iREMS
Data Element Dictionary

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Asset Disposition>Property Disposition

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currently Scheduled Date for Foreclosure Sale	foreclosure_sale_scheduled_dt	Datetime	No (REMS)	property_disposition_sale		Currently Scheduled Date for Foreclosure Sale
Mortgagee In Possession Date	mortgagee_in_possession_dt	Datetime	No (REMS)	property_disposition		When HUD becomes the mortgagee in possession of a project
Date Complete Foreclosure Recommendation Package Accepted from Hub Director	foreclosure_accepted_dt	Datetime	No (REMS)	property_disposition		Date complete foreclosure recommendation package accepted from Hub Director
Date Assigned to Foreclosure Commissioner by OGC	foreclosure_assigned_dt	Datetime	No (REMS)	property_disposition		Date assigned to foreclosure commissioner by OGC
Date Foreclosure Canceled and Property Returned to Hub Director for Servicing	foreclosure_canceled_dt	Datetime	No (REMS)	property_disposition		Date foreclosure canceled and property returned to hub director for servicing
Extended Date	disposition_extended_date	Datetime	No (REMS)	property_disposition		Extended date
Phone# of Assigned Foreclosure Commissioner	foreclosure_commission_phn_nbr	Varchar (15)	No (REMS)	property_disposition		Phone number of assigned foreclosure commissioner
Name of Assigned Foreclosure Commissioner	foreclosure_commissioner_name	Varchar (20)	No (REMS)	property_disposition		Name of assigned foreclosure commissioner
Comments	disposition_comment_text	Varchar (255)	No (REMS)	property_disposition		Comments (general set of comments for the entire property)
Date Foreclosure Sale Held	foreclosure_sale_held_dt	Datetime	No (REMS)	property_disposition_sale		Date foreclosure sale held
Date of 21 Day Hearing Letter	day_21_hearing_letter_dt	Varchar (15)	No (REMS)	property_disposition		Date of 21 day hearing letter
Date Decision Letter Issued	decision_letter_issued_date	Datetime	No (REMS)	property_disposition		Date decision letter issued
Date Bankruptcy Lifted	bankruptcy_lifted_date	Datetime	No (REMS)	property_disposition		Date Bankruptcy is lifted

Asset Disposition>Property Disposition

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date HUD-Owned Disposition Plan Approved	disposition_approved_date	Datetime	No (REMS)	property_disposition		Date HUD-owned disposition plan approved
Date Property Advertised for Sale	advertised_date	Datetime	No (REMS)	property_disposition_sale		Date property advertised for sale
Date Property Closed to Third Party	closed_third_party_date	Datetime	No (REMS)	property_disposition_sale		Date the property closed to third party
Number of Restricted Units (including Section 8)	affordable_restrctn_unit_qty	Numeric (5)	No (REMS)	property_disposition		Number of affordability restriction units
Purchaser Address	purchaser_address1	Char (30)	No (REMS)	property_disposition_sale		Purchaser address1
Third Party Sale Indicator	third_party_sale_ind	Char (1)	No (REMS)	property_disposition_sale		Third party sale indicator
Sale Type	property_disposition_sale_code	Char (4)	No (REMS)	property_disposition_sale	The code's corresponding description is pulled from property_disposition_sale_ref.property_disposition_sale_desc.	Property disposition sale type.
Date of Bankruptcy	owner_bankruptcy_date	Datetime	No (REMS)	property_disposition		Date of bankruptcy (if bankruptcy indicator is 'Yes')
Bankruptcy (yes/ no)	owner_bankuptcy_ind	Char (1)	No (REMS)	property_disposition		Indicates if the owner has gone into bankruptcy
Date HUD-Owned Sale Closed	sale_closed_date	Datetime	No (REMS)	property_disposition_sale		Date HUD-owned sale closed
Purchaser Type	purchaser_type_code	Char (4)	No (REMS)	property_disposition_sale		Purchaser type
Date Vouchers Ordered	vouchers_ordered_date	Datetime	No (REMS)	property_disposition		Date Vouchers Ordered
Date HUD-Owned Tenant Letter Issued	tenant_letter_issued_date	Datetime	No (REMS)	property_disposition_sale		Date HUD-owned tenant letter issued
Property Sale Date	property_sale_date	Datetime	No (REMS)	property_disposition_sale		Property sale date from PMS.
Property Purchase Price	property_purchase_amt	Numeric (17,2)	No (REMS)	property_disposition_sale		Property purchase price

Asset Disposition>Property Disposition

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Purchaser Address2	purchaser_address2	Char (30)	No (REMS)	property_disposition_sale		Purchaser address2
Purchaser Name	purchaser_name	Varchar (40)	No (REMS)	property_disposition_sale		Purchaser name
Up-Front Grant Approved Amount	upfront_grant_approved_amt	Numeric (17,2)	No (REMS)	property_disposition_sale		Up-front grant approved amount
Use Restriction Term (Yrs)	use_restriction_term_year_qty	Numeric (4)	No (REMS)	property_disposition_sale		The term of use restrictions
Use Restriction Executed Date	use_restriction_exec_date	Datetime	No (REMS)	property_disposition_sale		Date use restrictions executed

Asset Management>DEC Portfolio Reveiws>DEC Portfolio Review List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Satellite Office	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Comment	comment_description	Varchar (255)	No (REMS)	dec_portfolio_review_comment		Comments describing the details of the portfolio review.
Portfolio Type	dec_portfolio_review_type_cd	Char (2)	No (REMS)	dec_portfolio_review	The code's corresponding description is pulled from dec_porfolio_review.dec_por tfolio_type_desc.	Type of Portfolio.
Portfolio Name	portfolio_review_name	Char (50)	No (REMS)	dec_portfolio_review		The name identifying a portfolio review
Portfolio Id	portfolio_id	Numeric (10)	No (REMS)	property_portfolio		This is the system generated portfolio identifier.

Asset Management>DEC Portfolio Review>Review List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Portfolio Type	dec_portfolio_review_type_cd	Char (2)	No (REMS)	dec_portfolio_review	The code's corresponding description is pulled from dec_porfolio_review.dec_portfolio_type_desc.	Type of Portfolio.
Portfolio Id	portfolio_id	Numeric (10)	No (REMS)	property_portfolio		This is the system generated portfolio identifier.
Portfolio Name	portfolio_review_name	Char (50)	No (REMS)	dec_portfolio_review		The name identifying a portfolio review.

Asset Management>DEC Portfolio Reviews>Detail – Edit Property

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Satellite Office	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_referenc e.dec_satellite_office_name_ text.	This field displays the DEC Satellite Office Assigned the Referral.
DEC Portfolio Review Name	portfolio_review_name	Char (50)	No (REMS)	dec_portfolio_review		The name identifying a portfolio review
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.

Asset Management>DEC Portfolio Reviews>Property List>DEC Portfolio Review Property List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Satellite Office	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
DEC Portfolio Name	portfolio_review_name	Char (50)	No (REMS)	dec_portfolio_review		The name identifying a portfolio review
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.

Asset Management>DEC Referral>Action Plan - Task Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Active Task	active_task_ind	Char (1)	DEC (REMS)	dec_task		This field indicates if the task is an active task that must be acted on by the assigned individual.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Task Types (also Select a Task Description)	dec_task_code	Char (3)	DEC (REMS)	dec_task	The code's corresponding description is pulled from dec_task_reference.dec_task_type.	This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Reason for Closure	activity_closure_code	Char (2)	PM, DEC (REMS)	dec_task	The code's corresponding description is pulled from activity_closure_reference.activity_closure_name.	This field displays the reason the task was closed (e.g. Completed, Canceled).
Amended Target Date	amended_target_date	Datetime	DEC (REMS)	dec_task		This field displays the amended date the task is targeted to complete.
Task Start Date	task_start_date	Datetime	DEC (REMS)	dec_task		This field displays the start date of the task.
Is this Task Accepted?	task_accept_reject_code	Char (1)	DEC (REMS)	dec_task	• A - Accepted	This field indicates if the task was either accepted or rejected upon completion of the task. This field is primarily used for tasks that require concurrence/ non-concurrence when the task is completed.
Closure Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.
Comment	task_comment	Varchar (254)	DEC (REMS)	dec_task		This field enables the user to enter any textual comments about the task.
Responsible Person	task_taken_by_name	Char (53)	No (REMS)	dec_task		This field displays the REMS user assigned the task.
Target Completion Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.
Role	task_taken_by_role_code	Char (3)	No (REMS)	dec_task		This field displays the associated role code for the REMS user assigned the task.

Asset Management>DEC Referral>AFS Non-Filer>AFS Agreement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Fiscal Year Owner Agrees to Submit AFS	owner_agree_submit_fiscal_yr	Char (4)	DEC (REMS)	dec_afs_nonfiler_submit_date		The Fiscal Year of the Annual Financial Statement that the owner agrees to submit.
Date Owner Agrees to Submit AFS (electronically)	owner_agree_submit_date	Datetime	PM, DEC (REMS)	dec_afs_nonfiler_submit_date	Null	The date the owner agreed to submit the outstanding AFS's electronically to REAC.

Asset Management>DEC Referral>Recovered Funds List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comment	fund_recovered_comment_text	Text	PM, DEC (REMS)	dec_fund_recovered		This field contains any comments relating to the recovered funds.
Funds Recovered Date	fund_recovered_date	Datetime	DEC (REMS)	dec_fund_recovered		This field displays the date the funds were recovered.
Type of Funds Recovered	fund_recovered_type_code	Char (3)	DEC (REMS)	dec_fund_recovered	The code's corresponding description is pulled from dec_fund_recovered_type_ref.fund_recovered_type_name	This field displays the type of funds recovered (e.g. Unauthorized Distributions, Unauthorized Expenses, Underfunded Accounts, Overpayment Section 8 and Grants Payback).
Lock Box	lock_box_code	Char (1)	DEC (REMS)	dec_fund_recovered	• Y - Yes	This field indicates whether a Lock Box was used.
Amount of Funds Recovered by HUD	hud_recovered_amt	Numeric (17,2)	PM, DEC (REMS)	dec_fund_recovered		This field displays the amount of funds that HUD recovered.
Identified Recovery Amount of Funds	identified_recovery_amt	Numeric (17,2)	No (REMS)	dec_fund_recovered		This field displays the identified recovery amount of funds.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Recovered as Result of DEC Action Plan	recovered_from_ap_ind	Char (1)	DEC (REMS)	dec_fund_recovered	• Y - Yes	This field indicates if the fund recovered was a result of a DEC Action Plan.
Amount of Funds Recovered by Project	project_recovered_amt	Numeric (17,2)	PM, DEC (REMS)	dec_fund_recovered		This field displays the amount of funds recovered by the project.

Asset Management>DEC Referrals>Action Plan

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Action Plan Approved	action_plan_approved_ind	Char (1)	DEC (REMS)	dec_referral	Not null	This field indicates if the action plan for this referral has been approved by DEC
Task Number	action_plan_sequence_numbe r	Numeric (3)	No (REMS)	dec_task		This field displays the task sequence number in the order the task appears in the DEC action plan.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Start Date of Action Plan	action_plan_start_date	Datetime	DEC (REMS)	dec_referral		This field displays the actual start date of the DEC action plan.
Plan Type	action_plan_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from action_plan_type_ reference.action_plan_ type_name.	This field displays the type of action plan, (i.e. Housing, Enforcement).
Active Task	active_task_ind	Char (1)	DEC (REMS)	dec_task		This field indicates if the task is an active task that must be acted on by the assigned individual.
Reason for Closure	activity_closure_code	Char (2)	PM, DEC (REMS)	dec_task	The code's corresponding description is pulled from activity_closure_reference.ac tivity_closure_name.	This field displays the reason the task was closed (e.g. Completed, Canceled).
Task Types (also Task Description)	dec_task_code	Char (3)	DEC (REMS)	dec_task	The code's corresponding description is pulled from dec_task_reference.dec_ task_type.	This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Added Task	added_task_ind	Char (1)	No (REMS)	dec_task		This field indicates if the task was added after the start of the DEC action plan.
Target Complete Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.
Role	task_taken_by_role_code	Char (3)	No (REMS)	dec_task		This field displays the associated role code for the REMS user assigned the task.

Asset Management>DEC Referrals>Action Plan

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Complete Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.
Action Plan Complete Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.
Accept/ Reject	task_accept_reject_code	Char (1)	DEC (REMS)	dec_task	• A - Accepted	This field indicates if the task was either accepted or rejected upon completion of the task. This field is primarily used for tasks that require concurrence/ non-concurrence when the task is completed.
Person	task_taken_by_name	Char (53)	No (REMS)	dec_task		This field displays the REMS user assigned the task.
Target Action Plan Complete Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.

Asset Management>DEC Referrals>Action Plan>Add/Update Action Plan

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Start Date	action_plan_start_date	Datetime	DEC (REMS)	dec_referral		This field displays the actual start date of the DEC action plan.
Plan Type	action_plan_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from action_plan_type_ reference.action_plan_ type_name.	This field displays the type of action plan, (i.e. Housing, Enforcement).
Comment	action_plan_comment	Text	MFH (REMS)	action_plan		This field captures any comments specific to the action plan.
Complete Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.

Asset Management>DEC Referrals>AFS Non-Filer

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Referral Invalidated	invalidated_referral_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date that the Enforcement Analyst determines that a HUD system problem hindered the AFS submission; the referral is invalidated and is to be returned to Multifamily Housing.
Judgment Collected Amount	judgment_collected_amt	Numeric (17,2)	DEC (REMS)	dec_afs_nonfiler		This field is entered by the DEC for a nonfiler. DEC files a legal complaint and a judgment amount is ordered for the owner to pay. This amount would be the actual amount collected by DEC
First Telephone Owner Contact	first_owner_contact_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date of the first telephone contact with the Owner
Judgment Ordered Amount	judgment_ordered_amt	Numeric (17,2)	DEC (REMS)	dec_afs_nonfiler		This field is entered by the DEC for a nonfiler. DEC files a legal complaint and a judgment amount is ordered for the owner to pay. This amount is entered here by DEC
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Date Initial DEC Letter Sent	dec_initial_letter_sent_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the DEC SO mailed the notification letter informing the Owner that their property has been referred to the DEC due to non-submission of the required AFS.
Date Owner Submits AFS	date_received	Datetime	No (FASS)	sp_nfiler_owner_sub_date		The Date the owner submits AFS to REAC-FASS.
Comments	comment_description	Varchar (255)	DEC (REMS)	dec_afs_nonfiler_comment		The comment description entered by the Enforcement Analyst. User can enter limitless characters. Each row in the dec_afs_nonfiler_ comment table represents 255 characters.

