transaction set can be an order to a financial institution to make a payment to a payee. It can also be a remittance advice identifying the detail needed to perform cash application to the payee's accounts receivable system. The remittance advice can go directly from payer to payee, through a financial institution, or through a third party agent.

For HUD, Advice of Payment letters are mailed to mortgagees/servicers. There are generally two payments for each conveyance and one payment for all claim types. Using EDI technology, the payment notification will occur using the TS 820.

Transaction Set 824 — Application Advice. This transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection, or acceptance with change of any transaction set. The application advice should not be used in place of a transaction set designed as a specific response to another transaction set.

For HUD, the TS 824 returns errors found during the edit of the TS 260 submission of a claim and indicates that the claim must be resubmitted to enable HUD's application to successfully process the claim.

Transaction Set 997 — Functional Acknowledgment. This transaction set can be used to define the control structures for a set of acknowledgments to indicate the results of the syntactical analysis of the electronically encoded documents. The encoded documents are the transaction sets, which are grouped in functional groups, used in defining transactions for business data interchange. This standard does not cover the semantic meaning of the information encoded in the transaction sets.

Each time a TS 260 or functional group arrives at HUD, the mortgagee/servicer will be informed of receipt through the use of TS 997 — Functional Acknowledgment. The mortgagee/servicer will also inform HUD of receipt of the TS 820, TS 824 via a TS 997.

Complete mapping documents of TS 820 and TS 824 are provided on the following pages. The other adjunct transaction set relevant to TS 260 - namely TS 997 - may also be used in conjunction with other transaction sets and can be found in

Appendix D.