GUIDANCE FOR USING SFDMS STATUS CODES

			USE THE FOLLOWING CODES TO REPORT ACTIVE ACCOUNTS:
PREVIOUS STATUS CODE	**NEW STATUS CODE**	**DEFINITION**	**GUIDANCE FOR USAGE**
A	42	Delinquent	Use to advise that an account has become 90 or more days delinquent.
	09	Forbearance	Use when the mortgagee has provided forbearance and the payments have been reduced or suspended.
	12	Repayment	Use when the mortgagee has provided forbearance and the borrower is required to make a minimum of full regular mortgage payments.
J	19	Partial Reinstatement (paid to less than 90 days delinquent)	Use to advise that the account has been paid to less than 90 days delinquent. ***(Full reinstatements will be noted by either code 20 or 21)***
	26	Refinance	Use to advise that action has begun to refinance the delinquent account. ***(Successful completion of this action will be reported separately as code 13, payment in full.)***
	28	Modification	Use to advise that action has begun to modify the existing mortgage to bring the account current. ***(Successful completion of this action will be reported separately as code 20, reinstated by mortgagor who retains ownership.)***
	32	Military Indulgence	Use when forbearance is offered to the mortgagor as provided in the Soldiers and Sailors Act.

PREVIOUS STATUS CODE	NEW STATUS CODE	DEFINITION	GUIDANCE FOR USAGE
	10	Preclaim	Use when the mortgagor is eligible for HUD's Partial Claim and the required documentation is being prepared.
	39	Preclaim Enrolled	Use when a Partial Claim has been submitted to HUD. ***(HUD will provide guidance as to the number of partial claims and total amount that may be claimed.) --- (Reinstatement as a result of the payment of the Partial Claim must be reported separately as code 20, reinstated by mortgagor who retains ownership.)***
	41	Subsequent Preclaim	Use when a subsequent Partial Claim has been submitted to HUD. ***(HUD will provide guidance as to the number of partial claims and total amount that may be claimed.) --- (Reinstatement as a result of the payment of the Partial Claim must be reported separately as code 20, reinstated by mortgagor who retains ownership.)***
P	15	Pre-foreclosure Acceptance Plan Available	Use when the mortgagor has been accepted into the Pre-Foreclosure Sale Program
C	44	Deed-in-Lieu Started	Use to advise that the necessary action to accept a deed-in-lieu of foreclosure has begun
B	43	Foreclosure Started	Use to advise that foreclosure has started. ***(For TS 264 mapping purposes, 43 was previously defined in the HUD EDI Implementation Guide as the First Legal Action to Commence Foreclosure - although others in the mortgage banking industry defined 43 as the referral to foreclosing attorney)***
	68	First Legal Action to Commence Foreclosure	Use to advise that the first public legal action to commence foreclosure has occurred.
D	45	Foreclosure Completed	Use to advise that foreclosure has been completed.

PREVIOUS STATUS CODE	NEW STATUS CODE	DEFINITION	GUIDANCE FOR USAGE
F	47	Deed in Lieu Completed	Use to advise that a deed-in-lieu of foreclosure was completed.
	24	Government Seizure	Use to advise that the government ***(usually Department of Justice-DOJ)*** has seized possession a property securing an FHA-insured mortgage. All action by the mortgagee is on hold pending the disposition of the seizure.
			USE THE FOLLOWING CODES TO REPORT DELINQUENCY CURES - NO FURTHER REPORTING REQUIRED
PREVIOUS STATUS CODE	**NEW STATUS CODE**	**DEFINITION**	**GUIDANCE FOR USAGE**
M	13	Paid in Full	Use to advise that the mortgage has been paid in full.
K	20	Reinstated by Mortgagor who retains ownership	Use to advise that the account was reinstated by the mortgagor who retains ownership.
L	21	Reinstated by Assumptor	Use to advise that the account was reinstated by an assumptor.
N	22	Servicing Transferred or sold to another mortgagee	Use to advise that the Servicing was transferred or sold to another mortgagee.
X	25	Cancel	Use to cancel an account previously reported in error.
	30	Third Party Sale	Use to advise that a third party purchased the property at foreclosure. No claim will be filed.

			USE THE FOLLOWING CODES TO REPORT CLOSURE OF THE ACCOUNTS - NO FURTHER REPORTING REQUIRED
PREVIOUS STATUS CODE	**NEW STATUS CODE**	**DEFINITION**	**GUIDANCE FOR USAGE**
S	17	Pre-foreclosure Sale Completed	Use to advise that a Pre-Foreclosure Sale was completed. ***(A Pre-Foreclosure Sale claim will be submitted.)***
E	46	Property Conveyed to Insurer	Use to advise that the property was conveyed to HUD. ***(A Conveyance claim will be submitted.)***
G	48	Claim without Conveyance of Title	Use to advise that a third party purchased the property at foreclosure where HUD authorized a Claim Without Conveyance of Title (CWCOT). ***(A CWCOT claim will be submitted.)***
H	49	Assignment Completed	Use to advise that an Assignment to HUD has been completed. ***(An Assignment claim will be submitted.)***