Asset Management>DEC Referrals>AFS Non-Filer

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Referral Closed	dec_status_start_date	Datetime	No (REMS)	dec_status_history		This field displays the effective date the DEC Status changed. On the AFS Non-Filer Intake Screen, it indicates the Date the DEC Referral receives a DEC Status of "Closed/ Returned to HUB".
Date Assigned to DEC Analyst	assignment_date	Datetime	No (REMS)	dec_referral_history		This field is the date that an Analyst or Attorney is assigned to a DEC Referral.
Date of Initial DEC Returned Receipt	dec_initial_receipt_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the Owner receives (signs) the (green) Return Receipt Card.
Date Settlement Agreement Mailed	settlement_agree_mail_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the EA mails the prepared Settlement Agreement to the Owner.
Date DEC Analyst Starts Work on Referral	work_start_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the DEC Analyst starts work on the AFS Non-Filer Referral.
Date Recommendation for Filing Complaint Referred to DEC Legal	recommend_complaint_sent_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	
Date of Overdue Notification Sent	notification_overdue_sent_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date REAC or Multifamily Housing sent a notification informing the owner the AFS is overdue. This notification may have been in the form of a Letter or an Email message
Date Settlement Agreement Executed	settlement_agree_execute_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	This is the date the Owner and the DEC sign the Settlement Agreement.
Fiscal Year Owner Agrees to Submit AFS	owner_agree_submit_fiscal_yr	Char (4)	DEC (REMS)	dec_afs_nonfiler_submit_date		The Fiscal Year of the Annual Financial Statement that the owner agrees to submit.
Section 8 Contract Units	property_assist_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Date Owner Agrees to Submit AFS (electronically)	owner_agree_submit_date	Datetime	PM, DEC (REMS)	dec_afs_nonfiler_submit_date	Null	The date the owner agreed to submit the outstanding AFS's electronically to REAC.

Asset Management>DEC Referrals>AFS Non-Filer

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
AFS Type	submission_type_ref_id	Numeric (4)	No (FASS)	fass_account_reference		The Type of AFS either Owner Certified or Audited
Date Pre-Penalty DEC Return Receipt	prepay_penlty_receipt_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the Owner receives (signs) the (green) Return Receipt Card.
Settlement Range	settlement_range_code	Char (2)	PM, DEC (REMS)	dec_afs_nonfiler	The code's corresponding description is pulled from dec_settlement_range_ref. settlement_range_dscrptn	This is the settlement range specific to the referral as determined by the AFS Non-Filer training manual.
Date of Settlement Agree DEC Return Receipt	settlement_agree_recpt_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the Owner receives (signs) the (green) Return Receipt Card.
Justification of Return Code	referral_resolution_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_resolution_ref. referral_resolution_ name.	This field displays the final resolution of the closed referral.
Date Settlement Offer Received	settlement_offer_rcvr_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	The date the Owner's settlement offer is received by the DEC.
Settlement Amount	settlement_amount	Numeric (17,2)	DEC (REMS)	dec_afs_nonfiler		This is the negotiated settlement amount between the DEC and the owner as a result of the owner's failure to submit the required AFS timely.
Date of Pre-Penalty Letter Sent	prepay_letter_sent_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	This is the date the pre-penalty letter is mailed.
Owner Name	participant_id	Numeric (10)	No (REMS)	participant		The name that represents the owner of the property.
Second Telephone Owner Contact	second_owner_contact_date	Datetime	DEC (REMS)	dec_afs_nonfiler	Null	This is the date of the telephone contact with the owner after the Pre-penalty Letter has been sent and received by the owner.

Asset Management>DEC Referrals>AFS Non-Filer

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Number of Units	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.

Asset Management>DEC Referrals>DEC Narrative Records Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Accepted	rec_accepted_ind	Char (1)	DEC (REMS)	ec_recommendation	The checked value indicates acceptance.	Indicates whether the comment was accepted.
Accepted	rec_accepted_ind	Char (1)	DEC (REMS)	ec_recommendation	The checked value indicates acceptance.	Indicates whether the comment was accepted.
Enforcement Analyst/ Satellite Attorney/ Preliminary Assessment/ Contractor Deliverables	rec_comment	Text	PM, DEC (REMS)	ec_recommendation		Comment/ narrative field. Contents are based on code stored in ec_recommendation. rec_type.
Comments	tracking_comment_text	Varchar (254)	No (REMS)	tracking_item		This field contains any comments relating to the tracking item.
Name	rec_name	Varchar (40)	PM, DEC (REMS)	ec_recommendation		The name of the person making the comment. The value is connected to the specific comment row in the ec_recommendation table.
Problem Statement	rec_comment	Text	PM, DEC (REMS)	ec_recommendation		Comment/ narrative field. Contents are based on code stored in ec_recommendation. rec_type.
Date Approved	rec_date	Datetime	No (REMS)	ec_recommendation		The date it was Approved. The value is system generated, and is connected to the specific comment row in the ec_recommendation.
Enforcement Analyst/ Team Leader/ Satellite Attorney/ Secondary Legal/ Satellite Director/ HQ Concurrence	rec_comment	Text	PM, DEC (REMS)	ec_recommendation		Comment/ narrative field. Contents are based on code stored in ec_recommendation. rec_type.
Name	rec_name	Varchar (40)	PM, DEC (REMS)	ec_recommendation		The name of the person making the comment. The value is connected to the specific comment row in the ec_recommendation table.
Date Approved	rec_date	Datetime	No (REMS)	ec_recommendation		The date it was Approved. The value is system generated, and is connected to the specific comment row in the ec_recommendation.

Asset Management>DEC Referrals>DEC Narrative Records Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	rec_name	Varchar (40)	PM, DEC (REMS)	ec_recommendation		The name of the person making the comment. The value is connected to the specific comment row in the ec_recommendation table.
Report Detail/ Satellite Attorney/ Enforcement Analyst/ Team Leader/ Satellite Director/	rec_comment	Text	PM, DEC (REMS)	ec_recommendation		Comment/ narrative field. Contents are based on code stored in ec_recommendation. rec_type.
Non-Filer Journal	rec_comment	Text	PM, DEC (REMS)	ec_recommendation		Comment/ narrative field. Contents are based on code stored in ec_recommendation. rec_type.
Date	tracking_date	Datetime	No (REMS)	tracking_item		This field contains the date being tracked corresponding to the tracking item (description).
Tracking Item	tracking_item_code	Char (3)	No (REMS)	tracking_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the date being tracked.

Asset Management>DEC Referrals>High Level Tracking Lists

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Disposition	tracking_indicator_code	Char (1)	DEC (REMS)	tracking_indicator_item	• Y - Yes	This field contains the value of the indicator being tracked corresponding to the tracking item.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_date_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item date.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_indicator_item		This field contains any comments relating to the tracking item indicator.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_date_item		This field contains any comments relating to the tracking item.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_indicator_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item indicator.
Date	tracking_date	Datetime	DEC (REMS)	tracking_date_item		This field contains the date being tracked corresponding to the tracking item.

Asset Management>DEC Referrals>High Level Tracking Lists>High Level Tracking Date List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Date	tracking_date	Datetime	DEC (REMS)	tracking_date_item		This field contains the date being tracked corresponding to the tracking item.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_date_item		This field contains any comments relating to the tracking item.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_date_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item date.

Asset Management>DEC Referrals>High Level Tracking Lists>High Level Tracking Indicator List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Disposition	tracking_indicator_code	Char (1)	DEC (REMS)	tracking_indicator_item	• Y - Yes	This field contains the value of the indicator being tracked corresponding to the tracking item.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_indicator_item		This field contains any comments relating to the tracking item indicator.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_indicator_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item indicator.

Asset Management>DEC Referrals>Referral Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD Regional Director	hud_regional_director	Varchar (100)	No (REMS)	regional_director_reference		This field contains the name of the HUD Regional Director for the region that contains the properties primary address. The field is derived by adding regional_director_reference. director_first_name + regional_ director_reference.director_ middle_name + regional_ director_reference.director_ last_name + regional_director_ reference.director_suffix_code. The corresponding value for the suffix code is pulled from suffix_ reference.suffix_name.
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
DEC Status Effective/ Change Date	dec_status_start_date	Datetime	No (REMS)	dec_status_history		This field displays the effective date the DEC Status changed. On the AFS Non-Filer Intake Screen, it indicates the Date the DEC Referral receives a DEC Status of "Closed/ Returned to HUB".
Executive Summary	dec_referral_comment_narrati ve	Text	DEC (REMS)	dec_referral_comment		This field displays the Executive Summary comments. Comment rows selected (WHERE dec_ referral_comment_code= '36' and referral_id = <Current Referral ID>)
Satellite Office Assigned	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.

Asset Management>DEC Referrals>Referral Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FASS Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automa-tically be set by the system.
Referral Source	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Type of Families	family_protected_type_code	Char (3)	PM, DEC (REMS)	dec_family_protected	The code's corresponding description is pulled from dec_family_protected_ reference.family_protected_d escription.	This field displays the type of families protected based on a code and looked up in a reference table to display the description.
Number of Families	family_protected_quantity	Numeric (10)	DEC (REMS)	dec_family_protected	Not null	The number tied to the type of families protected for the referral
Date Updated	last_update_date	Datetime	DEC (REMS)	dec_family_protected	Not null	The date that is entered when number of families are updated.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Referral Priority	referral_priority_code	Char (2)	DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_priority_ref. referral_priority_name.	This drop-down list box field contains the priority of the DEC referral (Normal, Priority or Emergency).
Project Manager/ DEC Analyst (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Referral Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Project Manager/ DEC Analyst (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>DEC Referrals>Referral Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUB Office	site_hub_name	Varchar (30)	No (REMS)	servicing_site_reference	• Atlanta	The name of the HUB responsible for the management/ servicing functions for the property. This value is dependent upon the servicing site selected from property.servicing_site_code.
Project Manager/ DEC Analyst (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Servicing Site	servicing_site_code	Char (4)	MFH (REMS)	property	The code's corresponding description is pulled from servicing_site_reference. site_name.	The name of the HUD office responsible for the management/ servicing functions for the property.
Problem Statement	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.

Asset Management>DEC Referrals>Referral Detail>Types of Families Protected Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Updated	Last_update_date	Datetime	PM,DEC (REMS)	Dec_family_protected		The date the type of family detail record was recorded.
Number of Families	Family_protected_quantity	Numeric (6)	PM, DEC (REMS)	Dec_family_protected		The count of families protected by the enforcement action on this referral
Type of Families	families_protected_description	Char (255)	PM, DEC (REMS)	dec_family_protected_reference	001 - Families Protected Subsidized	This is a view field that consists of links to the Type of Families Protected Detail page.

Asset Management>DEC Referrals>Referral Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Date Entered	last_update_date	Datetime	No (REMS)	dec_referral_comment		The system date the journal entry was entered into REMS (system generated).
Roles	update_user_role_code	Char (3)	No (REMS)	dec_referral_comment	The code's corresponding description is pulled from mfs_role.role_description.	The Role of the User entering the journal entry into the system. This field is derived.
Updated By	updated_user_name	Char (60)	No (REMS)	dec_referral_comment		The User entering the journal entry into the system.

Asset Management>DEC Referrals>Referral Narratives>Referral Narrative Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Entry Date	last_update_date	Datetime	No (REMS)	dec_referral_comment		The system date the journal entry was entered into REMS (system generated).
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Narrative	dec_referral_comment_narrative	Text	DEC (REMS)	dec_referral_comment		This field displays the Executive Summary comments. Comment rows selected (WHERE dec_referral_comment_code= '36' and referral_id = <Current Referral ID>)
User Roles	update_user_role_code	Char (3)	No (REMS)	dec_referral_comment	The code's corresponding description is pulled from mfs_role.role_description.	The Role of the User entering the journal entry into the system. This field is derived.
User	updated_user_name	Char (60)	No (REMS)	dec_referral_comment		The User entering the journal entry into the system.

Asset Management>DEC Referrals>Status History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
DEC Status Effective/ Change Date	dec_status_start_date	Datetime	No (REMS)	dec_status_history		This field displays the effective date the DEC Status changed. On the AFS Non-Filer Intake Screen, it indicates the Date the DEC Referral receives a DEC Status of "Closed/ Returned to HUB".
DEC Status Effective/ Change Date	dec_status_start_date	Datetime	No (REMS)	dec_status_history		This field displays the effective date the DEC Status changed. On the AFS Non-Filer Intake Screen, it indicates the Date the DEC Referral receives a DEC Status of "Closed/ Returned to HUB".
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Update User Last Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By Last Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Resolution of Closed Referral	referral_resolution_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_resolution_ ref.referral_resolution_ name.	This field displays the final resolution of the closed referral.

Asset Management>DEC Referrals>Status History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Update User Middle Initial (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Update User Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By Middle Initial (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>DEC Referrals>Task Management (List)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Amended Target Date	amended_target_date	Datetime	DEC (REMS)	dec_task		This field displays the amended date the task is targeted to complete.
Task	dec_task_code	Char (3)	DEC (REMS)	dec_task	The code's corresponding description is pulled from dec_task_reference.dec_task_type.	This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Reason for Closure	activity_closure_code	Char (2)	PM, DEC (REMS)	dec_task	The code's corresponding description is pulled from activity_closure_reference.activity_closure_name.	This field displays the reason the task was closed (e.g. Completed, Canceled).
Accept/ Reject	task_accept_reject_code	Char (1)	DEC (REMS)	dec_task	• A - Accepted	This field indicates if the task was either accepted or rejected upon completion of the task. This field is primarily used for tasks that require concurrence/ non-concurrence when the task is completed.
Start Date	task_start_date	Datetime	DEC (REMS)	dec_task		This field displays the start date of the task.
Target Complete Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.
Role	task_taken_by_role_code	Char (3)	No (REMS)	dec_task		This field displays the associated role code for the REMS user assigned the task.
Responsible Person	task_taken_by_name	Char (53)	No (REMS)	dec_task		This field displays the REMS user assigned the task.
Closed Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.

Asset Management>DEC Referrals>Task Management (Task Detail)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Amended Target Date	amended_target_date	Datetime	DEC (REMS)	dec_task		This field displays the amended date the task is targeted to complete.
Date Amended	amended_date	Datetime	No (REMS)	dec_task		This is the date the Amended Target Date for the Task was changed.
Task Types (also Task Description)	dec_task_code	Char (3)	DEC (REMS)	dec_task	The code's corresponding description is pulled from dec_task_reference.dec_ task_type.	This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Reason for Closure	activity_closure_code	Char (2)	PM, DEC (REMS)	dec_task	The code's corresponding description is pulled from activity_closure_reference.ac tivity_closure_name.	This field displays the reason the task was closed (e.g. Completed, Canceled).
Is this Task Accepted?	task_accept_reject_code	Char (1)	DEC (REMS)	dec_task	• A - Accepted	This field indicates if the task was either accepted or rejected upon completion of the task. This field is primarily used for tasks that require concurrence/ non-concurrence when the task is completed.
Responsible Person	task_taken_by_name	Char (53)	No (REMS)	dec_task		This field displays the REMS user assigned the task.
Comment	task_comment	Varchar (254)	DEC (REMS)	dec_task		This field enables the user to enter any textual comments about the task.
Role	task_taken_by_role_code	Char (3)	No (REMS)	dec_task		This field displays the associated role code for the REMS user assigned the task.
Closure Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.
Accepted/ Rejected Date	task_accept_reject_date	Datetime	PM, DEC (REMS)	dec_task		This date is the date the task was accepted/ rejected. This field is used to capture the date of concurrence/ non-concurrence of a task.

Asset Management>DEC Referrals>Task Management (Task Detail)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Target Completion Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.
Task Start Date	task_start_date	Datetime	DEC (REMS)	dec_task		This field displays the start date of the task.

Asset Management>DEC Report & Narratives>Team Report List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Role	fk_role_code	Char (3)	No (REMS)	dec_team_approval	The code's corresponding description is pulled from mfs_role.role_description.	List of the users roles who are assigned to the property.
Source	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
Report Date	report_generated_date	Datetime	No (REMS)	dec_team_summary_status		This filed displays the date the report was generated.
Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Last Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Middle Initial (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Report Type	report_type_code	Char (7)	No (REMS)	dec_team_summary_status		This filed displays the type of report to generated - Amended, Final, Initial, or View.

Asset Management>DEC Report & Narratives>Team Report List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Report Type	report_type_code	Char (7)	No (REMS)	dec_team_summary_status		This filed displays the type of report to generated - Amended, Final, Initial, or View.

Asset Management>DEC Reports and Narratives>Team Report Input (Financial Condition and Legal Concerns sections)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
MM&P PUPA	mmo_description	Char (100)	DEC (REMS)	dec_team_summary_detail		
Identify Identity-of-Interest Entities	company_name	Varchar (255)	DEC (REMS)	dec_team_summary_detail		
Identify Excessive Expenses/ Identify Ineligible Expenses/ Financial comments/ Legal Concerns comments	comment_description	Char (255)	PM, DEC (REMS)	dec_team_detail_comment		Comment text - comment_ type_code = 'OWDS' (Principals & Percentage of Ownership) or 'OWCT' (Ownership) or 'MACT' (Management Agent) or 'SIFC' (Rent Increase History) or 'CACT' (Contract Administrator) or 'LIFC' (Loan Information) 'FNAP' (Physical Condition) or 'MIOD' (Summary of MIO Repairs) or 'EXEX' (Identify Excessive Expenses) or 'INEX' (Identify Ineligible Expenses) or 'FINC' (Financial) or 'LGLC' (Legal Concerns) or 'REFR' (Basis for Referral) or 'OWRT' (Summary or Owner's Response) or 'DCRT' (Summary of DEC Reply) or 'OWCD' (Summary of Further Correspondence).
Monthly Accounts Reports Required	monthly_report_required_ind	Char (1)	DEC (REMS)	dec_team_summary_detail		
Section 238 Remitting Excess Income	section_236_ind	Char (1)	PM, DEC (REMS)	dec_team_summary_detail		

Asset Management>DEC Reports and Narratives>Team Report Input (Loan Information, Physical Condition and DEC Contractor Report Summary sections)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Physical Condition Comments/ Summary of MIO Repairs	comment_description	Char (255)	PM, DEC (REMS)	dec_team_detail_comment		Comment text - comment_ type_code = 'OWDS' (Principals & Percentage of Ownership) or 'OWCT' (Ownership) or 'MACT' (Management Agent) or 'SIFC' (Rent Increase History) or 'CACT' (Contract Administrator) or 'LIFC' (Loan Information) 'FNAP' (Physical Condition) or 'MIOD' (Summary of MIO Repairs) or 'EXEX' (Identify Excessive Expenses) or 'INEX' (Identify Ineligible Expenses) or 'FINC' (Financial) or 'LGLC' (Legal Concerns) or 'REFR' (Basis for Referral) or 'OWRT' (Summary or Owner's Response) or 'DCRT' (Summary of DEC Reply) or 'OWCD' (Summary of Further Correspondence).
Contractor findings	finding_quantity	Int	MFH (REMS)	contractor_finding	If finding_type_code = 'EXT' and finding_status_ code = 'REAC', then finding_quantity = Exterior/ #Cited by REAC	Number of findings cited by REAC, Corrected, Open and Unobserved, by area or level of severity.
MIO/ Corrective Action Plan Required	mio_required_ind	Char (1)	DEC (REMS)	dec_team_summary_detail		

Asset Management>DEC Reports and Narratives>Team Report Input (Loan Information, Physical Condition and DEC Contractor Report Summary sections)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Loan Information Comment	comment_description	Char (255)	PM, DEC (REMS)	dec_team_detail_comment		Comment text - comment_ type_code = 'OWDS' (Principals & Percentage of Ownership) or 'OWCT' (Ownership) or 'MACT' (Management Agent) or 'SIFC' (Rent Increase History) or 'CACT' (Contract Administrator) or 'LIFC' (Loan Information) 'FNAP' (Physical Condition) or 'MIOD' (Summary of MIO Repairs) or 'EXEX' (Identify Excessive Expenses) or 'INEX' (Identify Ineligible Expenses) or 'FINC' (Financial) or 'LGLC' (Legal Concerns) or 'REFR' (Basis for Referral) or 'OWRT' (Summary or Owner's Response) or 'DCRT' (Summary of DEC Reply) or 'OWCD' (Summary of Further Correspondence).
Initial Endorsement Date	initl_endmt_dt	Datetime	No (DAP)	financing_instrument		The date the Loan was initially endorsed
REAC Inspection Accurately Reflects Present Condition	reac_inspection_accurate_ind	Char (2)	DEC (REMS)	dec_team_summary_detail		

Asset Management>DEC Reports and Narratives>Team Report Input (Office of Inspector General Involvement and DEC Correspondence Log sections)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Auditor/ Agent Name	agent_name	Char (40)	DEC, MFH (REMS)	dec_team_summary_detail		The name of the Auditor or Agent.
Basis for Referral/ Summary of Owners Response/ Summary of DEC Reply/ Summary of Further Correspondence	comment_description	Char (255)	PM, DEC (REMS)	dec_team_detail_comment		Comment text - comment_ type_code = 'OWDS' (Principals & Percentage of Ownership) or 'OWCT' (Ownership) or 'MACT' (Management Agent) or 'SIFC' (Rent Increase History) or 'CACT' (Contract Administrator) or 'LIFC' (Loan Information) 'FNAP' (Physical Condition) or 'MIOD' (Summary of MIO Repairs) or 'EXEX' (Identify Excessive Expenses) or 'INEX' (Identify Ineligible Expenses) or 'FINC' (Financial) or 'LGLC' (Legal Concerns) or 'REFR' (Basis for Referral) or 'OWRT' (Summary or Owner's Response) or 'DCRT' (Summary of DEC Reply) or 'OWCD' (Summary of Further Correspondence).
Approved Management Certification	mgmt_certific_approved_ind	Char (1)	MFH (REMS)	dec_team_summary_detail	• Y - Yes	
Open Audit	open_audit_ind	Char (1)	DEC (REMS)	dec_team_summary_detail		
Principals & Percentage of Ownership/ Management Agent comments/ Rent Increase History Comments/ Contract Administrator Comments	comment_description	Char (255)	PM, DEC (REMS)	dec_team_detail_comment		Comment text - comment_ type_code = 'OWDS' (Principals & Percentage of Ownership) or 'OWCT' (Ownership) or 'MACT' (Management Agent) or 'SIFC' (Rent Increase History) or 'CACT' (Contract Administrator) or 'LIFC' (Loan Information) 'FNAP' (Physical Condition) or 'MIOD' (Summary of MIO Repairs) or 'EXEX' (Identify Excessive Expenses) or 'INEX' (Identify Ineligible Expenses) or 'FINC' (Financial) or 'LGLC' (Legal Concerns) or 'REFR' (Basis for Referral) or 'OWRT' (Summary or Owner's Response) or 'DCRT' (Summary of DEC Reply) or 'OWCD' (Summary of Further Correspondence).

Asset Management>DEC Reports and Narratives>Team Report Input (Office of Inspector General Involvement and DEC Correspondence Log sections)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Auditor/ Agent Phone	agent_phone_number	Char (20)	DEC, MFH (REMS)	dec_team_summary_detail		The telephone number of the Auditor or Agent.
Response Date	hud_response_to_owner_date	Datetime	CA, MFH (REMS)	renewal		
Limit on Distributions	limit_amount_code	Char (4)	No (REMS)	dec_team_summary_detail	The code's corresponding description is pulled from limit_amount_ref.limit_ amount_description.	This field displays the limit on distributions.
Open Investigation	open_investigation_ind	Char (1)	DEC (REMS)	dec_team_summary_detail		
(TPA) Modified or Full	tpa_type_code	Char (4)	MFH (REMS)	dec_team_summary_detail	The code's corresponding description is pulled from tpa_type_ref.tpa_type_ description.	
Referral Made By	referral_agency_type_code	Char (4)	MFH (REMS)	dec_team_summary_detail	The code's corresponding description is pulled from referral_agency_type_ref. referral_agency_type_desc.	This field displays who made the referral.
Date of Further Correspondence from Owner	owner_correspond_date	Datetime	DEC (REMS)	dec_team_summary_detail		

Asset Management>DEC Workload Queue> Satellite Office Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Default Satellite Office	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Assign to Satellite Office	dec_satellite_office_name_tex t	Char (30)	PM, DEC (REMS)	dec_satellite_office_reference	00 - NULL	This drop-down list box enables this user to choose the Satellite Office he/ she wishes to assign the Property Referral to.
Referred By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
City of Property	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.

Asset Management>DEC Workload Queue> Satellite Office Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
State of Property	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.

Asset Management>DEC Workload Queues>Analyst Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Referred By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Queue	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Total Closed Referrals	total_closed_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = N (closed) for the Analyst/ Attorney.
Total Open Portfolio Review Referrals	total_open_portfolio_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.

Asset Management>DEC Workload Queues>Analyst Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Open Referrals	total_open_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) for the Analyst/ Attorney.
Total Open Physical Referrals	total_open_physical_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_referral.referral_type_code for the Analyst/ Attorney.
Total Open Other	total_open_other_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Name (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Total Open Non-Filer Referrals	total_open_nonfiler_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.

Asset Management>DEC Workload Queues>Analyst Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Assigned Referrals	total_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = N (closed) or Y (open) for the Analyst/ Attorney.
Total Open Financial Referrals	total_open_financial_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>DEC Workload Queues>Attorney Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Ref. By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Queue	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Total Open Physical Referrals	total_open_physical_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.

Asset Management>DEC Workload Queues>Attorney Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Open Other	total_open_other_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Total Open Non-Filer Referrals	total_open_nonfiler_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Name (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Total Open Financial Referrals	total_open_financial_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Total Closed Referrals	total_closed_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = N (closed) for the Analyst/ Attorney.
Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>DEC Workload Queues>Attorney Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Referrals Assigned	total_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = N (closed) or Y (open) for the Analyst/ Attorney.
Total Open Referrals	total_open_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) for the Analyst/ Attorney.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Total Open Portfolio Review Referrals	total_open_portfolio_referrals	Int	No (REMS)	dec_status_history		Displays the total number of active property referrals in dec_ status_history.dec_status_code based on dec_status_ referrence.active_ind = Y (open) and the value of dec_ referral.referral_type_code for the Analyst/ Attorney.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>DEC Workload Queues>By Satellite Office

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Queue	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_ name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Ref. By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.

Asset Management>DEC Workload Queues>By Satellite Office

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Ref. By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Queue	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Returned	returned_nat_que_ind	Char (1)	No (REMS)	dec_referral	• Y - Yes	This field indicates if the Referral was Returned to the unassigned National workload queue from a Satellite Office workload queue.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>DEC Workload Queues>By Satellite Office

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Ref. Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Ref. Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.

Asset Management>DEC Workload Queues>Referral Assignment History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Assign Date	assignment_date	Datetime	No (REMS)	dec_referral_history		This field is the date that an Analyst or Attorney is assigned to a DEC Referral.
Assign Date	assignment_date	Datetime	No (REMS)	dec_referral_history		This field is the date that an Analyst or Attorney is assigned to a DEC Referral.
Assigned by Name	assigned_by_user_id	Char (6)	No (REMS)	dec_referral_history	The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi+ mfs_user.user_last_name.	The user_id that performed the assignment of the analyst or attorney.
Assigned by Name	assigned_by_user_id	Char (6)	No (REMS)	dec_referral_history	The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi+ mfs_user.user_last_name.	The user_id that performed the assignment of the analyst or attorney.
Assigned by Role	assigned_by_role	Char (3)	No (REMS)	dec_referral_history	The code's corresponding description is pulled from mfs_role.mfs_description. Not null	The user's role that performed the assignment of the analyst or attorney.
Assigned by Role	assigned_by_role	Char (3)	No (REMS)	dec_referral_history	The code's corresponding description is pulled from mfs_role.mfs_description. Not null	The user's role that performed the assignment of the analyst or attorney.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral_history	Not null	This is the number that uniquely identifies a referral for a specific property.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral_history	Not null	This is the number that uniquely identifies a referral for a specific property.
Un-Assigned by Name	unassigned_by_user_id	Char (6)	No (REMS)	dec_referral_history	The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.	The name of the user performed the un-assignment of the analyst or attorney.
Primary	primary_ind	Char (1)	DEC (REMS)	dec_referral_history	• Y for Checked Box	The primary indicator designates an analyst or attorney as primary or lead analyst/ attorney.

Asset Management>DEC Workload Queues>Referral Assignment History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Role	role_code	Char (3)	No (REMS)	dec_referral_history	The code's corresponding description is pulled from mfs_role.role_description. Not null	The role that a user is assigned.
Un-Assigned by Role	unassigned_by_role	Char (3)	No (REMS)	dec_referral_history	Not null	The user's role who performed the un-assignment of the analyst or attorney
Role	role_code	Char (3)	No (REMS)	dec_referral_history	The code's corresponding description is pulled from mfs_role.role_description. Not null	The role that a user is assigned.
Un-Assigned by Role	unassigned_by_role	Char (3)	No (REMS)	dec_referral_history	Not null	The user's role who performed the un-assignment of the analyst or attorney
Un-Assign Date	unassignment_date	Datetime	No (REMS)	dec_referral_history	Null	This field is the date that an Analyst or Attorney is un-assigned from dec_referral
Un-Assign Date	unassignment_date	Datetime	No (REMS)	dec_referral_history	Null	This field is the date that an Analyst or Attorney is un-assigned from dec_referral
Un-Assigned by Name	unassigned_by_user_id	Char (6)	No (REMS)	dec_referral_history	The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.	The name of the user performed the un-assignment of the analyst or attorney.
Primary	primary_ind	Char (1)	DEC (REMS)	dec_referral_history	• Y for Checked Box	The primary indicator designates an analyst or attorney as primary or lead analyst/ attorney.
Name	user_id	Char (20)	No (REMS)	dec_referral_history		The name of the assigned analyst or attorney. The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.
Name	user_id	Char (20)	No (REMS)	dec_referral_history		The name of the assigned analyst or attorney. The ID's corresponding name is pulled from mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.

Asset Management>DEC Workload Queues>Satellite Office Queue

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Satellite Office	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.

Asset Management>DEC Workload Queues>Satellite Office Queues

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
SO Referrals	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
Role	fk_role_code	Char (3)	No (REMS)	property_assignment		Is the role of the user assigned to the property?
Source	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Unassign Date	referral_accept_date	Datetime	No (REMS)	dec_referral		This field is the date the DEC accepts the property referral for Enforcement.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property ID (Search)	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.

Asset Management>DEC Workload Queues>Satellite Office Queues

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Role	role_code	Char (3)	No (REMS)	dec_referral_history	The code's corresponding description is pulled from mfs_role.role_description. Not null	The role that a user is assigned.

Asset Management>DEC Workload Queues>User Assignment (by Analyst)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Status	active_ind	Char (1)	No (REMS)	dec_status_reference	• Y - Yes	Retrieved from the Stored Procedure for the Workload. DEC Status from DEC Status History and related reference table: dec_status_reference.
Ref. By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Ref. Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Name (Field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Name (Field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>DEC Workload Queues>User Assignment (by Analyst)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Primary Analyst	primary_ind	Char (1)	DEC (REMS)	dec_referral_history	• Y for Checked Box	The primary indicator designates an analyst or attorney as primary or lead analyst/ attorney.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.

Asset Management>DEC Workload Queues>User Assignment (By Attorney)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Def. SO	dec_satellite_office_code	Char (2)	No (REMS)	state_reference	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Status	active_ind	Char (1)	No (REMS)	dec_status_reference	• Y - Yes	Retrieved from the Stored Procedure for the Workload. DEC Status from DEC Status History and related reference table: dec_status_reference.
Ref. By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_ name.	This field allows the DEC user to select the organization that referred the property to DEC.
DEC Attorney	full_name	Varchar (53)	DEC (REMS)	mfs_user		Name of the DEC Attorney. This field is created by adding mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.
Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Ref. Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.

Asset Management>DEC Workload Queues>User Assignment (By Attorney)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Primary Analyst	primary_ind	Char (1)	DEC (REMS)	dec_referral_history	• Y for Checked Box	The primary indicator designates an analyst or attorney as primary or lead analyst/ attorney.

Asset Management>Financial Statements>(Owner/Lessee)Annual Financial Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Received	date_received	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the financial statement was received by the FASS system.
Date Owner Response Received	fin_statement_response_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the response was received (updated via the related project action), if applicable.
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
Date Received	date_received	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field displays the date that the financial statement was received by FASS.
Management Conditions Description	description	Char (255)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the description of all of the management conditions found during the FASS assessment.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.

Asset Management>Financial Statements>(Owner/Lessee)Annual Financial Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Number of Compliance Flags - Not Assessed	nbr_comp_flags_not_assessed	Numeric (3)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the number of compliance flags (not assessed) associated with the attempted financial statement review performed by the FASS system.
Number of Compliance Flags - Assessed	nbr_comp_flags_assessed	Numeric (3)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the number of compliance flags (assessed) associated with the financial statement review performed by the FASS system.
Number of Compliance Flags - Assessed	nbr_comp_flag_assessed	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.
Submission FYE	fye	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field will display the Submission FYE for the Owner/ Lessee
FASS Status	fass_inactive_ind	Char (1)	No (FASS)	financial_statement_review	• Y - Yes	This field displays the active or inactive status of an AFS in FASS. A FASS submission is inactive due to a re-submission.
Date FASS Letter Sent	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Date FASS Letter Sent	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Submission Status	fass_inactive_ind	Char (1)	No (FASS)	financial_statement_review	• Y - Yes	This field displays the active or inactive status of an AFS in FASS. A FASS submission is inactive due to a re-submission.

Asset Management>Financial Statements>(Owner/Lessee)Annual Financial Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.
Financial Statement Required	financial_stmnt_req_ind	Char (1)	No (REMS)	property	• Yes	This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
Submission FYE	fye	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field will display the Submission FYE for the participant.
Date Reviewed	fin_statement_review_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was reviewed by the applicable HUD entity.
Number of Management Conditions	management_indicator_total_nbr	Numeric (3)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the total number (count) of management conditions found during the FASS assessment.
Reason Compliance Not Assessed by FASS	comp_not_assessed_description	Varchar (255)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the reason that FASS could not assess the compliance.
Comments	comment_text	Char (254)	MFH (REMS)	financial_statement_review		This field captures any comments specific to this annual financial statement.
Non-Filer Email Date	email_date	Datetime	No (FASS)	rems_overdue_afs_info		The date FASS sends email to Owner (10 days after the AFS is overdue) that the AFS is overdue.
Response Received Date	fin_statement_response_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the response was received (updated via the related project action), if applicable.
Non-Filer Email Sent	email_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		The date FASS sends email to Owner (10 days after the AFS is overdue) that the AFS is overdue.

Asset Management>Financial Statements>(Owner/Lessee)Annual Financial Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Referred	referral_date_effective	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field displays the date that REAC referred the property, if applicable, to another HUD entity.
Referred To (MFH or DEC)	referral_ref_entity	Char (20)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Referred To	referral_ref_entity	Char (20)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Plan Approved	plan_approved_ind	Char (1)	MFH (REMS)	financial_statement_review	• Yes	This field captures the flag that indicates whether the plan to resolve any financial statement issues has been approved.
Reason Performance Not Assessed	perf_not_assessed_description	Varchar (255)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the reason that FASS could not assess the performance.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Plan Required	plan_required_ind	Char (1)	MFH (REMS)	financial_statement_review	• Yes	This field captures the flag that indicates whether or not a plan is required to resolve any financial statement issues.
Performance Value	score_value	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Performance Value	score_value	Numeric (3)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.

Asset Management>Financial Statements>(Owner/Lessee)Annual Financial Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Color	score_color	Char (10)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Extended Due Date	new_due_date	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field displays the extended due date, if applicable, from FASS.
Performance Color	score_color	Char (10)	No (FASS)	sp_rems_afs_detail_page_load		This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Submission Type	submission_type_online_display	Char (1)	No (FASS)	submission_type_ref		This field is being retrieved from the project_afs_header table.
Response Due Date	response_due_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Response Due Date	response_due_date	Datetime	No (REMS)	sp_rems_afs_detail_page_load		This field displays the date that the owner response is due from FASS, if applicable.

Asset Management>Financial Statements>Detail>Owner Overdue AFS Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Non-Filer Email Date	email_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		The date FASS sends email to Owner (10 days after the AFS is overdue) that the AFS is overdue.
AFS Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
AFS Fiscal Year End (mm)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
Non-Filer Letter Send Date	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
AFS Fiscal Year End (dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Overdue Tracking ID	overdue_tracking_id	Numeric (9)	No (FASS)	overdue_afs_submission		Automatically assigned in FASS.
Tax ID	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Referred Date	referral_date_effective	Datetime	No (FASS)	sp_rems_afs_detail_page_load		This field displays the date that REAC referred the property, if applicable, to another HUD entity.

Asset Management>Financial Statements>Lessee AFS List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Non-Filer Email Sent	email_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		The date FASS sends email to Owner (10 days after the AFS is overdue) that the AFS is overdue.
Date FASS Letter Sent	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Response Received Date	fin_statement_response_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the response was received (updated via the related project action), if applicable.
Submission Status	fass_inactive_ind	Char (1)	No (FASS)	financial_statement_review	• Y - Yes	This field displays the active or inactive status of an AFS in FASS. A FASS submission is inactive due to a re-submission.
Number of Compliance Flags - Assessed	nbr_comp_flag_assessed	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.
Submission FYE	fye	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field will display the Submission FYE for the Owner/ Lessee
Date Received	fin_statement_received_date	Datetime	MFH (REMS)	financial_statement_review		This field captures the date that the financial statement was received concerning any financial statement reviews that were not or will not be addressed by REAC.

Asset Management>Financial Statements>Lessee AFS List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
Color	score_color	Char (10)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Response Due Date	response_due_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Lessee Summary Narrative: Annual Financial Statement	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Referred To	referral_ref_entity	Char (20)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Performance Value	score_value	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Submission Type	submission_type_online_display	Char (1)	No (FASS)	submission_type_ref		This field is being retrieved from the project_afs_header table.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Mortgage Amount at Final Endorsement	final_endorsement_mort_amt	Numeric (17,2)	No (DAP)	fin_inst_development		The amount of the mortgage at the final endorsement.
Final Endorsement Date	final_endorsement_date	Datetime	No (DAP)	financing_instrument		The date of final endorsement for the associated financing instrument.
Unpaid Principal Balance	current_unpaid_principal_amt	Numeric (17,2)	No (LAS)	fin_inst_direct_loan		The current unpaid principal balance on the associated loan.
DAP Final Closing Date	final_endorsement_date	Datetime	No (DAP)	fin_inst_development		The date of final endorsement for the associated financing instrument.
Unpaid Principal Balance	current_unpaid_principal_amt	Numeric (17,2)	No (MFIS)	fin_inst_insured		The current unpaid principal balance on the associated loan.
Cost Cut-off Date	cut_off_interest_dt	Datetime	No (DAP)	vw_dap_constr_occup		
DAP Final Closing Date	final_endorsement_date	Datetime	No (DAP)	fin_inst_development		The date of final endorsement for the associated financing instrument.
Final Endorsement Date	final_endorsement_date	Datetime	No (MFIS)	fin_inst_insured		The date of final endorsement for the associated financing instrument.
Date MFH Received the Status	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
Unpaid Principal Balance	current_unpaid_principal_amt	Numeric (17,2)	No (CSMS)	fin_inst_hud_held		The current unpaid principal balance on the associated loan.
Initial Endorsement Date	initial_endorsement_date	Datetime	No (DAP)	fin_inst_development		The initial closing date for the loan.
Interest Rate	interest_rate	Numeric (6,4)	No (MFIS)	fin_inst_insured		The loan's interest rate.
Interest Rate	interest_rate	Numeric (6,4)	No (CSMS)	fin_inst_hud_held		The loan's interest rate.
Interest Rate	interest_rate	Numeric (6,4)	No (LAS)	fin_inst_direct_loan		The loan's interest rate.
Name	institution_name	Varchar (40)	No (IMF)	home_tab		This field contains the full name and titles of the Mortgagee.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	institution_name	Varchar (40)	No (IMF)	home_tab		This field contains the full name and titles of the Mortgagee.
Name	institution_name	Varchar (40)	No (IMF)	home_tab		This field contains the full name and titles of the Mortgagee.
Initial Endorsement Date	initial_endorsement_date	Datetime	No (MFIS)	fin_inst_insured		The date that the loan was initially endorsed.
PAS Status	current_status_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from status_reference.status_ name.	The status of the FHA insurance, grant, or loan.
DAP Initial Closing Date	initial_endorsement_date	Datetime	No (DAP)	fin_inst_development		The initial closing date for the loan.
Field Office Status	current_status_detail_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from current_status_detail_ref. current_status_detail_ name.	The status of the FHA insurance, grant, or loan.
Initial Occupancy Approved Date	init_occ_apprvd_dt	Datetime	No (DAP)	vw_dap_constr_occup		This is the initial occupancy approved date from DAP.
Assignment Date	assignment_date	Datetime	No (CSMS)	fin_inst_hud_held		This field is the date that the loan was assigned.
Current Loan Amount	current_loan_amt	Numeric (17,2)	No (LAS)	fin_inst_direct_loan		The amount of the current loan.
Current Mortgage Amount	current_mortgage_amt	Numeric (17,2)	No (MFIS)	fin_inst_insured		The amount of the current mortgage.
Final Claim Paid Date	final_claim_paid_date	Datetime	No (CSMS)	fin_inst_hud_held		The date that the final claim was paid.
F47 Status	current_status_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from status_reference.status_ name.	The status of the FHA insurance, grant, or loan.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
LAS Status	current_status_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from status_reference.status_name.	The status of the FHA insurance, grant, or loan.
MARS Status	current_status_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from status_reference.status_name.	The status of the FHA insurance, grant, or loan.
DAP Initial Closing Date	initial_endorsement_date	Datetime	No (DAP)	fin_inst_development		The initial closing date for the loan.
Grant Term	grant_term	Numeric (3)	No (PAS)	fin_inst_grant		The length of the grant
Email	email	Varchar (100)	MFH (REMS)	financing_contact		This field captures the email address for the contact.
MARS Status Date	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
Foreign State or Territory	foreign_state_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Foreign State or Territory	foreign_state_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
DAP Status Date	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
Annual Distribution Earned	annual_dist_earned_amt	Numeric (17,2)	No (MFIS)	fin_inst_insured		This field allows the user to enter or update annual distribution earned.
Annual Insurance Premium	anl_insurance_premium	Numeric (17,2)	No (MFIS)	fin_inst_insured		The annual insurance premium.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Payment Service	monthly_payment_amt	Numeric (17,2)	No (LAS)	fin_inst_direct_loan		The monthly amount of principal and interest owed against the associated financing instrument.
Lender ID	mortgage_id	Char (10)	No (MFIS)	home_tab		A five-digit key used to identify the mortgagee in F47/ MFIS.
Grant Disbursed Amount	grant_disbursed_amt	Numeric (17,2)	No (PAS)	fin_inst_grant		This field displays the disbursed amount of the grant.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the title of the Contact, if applicable.
DAP Status	current_status_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from status_reference.status_name.	The status of the FHA insurance, grant, or loan.
Standardization Status	geocode_score	Char (10)	No (GSC)	financing_contact	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_code.	This field displays the geocode score results from the online standardization of the Holding/ Servicing Mortgagee Contact address information.
Standardization Status	geocode_score	Char (10)	No (GSC)	financing_contact	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_code.	This field displays the geocode score results from the online standardization of the Holding/ Servicing Mortgagee Contact address information.
Current Grant Amount	current_grant_amt	Numeric (17,2)	No (PAS)	fin_inst_grant		The amount of the current grant.
Loan Funded by Bonds	funded_by_bonds_ind	Char (1)	MFH (REMS)	rems_financing_instrument	Radio Buttons	A Y/ N/ Unconfirmed indicator that signifies whether the loan is funded by bonds.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign State or Territory	foreign_state_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
F47 Status Date	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
Account #	mortgagee_account_number	Varchar (40)	No (REMS)	financing_contact		This field captures the mortgagee account number.
Account #	mortgagee_account_number	Varchar (40)	No (REMS)	financing_contact		This field captures the mortgagee account number.
Eligible to Retain Excess Income	excess_inc_ind	Char (1)	MFH (REMS)	financing_instrument	Radio Buttons	This existing field indicates whether or not a property is eligible to retain excess income.
Additional Field Office Status Info	addl_field_office_status_cd	Char (4)	MFH (REMS)	additional_field_office_status	The code's corresponding description is pulled from additional_field_status_ ref.addl_field_office_stat_de sc. 'Unknown' value displays only for existing records. There is no option of 'Unknown' value for new records.	The field captures the 'Additional Field Office Status' value. These values are additional information for an active or inactive status. It provides the ability to manually set the 'Additional Field Office Status'.
Annual Insurance Premium Effective Date	anl_insurance_premium_eff_d ate	Datetime	No (MFIS)	fin_inst_insured		The effective date of the annual insurance premium.
Date MFH Received the Status	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
Date Request Approved	excess_inc_end_date	Datetime	MFH (REMS)	financing_instrument		This field captures the date that the request to retain excess income was approved by HUD.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Standardization Status	geocode_score	Char (10)	No (GSC)	financing_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_ return_code.	This field displays the geocode score results from the online standardization of the Holding/ Servicing Mortgagee Contact address information.
Financing Comments	financing_comment	Text	MFH (REMS)	rems_financing_instrument		Comments on the associated loan.
Email	email	Varchar (100)	MFH (REMS)	financing_contact		This field captures the email address for the contact.
First Payment Date	first_payment_date	Datetime	No (LAS)	fin_inst_direct_loan		The date the first payment was made against the financing instrument.
Lender ID	mortgage_id	Char (10)	No (MFIS)	home_tab		A five-digit key used to identify the mortgagee in F47/ MFIS.
Lender ID	mortgage_id	Char (10)	No (MFIS)	home_tab		A five-digit key used to identify the mortgagee in F47/ MFIS.
First Payment Date	first_payment_date	Datetime	No (MFIS)	fin_inst_insured		The date the first payment was made against the financing instrument.
FHA Number	fha_number	Char (8)	No (MFIS)	rems_financing_instrument		A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the Section of the Act.
Email	email	Varchar (100)	MFH (REMS)	financing_contact		This field captures the email address for the contact.
Date Request to Retain Excess Income Submitted	excess_inc_start_date	Datetime	MFH (REMS)	financing_instrument		This field captures the date that the request to retain excess income was submitted to HUD.
Account #	mortgagee_account_number	Varchar (40)	No (REMS)	financing_contact		This field captures the mortgagee account number.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Title	contact_title_cd	Varchar (100)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the title of the Contact, if applicable.
Street	m_addr_line1	Varchar (30)	No (IMF)	home_tab		The street address for the mortgagee.
Street	m_addr_line1	Varchar (30)	No (IMF)	home_tab		The street address for the mortgagee.
Street	m_addr_line1	Varchar (30)	No (IMF)	home_tab		The street address for the mortgagee.
Phone	main_phone	Char (25)	MFH (REMS)	financing_contact		This field captures the phone number for the contact.
Reason for Termination	loan_termination_reason_code	Char (4)	No (MFIS)	fin_inst_insured	The code's corresponding description is pulled from loan_termination_reason_ref.loan_termination_reason_name.	The reason the loan was terminated.
Term	loan_term	Numeric (3)	No (MFIS)	fin_inst_insured		The term of the loan in months.
City	city	Varchar (28)	No (REMS)	financing_contact		This field captures the city for the Contact address.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the title of the Contact, if applicable.
City	m_city	Varchar (19)	No (IMF)	home_tab		The alpha name of the city or postal area for the mortgagee's address.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Business Phase	business_phase_type_code	Char (3)	No (REMS)	source_system_status_type_ref	The code's corresponding description is pulled from business_phase_type_ref.business_phase_type_ dscrptn.	This displays the various steps/ statuses that a financing instrument goes through while in DAP.
Active Financing Instrument	active_indicator	Char (1)	No (REMS)	source_system_status_type_ref	• Yes	The status of the Instrument whether it is Active or Inactive based upon data pertaining to the financing instrument, including the source system status and the REMS user set status.
Mark-Up-to-Market Distribution Increase	markupmarket_anl_dstrbtn_amt	Numeric (17,2)	CA, MFH	fin_inst_insured		This field captures the annual distribution increase, which results from the Mark-Up-to-Market process, if applicable.
Maturity Date	maturity_date	Datetime	No (CSMS)	fin_inst_hud_held		The date that the mortgage is scheduled to be fully paid.
Cost Cert Review Completed Date	cost_cert_review_dt	Datetime	No (DAP)	vw_dap_constr_occup		This is the cost certification review completion date (for new construction) from DAP.
Maturity Date	maturity_date	Datetime	No (MFIS)	fin_inst_insured		The date that the mortgage is scheduled to be fully paid.
Term	loan_term	Numeric (3)	No (LAS)	fin_inst_direct_loan		The term of the loan in months.
Construction Start Date	const_start_dt	Datetime	No (DAP)	vw_dap_constr_occup		This field displays the date that construction began.
Fax	main_fax	Char (25)	MFH (REMS)	financing_contact		This field captures the fax number for the contact.
Fax	main_fax	Char (25)	MFH (REMS)	financing_contact		This field captures the fax number for the contact.
Fax	main_fax	Char (25)	MFH (REMS)	financing_contact		This field captures the fax number for the contact.
Phone	main_phone	Char (25)	MFH (REMS)	financing_contact		This field captures the phone number for the contact.
Phone	main_phone	Char (25)	MFH (REMS)	financing_contact		This field captures the phone number for the contact.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Zip Code	m_zip1	Char (5)	No (IMF)	home_tab		The 5-digit U.S. zip/ postal code.
Name	contact_name	Varchar (50)	MFH (REMS)	financing_contact		This field captures the Contact Name.
Zip Code	m_zip1	Char (5)	No (IMF)	home_tab		The 5-digit U.S. zip/ postal code.
Name	contact_name	Varchar (50)	MFH (REMS)	financing_contact		This field captures the Contact Name.
State	m_state	Char (2)	No (IMF)	home_tab		The two character abbreviation for the state or U.S. territory for the mortgagee's address.
State	m_state	Char (2)	No (IMF)	home_tab		The two character abbreviation for the state or U.S. territory for the mortgagee's address.
State	m_state	Char (2)	No (IMF)	home_tab		The two character abbreviation for the state or U.S. territory for the mortgagee's address.
Name	contact_name	Varchar (50)	MFH (REMS)	financing_contact		This field captures the Contact Name.
City	m_city	Varchar (19)	No (IMF)	home_tab		The alpha name of the city or postal area for the mortgagee's address.
City	m_city	Varchar (19)	No (IMF)	home_tab		The alpha name of the city or postal area for the mortgagee's address.
Term	loan_term	Numeric (3)	No (CSMS)	fin_inst_hud_held		The term of the loan in months.
U.S. Zip Code	m_zip1	Char (5)	No (IMF)	home_tab		The 5-digit U.S. zip/ postal code.
Country	country_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
Foreign Postal Code	foreign_zip_code	Char (20)	MFH (REMS)	financing_contact		This field captures the foreign postal code, if applicable.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Country	country_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
Foreign Postal Code	foreign_zip_code	Char (20)	MFH (REMS)	financing_contact		This field captures the foreign postal code, if applicable.
Termination Date	loan_termination_date	Datetime	No (MFIS)	fin_inst_insured		The date that the loan was terminated.
City	city	Varchar (28)	No (REMS)	financing_contact		This field captures the city for the Contact address.
Foreign Postal Code	foreign_zip_code	Char (20)	MFH (REMS)	financing_contact		This field captures the foreign postal code, if applicable.
Country	country_code	Char (3)	MFH (REMS)	financing_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
City	city	Varchar (28)	No (REMS)	financing_contact		This field captures the city for the Contact address.
Monthly Debt Service	monthly_debt_service_amt	Numeric (17,2)	No (MFIS)	fin_inst_insured		The monthly amount of principal and interest owed against the associated financing instrument.
Street2 (Field label is not displayed)	street2_address	Char (45)	MFH (REMS)	financing_contact		This field captures the second part of the Contact's street address for the address.
Street2 (Field label is not displayed)	street2_address	Char (45)	MFH (REMS)	financing_contact		This field captures the second part of the Contact's street address for the address.
Street	street_address	Char (45)	No (REMS)	financing_contact		This field captures the first part of the Contact's street address.
Source System	source_system_code	Char (2)	No (REMS)	financing_instrument	The code's corresponding description is pulled from source_system_reference.source_system_name.	The name of the system that was the latest source of view only information provided for the associated financing instrument.
Street	street_address	Char (45)	No (REMS)	financing_contact		This field captures the first part of the Contact's street address.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Last Update Date	source_system_update_date	Datetime	No (REMS)	financing_instrument		The date that the view only information was last provided by the source system.
Construction Status	status_code	Varchar (50)	No (DAP)	vw_dap_construction_status	The code's corresponding description is pulled from status_reference.status_ name.	This field displays the status of the Construction.
U.S. State or Territory	state	Char (2)	No (REMS)	financing_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
U.S. State or Territory	state	Char (2)	No (REMS)	financing_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
Street	street_address	Char (45)	No (REMS)	financing_contact		This field captures the first part of the Contact's street address.
Street2 (Field label is not displayed)	street2_address	Char (45)	MFH (REMS)	financing_contact		This field captures the second part of the Contact's street address for the address.
SOA Name	soa_description	Varchar (50)	No (REMS)	soa_reference		A description of the specific categories of the Section of the Act under which the property is processed/ insured.
In Development Pipeline	pipeline_type_ind	Char (1)	No (REMS)	source_system_status_type_ref	• Y	The financing instrument/ project starts in DAP as a pipeline which indicates the documents have not been processed and endorsed.
Eligible for Pre-Pay	prepay_eligible_ind	Char (1)	MFH (REMS)	rems_financing_instrument	Radio Buttons	This new field captures whether or not this project is eligible for pre-pay.
Original Owner Equity	original_owner_equity_amt	Numeric (17,2)	No (MFIS)	fin_inst_insured		The amount of equity in the real estate at the time of final endorsement of the associated FHA.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Section of the Act	section_code	Char (3)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from soa_reference.soa_ description.	The name of the Section of the Act under which a property is processed/ insured.
Construction Percent Complete	pct_pjt_complt	Numeric (6,4)	No (DAP)	vw_dap_constr_occup		This field displays the percentage complete of the construction process.
Total Allowable Annual Distribution	total_allowable_annual_distrib ution	Numeric (17,2)	No (MFIS)	fin_inst_insured		Calculated field, derived by adding fin_inst_insured.annual_ dist_earned_amt + fin_inst_ insured.markupmarket_anl_ dstrbtn_amt
Pager/Cell Phone	pager_number	Char (25)	MFH (REMS)	financing_contact		This field captures the pager number for the contact.
Pager/Cell Phone	pager_number	Char (25)	MFH (REMS)	financing_contact		This field captures the pager number for the contact.
Pager/Cell Phone	pager_number	Char (25)	MFH (REMS)	financing_contact		This field captures the pager number for the contact.
Risk Sharing (%)	risk_assumption_percentage	Numeric (7,4)	No (MFIS)	fin_inst_insured		The percentage HUD shares responsibility for the mortgage insurance coverage with another entity.
U.S. State or Territory	state	Char (2)	No (REMS)	financing_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
Small Project Processing	small_project_processing_ind	Char (1)	MFH (REMS)	rems_financing_instrument	Radio buttons.	This field indicates whether the project underwent small project processing (< $1 million).
U.S. Zip Code	zip_code	Char (5)	No (REMS)	financing_contact		This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.

Asset Management>Financing>Finance Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Under Management	under_management_ind	Char (1)	No (REMS)	source_system_status_type_ref	• Yes	This indicates if the financing instrument has gone through the final phase and processing and is now a finished loan under management in HUD.
U.S. Zip Code	zip_code	Char (5)	No (REMS)	financing_contact		This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.
Property Located in Underserved Area at Time of Initial Endorsement or Refinance	underserved_area_ind	Char (1)	MFH (REMS)	rems_financing_instrument	• Yes	This flag indicates whether or not a property was located in an underserved area at the time of the initial or final endorsement date for any FHA loan.
Primary Loan	primary_loan_code	Char (1)	MFH (REMS)	rems_financing_instrument	• 0 = N/A	A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have only one active, primary financing_instrument. The value of 1 denotes that the loan is the primary.
Unpaid Principal Balance Effective Date	upb_effective_date	Datetime	No (CSMS)	fin_inst_hud_held		The as of date for the unpaid balance.
U.S. Zip Code	zip_code	Char (5)	No (REMS)	financing_contact		This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.

Asset Management>Financing>Finance Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Field Office Status	current_status_detail_code	Char (2)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from current_status_detail_ref. current_status_detail_ name.	The status of the FHA insurance, grant, or loan.
FHA Number	fha_number	Char (8)	No (MFIS)	rems_financing_instrument		A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the Section of the Act.
Active	active_indicator	Char (1)	No (REMS)	source_system_status_type_ref	• Yes	The status of the Instrument whether it is Active or Inactive based upon data pertaining to the financing instrument, including the source system status and the REMS user set status.
Business Phase	business_phase_type_code	Char (3)	No (REMS)	source_system_status_type_ref	The code's corresponding description is pulled from business_phase_type_ref.bu siness_phase_type_ dscrptn.	This displays the various steps/ statuses that a financing instrument goes through while in DAP.
Pipeline	pipeline_type_ind	Char (1)	No (REMS)	source_system_status_type_ref	• Y	The financing instrument/ project starts in DAP as a pipeline which indicates the documents have not been processed and endorsed.
SOA	section_code	Char (3)	No (REMS)	rems_financing_instrument	The code's corresponding description is pulled from soa_reference.soa_ description.	The name of the Section of the Act under which a property is processed/ insured.
In Delinquency or Default	type_value	Varchar (40)	No (MDDR)	up_mddr_rems_def_del		Identifies whether the loan is delinquent or in default.
Primary Loan	primary_loan_code	Char (1)	MFH (REMS)	rems_financing_instrument	• 0 = N/A	A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have Only One active, primary financing_instrument. The value of 1 denotes that the loan is the primary.

Asset Management>Financing>Finance Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Under Management	under_management_ind	Char (1)	No (REMS)	source_system_status_type_ref	• Yes	This indicates if the financing instrument has gone through the final phase and processing and is now a finished loan under management in HUD.

Asset Management>Financing>Financing Detail (Excess Income Detail)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date of Debt	excess_income_due_date	Datetime	No (DARTS)	excess_income		Payment due date from DARTS.
DARTS Receivable Number	darts_receivable_num	Numeric (14)	No (REMS)	excess_income		This field is a combination of the rems_financing_instrument. fha_number + excess_income. excess_income_rpt_year_date + excess_income.excess_ income_rpt_month_date.
Original Receivable Amount	excess_income_orig_receiv_a mt	Numeric (17,2)	No (DARTS)	excess_income		This field displays the amount due from DARTS.
Comments	excess_income_comment_tex t	Char (254)	No (DARTS)	financing_instrument		This field captures any comments corresponding to the excess income data.
Current Balance	excess_income_due_amt	Numeric (17,2)	No (DARTS)	excess_income		This calculated field displays the Balance outstanding at the end of the process month.

Asset Management>Financing>Status History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Status Start Date	fin_status_start_date	Datetime	No (MFIS)	financing_inst_status_history		The date that the FHA entered the associated status.
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Status	fin_status_code	Char (2)	No (REMS)	financing_inst_status_history	The code's corresponding definition is pulled from status_reference.status_name	The loan status displayed in this field is the legacy system status.
Source System	source_system_code	Char (2)	No (REMS)	financing_inst_status_history	The code's corresponding definition is pulled from source_system_reference.source_system_name.	The system code for the financial system supplying the information.

Asset Management>Management Reveiws>Management Review Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Performed Date	conducted_date	Datetime	CA, MFH (REMS)	management_review		This field displays the date that the management review was conducted.
Response Due Date	followup_date	Datetime	DEC, MFH (REMS)	management_review		This is the date the owner's response concerning the management review report is due. If the 'Owner Response Due' indicator is set to 'Both ', then this field will be editable. Otherwise, it will not be editable.
Closed Date	closed_date	Datetime	DEC, MFH (REMS)	management_review		This field displays the date that the management review and all related follow-up was complete. If the 'Owner Response Due' indicator is set to 'No', then this field will be editable. Otherwise, it will not be editable, since it will be set by the related project action.
Review Type	mgmt_review_type_code	Varchar (40)	CA, MFH (REMS)	management_review	The code's corresponding description is pulled from mgmt_review_type_ref. mgmt_review_type_name.	This field captures the type of management review. This field is defined as a drop-down list.
Overall Rating	overall_rating_code	Char (2)	CA, MFH (REMS)	management_review	The code's corresponding description is pulled from mgmt_rvw_overall_rating_ref.overall_rating_name.	This is the overall rating corresponding to the management review.
Person/ Role Responsible for Review	responsible_person_name	Char (30)	CA, MFH (REMS)	management_review	All users assigned to the property, filtered to only show the names and the roles that are consistent with the user role that is to make the assignment.	This field displays the name of the person responsible for the review.
Role (Field label not displayed)	responsible_person_code	Char (4)	No (REMS)	management_review		The role of the person responsible for the review.

Asset Management>Management Reveiws>Management Review Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Scheduled Date	scheduled_date	Datetime	CA, MFH (REMS)	management_review		This is the scheduled date corresponding to the management review. This field must be entered (required) in order to save a Management Review Detail record. Must be a valid date.
Report Date	report_date	Datetime	CA, MFH (REMS)	management_review		This is the report date corresponding to the management review.
Date Report Date Entered	report_sent_date_entered_date	Datetime	No (REMS)	management_review		This field captures the date that the user entered the 'Date Report Sent to Owner'
Response Received Date	response_received_date	Datetime	No (REMS)	management_review		This is the date that the owner response is received. It is protected because it will be updated by the corresponding project action.
Owner Response Due	response_due_indicator	Char (1)	CA, MFH (REMS)	management_review	• Yes (Default)	This flag indicates whether or not an owner response, concerning the management review report is due to HUD. If this flag is set to 'Yes' then the 'Response Due Date' field will be editable and the 'Response Received Date' and 'Closed Date' fields will be set by the related, automatically generated project actions. If this flag is set to 'No', then the 'Response Due Date' and 'Response Received Date' will not be editable. The 'Closed Date', however, will be editable. No project actions will be generated in this instance, since no follow-up is required.

Asset Management>Occupancy> Type & Occupancy Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Board & Care	board_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the property is a board and care facility.
Age	age_waiver_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether an age waiver was granted.
Assisted Living	assisted_living_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an assisted living facility.
Family	family_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Family.
Elderly and Disabled	eldrly_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Elderly and Disabled.
Chronically Mentally Ill	chronically_mentally_ill_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the type of disability is chronically mentally ill.
Family	family_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Family.
Elderly and Disabled	eldrly_dsbld_ocpid_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by Elderly and Disabled.
Condominiums	condominium_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a condominium.
Exclusively Elderly	eldrly_occupied_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by persons Exclusively Disabled.
Group Practice (Healthcare)	group_practice_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a group practice facility.
Extremely Low Income (Current)	current_extrme_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there currently is an Extremely Low Income restriction on the property.
Housekeeping Services	housekeeping_services_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property provides housekeeping services.
Congregate Meals (Meals Provided in Common Area)	congregate_meals_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property provides meals in a common area.

Asset Management>Occupancy> Type & Occupancy Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Apartments	apartment_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an apartment building.
Group Home	group_home_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a group home.
Physically Disabled (Mobility Impairment)	mobility_impairment_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the type of disability is Physically Disabled (Mobility Impairment).
HIV	hiv_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the type of disability is HIV.
Hospital (Healthcare)	hospital_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a hospital.
Developmentally Disabled	developmentally_disabled_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the type of disability is developmentally disabled.
Co-op	cooperative_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a cooperative.
Exclusively Elderly	exclusive_eldrly_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Elderly.
Exclusively Disabled	exclusive_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Disabled.
Low Income (Current)	current_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there currently is a Low Income restriction on the property.
Mobile Home Park	mobile_home_park_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a mobile home park.
Income	income_waiver_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether an income waiver was granted.
Immediate Care	immediate_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an immediate care facility.
Very Low Income (Current)	current_very_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there currently is a Very Low Income restriction on the property.
Exclusively Elderly	exclusive_eldrly_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Elderly.

Asset Management>Occupancy> Type & Occupancy Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Nursing/ ICF	nursing_home_icf_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a nursing home.
Very Low Income (Original)	orgnal_very_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there originally was a Very Low Income restriction on the property.
Nursing/ Skilled Care	nursing_skilled_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a nursing home/ skilled care facility.
Low Income (Original)	orgnal_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there originally was an Low Income restriction on the property.
Single Room Occupancy (SRO)	single_room_occupancy_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a single room occupancy facility.
Extremely Low Income (Original)	orgnal_extrme_low_income_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether there originally was an Extremely Low Income restriction on the property.
Physically Disabled (Other Impairment)	other_impairment_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the type of disability is Physically Disabled (Other Impairment).

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Address of Owner/ General Partner/ Management Agent: (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Name of Owner/ General Partner/ Management Agent: (field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Address of Owner/ General Partner/ Management Agent: (Foreign State or Territory - field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Group Home	group_home_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a group home.
Group Practice (Healthcare)	group_practice_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a group practice facility.
Exclusively Elderly	exclusive_eldrly_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Elderly.
Board & Care	board_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates that the property is a board and care facility.
Date of First Occupancy	occupancy_date	Datetime	MFH	property		The initial approved occupancy date as confirmed on the Permission to Occupy form.
Hospital (Healthcare)	hospital_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a hospital.

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name of Owner/ General Partner/ Management Agent:	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Exclusively Disabled	exclusive_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Disabled.
Apartments	apartment_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an apartment building.
Property Address (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Name of Owner/ General Partner/ Management Agent:	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Name of Owner/ General Partner/ Management Agent: (field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Assisted Living	assisted_living_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an assisted living facility.
Elderly and Disabled	eldrly_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Elderly and Disabled.
Immediate Care	immediate_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is an immediate care facility.
Mobile Home Park	mobile_home_park_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a mobile home park.

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Address of Owner/ General Partner/ Management Agent: (Foreign Postal - field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Family	family_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Family.
Condominiums	condominium_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a condominium.
Address of Owner/ General Partner/ Management Agent: (Country - field label not displayed)	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Co-op	cooperative_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a cooperative.
Property Address (4 digit Zip Code - field label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Number of Units	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.
504 Service Coordinator by Property:	person_designated_for_504_i nd	Char (1)	CA, MFH (REMS)	owner_survey	• Yes	Indicates whether or not a particular person is designated to coordinate its Section 504 responsibilities for the particular property.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Address (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Single Room Occupancy (SRO)	single_room_occupancy_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a single room occupancy facility.
Nursing/ ICF	nursing_home_icf_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a nursing home.

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Address of Owner/ General Partner/ Management Agent: (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Nursing/ Skilled Care	nursing_skilled_care_ind	Char (1)	CA, MFH (REMS)	client_group_occupancy_detail		Indicates whether the property is a nursing home/ skilled care facility.
Address of Owner/ General Partner/ Management Agent: (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Total Number of Units	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.
Section of the Act (also SOA Code)	section_code	Char (3)	No (MFIS)	financing_instrument	The code's corresponding description is pulled from soa_reference.soa_ description.	The name of the Section of the Act under which a property is processed/ insured.

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Total Assisted Units:	property_assist_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Property Address (Zip Code - field label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Address of Owner/ General Partner/ Management Agent: (4 digit Zip Code - field label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Occupancy>Current Reviewer - Cover Sheet

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Address of Owner/ General Partner/ Management Agent: (Zip Code - field label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Address of Owner/ General Partner/ Management Agent: (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
6. Number of persons on waiting list who are eligible for accessible units	elgbl_person_waiting_list_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of persons on waiting list who are eligible for accessible units.
Total Number of Units Exclusively for the Elderly:	eldrly_total_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		This is the total number of units exclusively for the Elderly.
Family	family_ocpid_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by families.
Qualified sign language and oral interpreters	effctv_oral_sign_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communi cations using: qualified sign language and oral interpreters.
Elderly and Disabled	eldrly_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Elderly and Disabled.
Exclusively Disabled	disabled_occupied_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by persons Exclusively Disabled.
Elderly and Disabled	eldrly_dsbld_ocpid_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by Elderly and Disabled.
Total Number of Units Exclusively for Persons with Disabilities:	disabled_total_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		This is the total number of units exclusively for Persons with Disabilities.
Use of Tapes	effctv_tapes_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using Use of Tapes
Date of the elderly preference	eldrly_pref_doc_date	Datetime	CA, MFH (REMS)	owner_survey		The date of the elderly preference.
7. Number of accessible units occupied by elderly or family tenants	eldrly_family_ocpid_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by elderly or family tenants.
Exclusively Elderly	eldrly_occupied_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by persons Exclusively Disabled.

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Other (Describe)	effctv_other_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check boxes where Recipient indicates whether or not steps have been taken to ensure effective communi-cations using other means.
Readers	effctv_readers_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communi-cations using Readers.
9. Number of accessible units occupied by elderly tenants with disabilities who require the features of the unit	eldrly_dsbld_ocpid_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by elderly tenants with disabilities who require the features of the unit.
(last name)	assigned_person_last_name	Char (30)	CA, MFH (REMS)	owner_survey		Conditional required field - last name of assigned person.
(mi)	assigned_person_middle_nam e	Char (20)	CA, MFH (REMS)	owner_survey		Conditional required field - middle initial of assigned person.
Name: (first name)	assigned_person_first_name	Char (18)	CA, MFH (REMS)	owner_survey		Conditional required field - first name of assigned person.
Telephone Number	assigned_person_phone_num ber	Char (25)	CA, MFH (REMS)	owner_survey		Conditional required field - telephone number of assigned person.
Braille Materials	effctv_braille_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check boxes where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using Braille Material.
Exclusively Elderly	exclusive_eldrly_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Elderly.
Nearly Elderly-Disabled	near_eldry_dsbld_ocpid_unt_c nt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by Near Elderly-Disabled.
Exclusively Disabled	exclusive_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Disabled.

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comments	comment_text	Text	CA, MFH (REMS)	owner_survey_comment		Text area that provides the Recipient a place for comments regarding the owner/ agent taking steps to ensure effective communication. Whether the comment is based on Qualified sign language and oral interpreters, Readers, Use of Tapes, Braille Materials, or other is based on the code in owner_survey_comment. comment_type_code.
3. Mobility accessible units	mobility_accessible_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of mobility accessible units.
1. Does the recipient employ at least 15 employees?	exceeds_15_employees_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if the Recipient's number of employees is greater than fifteen.
11. Percentage of Total Units that are mobility accessible. (Total line 3 divided by Total line 1 x 100)	mobility_accessible_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units that are Mobility Accessible. (Total of units that are Mobility Accessible divided by All Units.)
Family	family_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Family.
Property Address (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
5. Total Accessible Units	moblty_vson_hearng_tot_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total number of accessible units.

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
If Yes Specify Type of Document	preference_doc_type_code	Char (2)	CA, MFH (REMS)	owner_survey		A code defined in a preference document type reference table.
2. Is at least one person designated to coordinate its Section 504 responsibilities?	person_designated_for_504_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Yes	Indicates whether or not a particular person is designated to coordinate its Section 504 responsibilities for the particular property.
Total Number of Units that must be occupied only by Non-Elderly Persons with Disabilities:	non_eldrly_dsbld_tot_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		This is the total number of units that must be occupied only by Non-Elderly Persons with Disabilities
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
8. Number of accessible units occupied by non-elderly tenants with disabilities who require the features of the unit.	non_eldrly_dsbld_ocpid_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by non-elderly tenants with disabilities who require the features of the unit.
Date used to determine the number of units reserved for non-elderly persons with disabilities:	non_eldrly_dsbld_resrvd_unt_dt	Datetime	CA, MFH (REMS)	owner_survey		The date used to determine the number of units reserved for non-elderly persons with disabilities.
Date Signed:	survey_date	Datetime	CA, MFH (REMS)	owner_survey		Date Survey is signed by the Owner or the Agent

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (4-digit Zip Code - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Number of units that must be reserved for occupancy by non-elderly persons with disabilities:	non_eldrly_dsbld_rsrvd_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		The number of units that must be reserved for occupancy by non-elderly persons with disabilities.
Is there a use agreement or any other document that indicates that this property must serve only elderly tenants?	use_agreement_code	Char (1)	CA, MFH (REMS)	owner_survey		Yes/ No/ Unknown to indicate if there is a use agreement or any other document that requires the property to give preference to elderly tenants.
Property Address (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Is there an occupancy restriction for the elderly in accordance with Section 658 of Title VI, Subtitle D of the Housing and Community Development Act of 1992?	section_658_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if there is an occupancy restriction for the elderly in accordance with Section 658 of Title VI, Subtitle D of the Housing and Community Development Act of 1992.

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
1. All units	property_total_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total number of units.
Property Address (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
2. Total units with project-based rental assistance	proj_based_rental_total_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total units with project-based rental assistance
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Date of Document	preference_document_date	Datetime	CA, MFH (REMS)	owner_survey		Date of the specific document or use agreement referred to in preference document type.
4. Vision and/ or Hearing accessible units	vision_hearing_accsbl_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of vision and/ or hearing accessible units.
12. Percentage of Total Units that are vision and/ or hearing accessible. (Total line 4 divided by Total line 1 x 100)	vision_hearing_accsible_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units that are vision and/or hearing accessible. (Total of units that are vision and/or hearing accessible divided by All Units.)
Property Address (Zip Code - label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return

Asset Management>Occupancy>Final Submission

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
If this project is a 'covered Section 8 housing project" (see instructions), is there an occupancy preference for the elderly in accordance with Section 651 of Title VI, Subtitle D of the Housing and Community development Act of 1992?	section_651_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if the property has an occupancy preference for the elderly in accordance with Section 651 of Title VI Subtitle D of the Housing and Community Development Act of 1992.
10. Percentage of Total Units with Project-Based Rental Assistance. (Total line 2 divided by Total line 1 x 100)	proj_based_rental_assist_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units with Project Based Rental Assistance. (Total of units with project based rental assistance divided by All Units.)

Asset Management>Occupancy>Housing for Disabled - Survey List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Last Update at	last_update_date	Datetime	CA, MFH (REMS)	owner_survey		The last time the survey was updated.
Last Update by	update_user_id	Char (30)	No (REMS)	owner_survey	The code's corresponding value is pulled from mfs_user.user_first_name + mfs_user.user_mi + mfs_user.user_last_name.	The user ID of the person who last updated the survey.
Date Signed:	survey_date	Datetime	CA, MFH (REMS)	owner_survey		Date Survey is signed by the Owner or the Agent
Completion Status	survey_complete_id	Char (1)	CA, MFH (REMS)	owner_survey		The completion status of the survey.

Asset Management>Occupancy>Section I - Occupancy

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Elderly and Disabled	eldrly_dsbld_ocpid_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by Elderly and Disabled.
Elderly and Disabled	eldrly_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Elderly and Disabled.
Family	family_ocpid_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by families.
Exclusively Elderly	eldrly_occupied_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by persons Exclusively Disabled.
Total Number of Units Exclusively for Persons with Disabilities:	disabled_total_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		This is the total number of units exclusively for Persons with Disabilities.
Exclusively Disabled	disabled_occupied_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by persons Exclusively Disabled.
Family	family_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Family.
Exclusively Elderly	exclusive_eldrly_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Elderly.
Date of the elderly preference	eldrly_pref_doc_date	Datetime	CA, MFH (REMS)	owner_survey		The date of the elderly preference.
Nearly Elderly-Disabled	near_eldry_dsbld_ocpid_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Indicates the number of units currently occupied by Near Elderly-Disabled.
Total Number of Units Exclusively for the Elderly:	eldrly_total_unit_cnt	Numeric (10)	CA, MFH (REMS)	owner_survey		This is the total number of units exclusively for the Elderly.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Exclusively Disabled	exclusive_disabled_indicator	Char (1)	CA, MFH (REMS)	owner_survey		Indicates that the property was designed primarily for Exclusively Disabled.
Property Address (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Is there an occupancy restriction for the elderly in accordance with Section 658 of Title VI, Subtitle D of the Housing and Community Development Act of 1992?	section_658_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if there is an occupancy restriction for the elderly in accordance with Section 658 of Title VI, Subtitle D of the Housing and Community Development Act of 1992.
Property Address (Zip Code - label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
If Yes Specify Type of Document	preference_doc_type_code	Char (2)	CA, MFH (REMS)	owner_survey		A code defined in a preference document type reference table.

Asset Management>Occupancy>Section I - Occupancy

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (4-digit Zip Code - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Address (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Date used to determine the number of units reserved for non-elderly persons with disabilities:	non_eldrly_dsbld_resrvd_unt_dt	Datetime	CA, MFH (REMS)	owner_survey		The date used to determine the number of units reserved for non-elderly persons with disabilities.
Number of units that must be reserved for occupancy by non-elderly persons with disabilities:	non_eldrly_dsbld_rsrvd_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		The number of units that must be reserved for occupancy by non-elderly persons with disabilities.

Asset Management>Occupancy>Section I - Occupancy

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
If this project is a 'covered Section 8 housing project" (see instructions), is there an occupancy preference for the elderly in accordance with Section 651 of Title VI, Subtitle D of the Housing and Community development Act of 1992?	section_651_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if the property has an occupancy preference for the elderly in accordance with Section 651 of Title VI Subtitle D of the Housing and Community Development Act of 1992.
Is there a use agreement or any other document that indicates that this property must serve only elderly tenants?	use_agreement_code	Char (1)	CA, MFH (REMS)	owner_survey		Yes/ No/ Unknown to indicate if there is a use agreement or any other document that requires the property to give preference to elderly tenants.
Total Number of Units that must be occupied only by Non-Elderly Persons with Disabilities:	non_eldrly_dsbld_tot_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey		This is the total number of units that must be occupied only by Non-Elderly Persons with Disabilities
Date Signed:	survey_date	Datetime	CA, MFH (REMS)	owner_survey		Date Survey is signed by the Owner or the Agent
Date of Document	preference_document_date	Datetime	CA, MFH (REMS)	owner_survey		Date of the specific document or use agreement referred to in preference document type.
Property Address (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Occupancy>Section I - Occupancy

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.

Asset Management>Occupancy>Section II – Accessable Units

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
5. Total Accessible Units	moblty_vson_hearng_tot_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total number of accessible units.
9. Number of accessible units occupied by elderly tenants with disabilities who require the features of the unit	eldrly_dsbld_ocpid_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by elderly tenants with disabilities who require the features of the unit.
11. Percentage of Total Units that are mobility accessible. (Total line 3 divided by Total line 1 x 100)	mobility_accessible_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units that are Mobility Accessible. (Total of units that are Mobility Accessible divided by All Units.)
6. Number of persons on waiting list who are eligible for accessible units	elgbl_person_waiting_list_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of persons on waiting list who are eligible for accessible units.
3. Mobility accessible units	mobility_accessible_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of mobility accessible units.
7. Number of accessible units occupied by elderly or family tenants	eldrly_family_ocpid_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by elderly or family tenants.

Asset Management>Occupancy>Section II – Accessable Units

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (4-digit Zip Code - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
1. All units	property_total_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total number of units.
Property Address (Zip Code - label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
8. Number of accessible units occupied by non-elderly tenants with disabilities who require the features of the unit.	non_eldrly_dsbld_ocpid_unt_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of accessible units occupied by non-elderly tenants with disabilities who require the features of the unit.
4. Vision and/ or Hearing accessible units	vision_hearing_accsbl_unit_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Number of vision and/ or hearing accessible units.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.

Asset Management>Occupancy>Section II – Accessable Units

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
12. Percentage of Total Units that are vision and/ or hearing accessible. (Total line 4 divided by Total line 1 x 100)	vision_hearing_accsible_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units that are vision and/or hearing accessible. (Total of units that are vision and/or hearing accessible divided by All Units.)
Property Address (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
10. Percentage of Total Units with Project-Based Rental Assistance. (Total line 2 divided by Total line 1 x 100)	proj_based_rental_assist_prcnt	Numeric (4)	CA, MFH (REMS)	owner_survey		Percentage of Total Units to Units with Project Based Rental Assistance. (Total of units with project based rental assistance divided by All Units.)
Property Address (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Occupancy>Section II – Accessable Units

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
2. Total units with project-based rental assistance	proj_based_rental_total_cnt	Numeric (4)	CA, MFH (REMS)	owner_survey_unit_detail		Total units with project-based rental assistance

Asset Management>Occupancy>Section III – Program Accessability

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
(last name)	assigned_person_last_name	Char (30)	CA, MFH (REMS)	owner_survey		Conditional required field - last name of assigned person.
Comments	comment_text	Text	CA, MFH (REMS)	owner_survey_comment		Text area that provides the Recipient a place for comments regarding the owner/ agent taking steps to ensure effective communication. Whether the comment is based on Qualified sign language and oral interpreters, Readers, Use of Tapes, Braille Materials, or other is based on the code in owner_survey_comment. comment_type_code.
(mi)	assigned_person_middle_name	Char (20)	CA, MFH (REMS)	owner_survey		Conditional required field - middle initial of assigned person.
1. Does the recipient employ at least 15 employees?	exceeds_15_employees_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box to indicate if the Recipient's number of employees is greater than fifteen.
Property Address (City - field label not displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Telephone Number	assigned_person_phone_number	Char (25)	CA, MFH (REMS)	owner_survey		Conditional required field - telephone number of assigned person.
Name: (first name)	assigned_person_first_name	Char (18)	CA, MFH (REMS)	owner_survey		Conditional required field - first name of assigned person.
Use of Tapes	effctv_tapes_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using Use of Tapes

Asset Management>Occupancy>Section III – Program Accessability

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Readers	effctv_readers_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using Readers.
Other (Describe)	effctv_other_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check boxes where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using other
Qualified sign language and oral interpreters	effctv_oral_sign_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check box where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using: Qualified sign language and oral interpreters.
Braille Materials	effctv_braille_used_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Y - Yes	Yes/ No check boxes where Recipient indicates whether or not steps have been taken to ensure effective communica-tions using Braille Material.
2. Is at least one person designated to coordinate its Section 504 responsibilities?	person_designated_for_504_ind	Char (1)	CA, MFH (REMS)	owner_survey	• Yes	Indicates whether or not a particular person is designated to coordinate its Section 504 responsibilities for the particular property.
Property Address (Zip Code - label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Property Address (State - field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Occupancy>Section III – Program Accessability

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Address (Street - field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Property Address (4-digit Zip Code - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Address (Street2 - field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Occupancy>Units and Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
232 Information (Associated with Primary Loan)	unit_232_count	Numeric (4)	MFH (REMS)	financing_232_unit_summary	If financing_232_unit_ summary.unit_232_code = 01 then Number of Assisted Living Units.	The number of units/ beds in the property that are classified as nursing homes, boards and care, intermediate care, or assisted living. The classification is determined by the code contained in financing_232_ unit_summary.unit_232_code
Total Units from PASS	reac_total_unit_count	Numeric (10)	No (PASS)	property		The total number of dwelling units counted by REAC for the property.
Total # of Contracted Units (field label not displayed)	total_property_assist_unit_co unt	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend. This field is calculated by summing all of the values in property_unit_summary.property_assist_u nit_count.
# Contract Units	property_assist_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Owner/ Field Office Contacts Narrative: Occupancy, and Summary Narrative: Occupancy	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
# Insured and/ or Non-contract Units	property_market_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The number of units in the property with a specific number of bedrooms that are non-revenue, mortgage assisted or have conventional rent. The value of the field is associated to the value found in property_unit_ summary.property_bedroom_ count

Asset Management>Occupancy>Units and Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total # of Units (field label not displayed)	total_property_total_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of dwelling units in the property. This field is calculated by summing all of the values in property_unit_ summary.property_total_count.
Total # of Insured and/or Non-contract Units (field label not displayed)	total_property_market_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that are non-revenue, mortgage-assisted or have conventional rent. This field is calculated by summing all of the values in property_unit_ summary.property_market_unit_ count.
# Total Units	property_total_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The value of the field is associated to the value found in property_unit_summary. property_bedroom_count. This field is calculated by adding #Contract Units and #Insured and/ or Non-Contract Units

Asset Management>Physical Inspections>On-Site Visit Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comments	comment_text	Varchar (256)	CA, MFH (REMS)	physical_inspection_review		This field allows the user to record any comments pertaining to the on-site visit/ physical inspection.
Type of Reviewer	physical_insp_reviewer_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ review_ref.physical_insp_ review_name.	The organization who conducted the on-site visit/ physical inspection of the property.
Response Due Date	physical_insp_resp_due_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is due by the owner.
Report Date	physical_insp_report_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date of the report corresponding to the on-site visit or historical physical inspection.
Performed Date	physical_insp_performed_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the on-site visit or historical physical inspection was conducted.
Response Received Date	physical_insp_resp_rcv_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is received by the owner.
Inspection Type	physical_insp_type_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from inspection_type_ reference.physical_insp_ type_name.	The type of on-site visit/ inspection performed.
Plan Required (if Applicable)	plan_required_code	Char (1)	CA, MFH (REMS)	physical_inspection_review	• Y - Yes	This field indicates if an action plan is required.
Plan Approved (if Applicable)	plan_approved_code	Char (1)	CA, MFH (REMS)	physical_inspection_review	• Y - Yes	This field indicates if the plan has been approved.
Overall Rating	physical_insp_rating_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ reference.physical_insp_ rating_name.	The rating assigned to the community's physical condition as a result of the associated physical inspection report.

Asset Management>Physical Inspections>On-Site Visit Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Closed Date	physical_insp_close_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the physical inspection review and all related follow-up was complete.

Asset Management>Physical Inspections>On-site Visit List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Report Date	physical_insp_report_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date of the report corresponding to the on-site visit or historical physical inspection.
Performed Date	physical_insp_performed_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the on-site visit or historical physical inspection was conducted.
Response Received Date	physical_insp_resp_rcv_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is received by the owner.
Type of Reviewer	physical_insp_reviewer_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ review_ref.physical_insp_ review_name.	The organization who conducted the on-site visit/ physical inspection of the property.
Response Due Date	physical_insp_resp_due_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is due by the owner.
Closed Date	physical_insp_close_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the physical inspection review and all related follow-up was complete.
Overall Rating	physical_insp_rating_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ reference.physical_insp_ rating_name.	The rating assigned to the community's physical condition as a result of the associated physical inspection report.

Asset Management>Physical Inspections>Physical Inspection Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Description	comment_text	Varchar (255)	No (PASS)	sp_rems_exgn_hs	N/A	Comments regarding the defect from PASS.
Defect Type Name	defect_Name	Varchar (40)	No (PASS)	sp_rems_exgn_hs	N/A	The Name of the defect type from PASS.
Date	event_occurrence_date	Datetime	CA, MFH (REMS)	followup_physical_inspctn_ehs		This is the date on which the physical inspection or EH&S follow-up item occurred.
Role (Field label not displayed)	responsible_person_role_code	Char (3)	No (REMS)	followup_physical_inspctn_ehs		The role of the person responsible for the event.
Building	building_number	Int	No (PASS)	sp_rems_exgn_hs	N/A	The identifier of the inspected Building from PASS.
Inspection Number	inspection_id	Numeric (4)	No (PASS)	physical_inspection_review		The unique identifier of an Inspection from PASS.
Performance Score Letter/ Asterisk (Label is not displayed)	inspection_hs_score	Varchar (2)	No (PASS)	sp_rems_physical_insp_detail	• 'Blank' or	This field is a concatenation of the REAC letter and Asterisk scores. The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations. The Astrid indicates if Smoke Detector problems exist for the property; 'Blank' indicates no smoke detector problems and * indicates that smoke detector problems exist
Inspection Date	inspection_date	Datetime	No (PASS)	sp_rems_physical_insp_detail	N/A	The date on which the physical inspection from REAC was performed.
Performance Score (Number)	inspection_score	Numeric (6)	No (PASS)	sp_rems_physical_insp_detail	1-100	The numeric REAC score for the physical inspection 100 is best and 1 is worst.
Inspected Item	ibs_description	Varchar (50)	No (PASS)	sp_rems_exgn_hs	N/A	The H&S Matrix Category from PASS.
Location	floor	Varchar (255)	No (PASS)	sp_rems_exgn_hs	N/A	The floor the defect was found from PASS.

Asset Management>Physical Inspections>Physical Inspection Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comments	comment_text	Varchar (256)	CA, MFH (REMS)	physical_inspection_review		This field allows the user to record any comments pertaining to the on-site visit/ physical inspection.
Inspected Area	screen_id	Varchar (40)	No (PASS)	sp_rems_exgn_hs	5 possible values are:	The Area ID (type) of the inspected area from PASS.
Physical Inspection/ EH&S Event	physical_inspctn_ehs_evnt_code	Char (4)	CA, MFH (REMS)	followup_physical_inspctn_ehs	The code's corresponding description is pulled from physical_inspctn_ehs_ evnt_ref.physical_inspctn_ehs_evnt_name	This is the physical Inspection or EH&S follow-up event.
Responsible Person/ Role	responsible_person_name	Char (30)	No (REMS)	followup_physical_inspctn_ehs		This field displays the name of the person responsible for the event.
Unit Number	unit_number	Varchar (10)	No (PASS)	sp_rems_exgn_hs	N/A	The Unit Number of the inspected Unit from PASS.
Score	release_date	Datetime	No (PASS)	sp_rems_exgn_hs_phys_insp	• 1/ 15/ 2005	This field indicates the date the physical inspection has been released by REAC.

Asset Management>Physical Inspections>Physical Inspection Detail>EH&S Event Tracking Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Inspection Number	inspection_id	Numeric (4)	No (PASS)	physical_inspection_review		The unique identifier of an Inspection from PASS.
Physical Inspection/ EH&S Event Date	event_occurrence_date	Datetime	CA, MFH (REMS)	followup_physical_inspctn_ehs		This is the date on which the physical inspection or EH&S follow-up item occurred.
Physical Inspection/ EH&S Event	physical_inspctn_ehs_evnt_code	Char (4)	CA, MFH (REMS)	followup_physical_inspctn_ehs	The code's corresponding description is pulled from physical_inspctn_ehs_ evnt_ref.physical_inspctn_ehs_evnt_name	This is the physical Inspection or EH&S follow-up event.
Responsible Person	responsible_person_name	Char (30)	No (REMS)	followup_physical_inspctn_ehs		This field displays the name of the person responsible for the event.
Role (Field label not displayed)	responsible_person_role_code	Char (3)	No (REMS)	followup_physical_inspctn_ehs		The role of the person responsible for the event.

Asset Management>Physical Inspections>Physical Inspection List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
EH&S Items?	ehs_items_ind	Char (1)	No (PASS)	sp_rems_exgn_hs_phys_insp	• Yes	This field indicates whether there are EH&S items related to the PASS physical inspection.
Inspection Date	inspection_date	Datetime	No (PASS)	sp_rems_exgn_hs_phys_insp	N/A	The date on which the physical inspection from REAC was performed.
Score (Label is not displayed)	inspection_hs_score	Numeric (6)	No (PASS)	sp_rems_exgn_hs_phys_insp	• 1 – 100	This field is a concatenation of the REAC letter and steroid scores. The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations. The astrid indi-cates if smoke detector problems exist for the property; 'Blank' indicates no smoke detector problems and * indicates that smoke detector problems exist
Score	inspection_score	Numeric (6)	No (PASS)	sp_rems_exgn_hs_phys_insp	• 1 – 100	This field is a concatenation of the REAC numeric, letter and astrid scores. The numeric REAC scores for the physical inspection 100 is best and 1 is worst. The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations. The astrid indicates if smoke detector problems exist for the property; 'Blank' indicates no smoke detector problems and * indicates that smoke detector problems exist
Inspection Number	inspection_id	Numeric (4)	No (PASS)	physical_inspection_review		The unique identifier of an Inspection from PASS.

Asset Management>Physical Inspections>Physical Inspection List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Owner/ Field Office Contacts Narrative: Physical Condition, OR Summary Narrative: Physical Condition, OR Contract Administrator Narrative: Physical Condition	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Release Date	release_date	Datetime	No (PASS)	sp_rems_exgn_hs_phys_insp	• 1/ 15/ 2005	This field indicates the date the physical inspection has been released by REAC.

Asset Management>Property Attributes>Buildings

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Building Number	building_number	Numeric (4)	No (PASS)	address		This field displays the building number in PASS.
Number of Buildings	dwelling_building_count	Numeric (4)	DEC, CA, MFH (REMS)	property		The total number of buildings on the property.
Building Type Code	building_type_code	Numeric (4)	No (PASS)	address	The code's corresponding description is pulled from building_type_reference. building_type_description	This field displays the code value for the type of building PASS.
Building Unit Count	building_unit_count	Numeric (4)	No (PASS)	address		This field displays the unit count of the units for the building in PASS.
Building Type Description (Row or Townhouse or Detached or Semi-Detached or Walk-up/ Garden or Mid-Rise or High-Rise/ Elevator)	building_type_code	Char (2)	PM, DEC, CA, MFH (REMS)	property_building	The code's corresponding description is pulled from building_type_reference. building_type_description	This field displays all of the building type descriptions associated with the property.
Year Built	property_year_built_text	Varchar (4)	No (PASS)	address		This field displays the year the building was built from PASS associated with the primary property address.

Asset Management>Property Attributes>Neighborhood Network Center

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Neighborhood Network?	neighborhood_network_indicator	Char (1)	MFH (REMS)	property	• Yes	This field indicates whether the property is part of a neighborhood network.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_ return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference. country_name.	This field captures the country corresponding to the address.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Date Plan Approved	nghbrd_ntwrk_plan_date	Datetime	MFH (REMS)	property		This field contains the date the Network Plan was approved.
Date Plan Established	nghbrd_ntwrk_est_date	Datetime	MFH (REMS)	property		This field contains the date the Network Plan was established.

Asset Management>Property Attributes>Neighborhood Network Center

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Title	participant_title_name	Varchar (100)	CA (REMS)	participant_title_reference	00 - 'Blank'	Title of the resident organization contact.
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.

Asset Management>Property Attributes>Neighborhood Network Center

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Resident & Neighborhood Office Contacts Narrative: Property Management, OR Summary Narrative: Residents & Neighborhood, OR Contract Administrators Summary Narrative: Residents & Neighborhood	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
County Subdivision Name	county_subdivision_name	Varchar (50)	No (REMS)	county_subdivision_reference		
Building ID	building_id_text	Varchar (10)	No (PASS)	address		This field displays the building identifier in PASS.
Building ID	building_id_text	Varchar (10)	No (PASS)	address		This field displays the building identifier in PASS.
County Subdivision Code	county_subdivision_code	Char (5)	No (REMS)	address		
Census Tract	census_tract_code	Char (8)	No (GSC)	address		A six character code used to identify the census tract or enumeration district in which the primary address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
County Name	county_name	Varchar (30)	No (GSC)	address		The name of the county associated with the county code and the location of the primary property address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Building Name	building_name_text	Char (18)	No (PASS)	address		This field displays the building name associated with the address from PASS for the primary property address.
Building Unit Count	building_unit_count	Numeric (4)	No (PASS)	address		This field displays the unit count of the units for the building in PASS.
Automated GEO Code	automatic_geocode_indicator	Char (1)	No (GSC)	property_address	• Yes	A Y/ N indicator that signifies whether the Geocoding will be automated or whether the user chose to enter eocode information manually.
County Code	county_code	Char (3)	No (GSC)	address		The code indicating the county in which the primary property address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Country (field label not displayed)	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference. country_name.	This field displays the country corresponding to the address.
Building Unit Count	building_unit_count	Numeric (4)	No (PASS)	address		This field displays the unit count of the units for the building in PASS.
Building Number	building_number	Numeric (4)	No (PASS)	address		This field displays the building number in PASS.
MSA Code	msa_code	Char (4)	No (GSC)	address		Metropolitan Statistical Area (MSA). A four-digit code created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Building Type Code	building_type_code	Numeric (4)	No (PASS)	address	The code's corresponding description is pulled from building_type_reference. building_type_description	This field displays the code value for the type of building PASS.
MSA Name	msa_name	Varchar (30)	No (GSC)	address		Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Building Type Code	building_type_code	Numeric (4)	No (PASS)	address	The code's corresponding description is pulled from building_type_reference. Building_type_description	This field displays the code value for the type of building PASS.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference. Country_name.	This field displays the country corresponding to the address.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Building Number	building_number	Numeric (4)	No (PASS)	address		This field displays the building number in PASS.
Latitude	latitude_number	Decimal (7,4)	No (GSC)	address		The latitude of the primary property address.
Building Name	building_name_text	Char (18)	No (PASS)	address		This field displays the building name associated with the address from PASS for the primary property address.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. Foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_ zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Initial Occupancy Date	occupancy_date	Datetime	MFH	property		The initial approved occupancy date as confirmed on the Permission to Occupy form.
Site Mail	mailing_address_indicator	Char (1)	MFH (REMS)	property_address	• Yes	A Y/ N indicator that signifies whether the address is a mailing address for the property.
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Longitude	longitude_number	Decimal (7,4)	No (GSC)	address		The longitude of the primary property address.
Standardization Status	eocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from eocode_return_code_ reference.geocode_ return_reason_name.	This field displays the eocode score results from the online standardization of the primary address information.
Reason Address Not Geocoded	eocode_return_reason_name	Char (50)	No (GSC)	eocode_return_code_reference	0 – 100% Overall probable correctness	Indicates the primary reason the address is not geocoded e.g. 'House number not found'. This field is system generated.
Congressional District	congressional_district_code	Char (15)	No (GSC)	address		A code identifying the congressional district in which the primary property address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Year Built	property_year_built_text	Varchar (4)	No (PASS)	address		This field displays the year the building was built from PASS associated with the primary property address.
HUB	site_hub_name	Varchar (30)	No (REMS)	servicing_site_reference	• Atlanta	The name of the HUB responsible for the management/ servicing functions for the property. This value is dependent upon the servicing site selected from property.servicing_site_code.
Year Built	property_year_built_text	Varchar (4)	No (PASS)	address		This field displays the year the building was built from PASS associated with the primary property address.
State Senate District	state_senate_district_code	Char (6)	No (GSC)	address		A code identifying the state senate district in which the primary property address is located.
Servicing Site	servicing_site_code	Char (4)	MFH (REMS)	property	The code's corresponding description is pulled from servicing_site_reference. Site_name.	The name of the HUD office responsible for the management/ servicing functions for the property.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return from the Group 1 software.)
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property Phone Number	property_phone_number	Char (25)	MFH (REMS)	property		The primary address phone number.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applic-able state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Scattered Sites	scattered_site_indicator	Char (1)	MFH (REMS)	property	• Yes	A Y/ N indicator signifying whether the associated property incorporates more than one plot of land.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Property Status	property_active_indicator	Char (1)	No	property	• Active	Indicates if the property is active or inactive.
Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit – label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property AKA Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
State House District	state_house_district_code	Char (6)	No (GSC)	address		A code identifying the state house district in which the primary property address is located.
Place Based City	placed_based_city_name	Varchar (30)	No (GSC)	address		Incorporated places including legally incorporated cities and towns.

Asset Management>Property Attributes>Property Name / Address

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Attributes>Property Name / Address > Primary Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_re ason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.
Mailing Address for the Property?	mailing_address_indicator	Char (1)	MFH (REMS)	property_address	• Yes	A Y/ N indicator that signifies whether the address is a mailing address for the property.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.

Asset Management>Property Attributes>Property Name / Address > Primary Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Attributes>Property Name / Address > Primary Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Primary Address?	primary_address_indicator	Char (1)	MFH (REMS)	property_address	• Yes	A Y/ N indicator that signifies whether the address is also a primary address for the site. If primary address exists for the property and a new primary address is selected, the Geocoding information is lost and the new address becomes the primary address.
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return

Asset Management>Property Attributes>Property Name / Address>Update / Add Name

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.

Asset Management>Property Attributes>Rents (TRACS)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract #	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Gross Rent	gross_rent	Numeric (17,2)	No (TRACS)	contract_unit_summary		The gross amount of the rent generated by the system (contract rent + utility allowance). The field is calculated by adding contract_unit_summary.contract_ rent_amount + contract_unit_ summary.utility_allowance_ amount.
Total TRACS Project # Units	market_unit_count	Numeric (10)	No (TRACS)	financial_unit_summary		Total number of units for a Project, including Non-contracted units.
Market Rent	market_rent_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Comparable rent for each unit type
FMR	fair_market_rent_amount	Numeric (17,2)	No (TRACS)	contract_unit_summary		The amount of the Fair Market Rent for the associated units.
Utility Allow.	fin_utility_allowance_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Utility allowance
Contract Rent	contract_rent_amount	Numeric (17,2)	No (TRACS)	contract_unit_summary		The amount of rent that is charged for units with a specific number of bedrooms under the contract.
Unit Type	market_bedroom_count	Numeric (10)	No (TRACS)	financial_unit_summary		Number of bedrooms for each unit type
Basic Rent	basic_rent_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Rent for each unit type
Unit Type	assistance_bedroom_count	Numeric (4)	No (TRACS)	contract_unit_summary		A categorization of dwelling units based on the number of bedrooms (0 to 9).
Last Update from TRACS	last_tracs_update_date	Datetime	No (TRACS)	financial_unit_summary		The last date that unit information for the associated FHA was updated with data from TRACS

Asset Management>Property Attributes>Rents (TRACS)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
# Units	assistance_unit_count	Numeric (4)	No (TRACS)	contract_unit_summary		The total number of units that receive assistance through the associated subsidy contract. This field is system generated and is the sum of the assistance_unit_ count field for contract_unit_ summary records associated to the contract.
Primary FHA	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number repre-senting the Section of the Act.
Contract Status	current_contract_status_code	Char (2)	No (REMS)	assistance_contract	The code's corresponding description is pulled from current_contract_status_ code.current_contract_ status_name.	The code that represents the current status of the contract information from TRACS.
Gross Rent	gross_rent	Numeric (17,2)	No (TRACS)	financial_unit_summary		The gross amount of the rent generated by the system (basic rent + utility allowance). The field is calculated by adding financial_ unit_ summary.basic_rent_amount + financial_unit_ summary.fin_ utility_allowance_ amount.
Rent Effective Date	rent_schedule_effective_date	Datetime	No (TRACS)	assistance_contract		The date that the rents associated with the financing_ instrument were put into effect.
Rent Effective Date	rent_schedule_effective_date	Datetime	No (TRACS)	financing_instrument		The date that the rents associated with the financing_ instrument were put into effect.
Utility Allow. Effective Date	utility_allowance_date	Datetime	No (TRACS)	assistance_contract		The date when the utility allowance took effect.

Asset Management>Property Attributes>Rents (TRACS)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Utility Allowance	utility_allowance_amount	Numeric (17,2)	No (TRACS)	contract_unit_summary		The amount of the utility allowance for the unit type.

Asset Management>Property Attributes>Update/Add Property Name

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Name	current_ind	Char (1)	MFH	property_aka_name	• Yes	Indicates if the Property AKA Name being added is the Current Property Name an AKA name.
Property AKA Name	property_aka_name	Varchar (50)	MFH (REMS)	property_aka_name		This field is the AKA name of the property within REMS. In some cases, if property_aka_ name.current_ind = 'Yes' then the name = property.property_ name.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.

Asset Management>Property Participant> (Participant Role) Contact Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_ return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_n ame.	This field captures the country corresponding to the address.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.pa rticipant_title_name.	This field captures the title of the Contact, if applicable.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.

Asset Management>Property Participant> (Participant Role) Contact Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street2	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.

Asset Management>Property Participant> Organizational Participant Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Source Document for Distributions	distribution_source_doc_code	Char (4)	MFH (REMS)	property_prtcpnt_distrubtion	The code's corresponding description is pulled from distribution_source_doc_ ref.distribution_source_ doc_desc.	The field displays in REMS the source document that determines whether an owner is eligible to keep distribution according to FASS standards.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
Org. Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Distribution Allowed	distribution_allowed_code	Char (4)	MFH (REMS)	property_participant	The code's corresponding description is pulled from distribution_allowed_ref. distribution_allowed_desc.	The field displays the types of distribution allowed to the owner according to FASS standards.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.

Asset Management>Property Participant> Organizational Participant Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_ reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.

Asset Management>Property Participant> Organizational Participant Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return

Asset Management>Property Participant> Organizational Participant Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Property Participant>Individual Participant Detail Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Last Name	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.
Source Document for Distributions	distribution_source_doc_code	Char (4)	MFH (REMS)	property_prtcpnt_distrubtion	The code's corresponding description is pulled from distribution_source_doc_ ref.distribution_source_ doc_desc.	The field displays in REMS the source document that determines whether an owner is eligible to keep distribution according to FASS standards.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
First Name	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Middle Name	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.

Asset Management>Property Participant>Individual Participant Detail Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Distribution Allowed	distribution_allowed_code	Char (4)	MFH (REMS)	property_participant	The code's corresponding description is pulled from distribution_allowed_ref. distribution_allowed_desc.	The field displays the types of distribution allowed to the owner according to FASS standards.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_re ason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.

Asset Management>Property Participant>Individual Participant Detail Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Suffix	participant_name_suffix_cd	Varchar (20)	MFH (REMS)	participant	The code's corresponding description is pulled from suffix_reference.suffix_ name.	The suffix of the participant's name (e.g., Jr., Sr., etc.), if applicable.

Asset Management>Property Participant>Individual Participant Detail Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Prefix	participant_name_prefix_cd	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from prefix_reference.prefix_ name.	The prefix (e.g., Mr., Mrs., etc.) of the participant.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	participant		The pager number for the participant.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
SSN/ TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.

Asset Management>Property Participants>(Participant Role) Participant Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Search for Participant by SSN/ TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name.	This field captures the title of the Contact, if applicable.
Lessee Company Type	company_type_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from company_type_reference.company_type_name.	Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission. Displays one of the two values from the reference table.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Standardization Status	eocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from eocode_return_code_reference.geocode_return_code.	This field displays the eocode score results from the online standardization of the Lessee Contact address information.

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. Foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Fiscal Year End Date: (month)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_re ason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Fiscal Year End Date: (day)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Legal Structure	legal_structure_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from legal_structure_business_ref .legal_structure_name.	Displays a description that indicates how the Owner/ Lessee organization was estab-lished/ registered with the state.
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
Lessee/ Lease Effective Date	property_part_effective_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility.
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
Lessee/ Lease Expiration Date	property_part_expiration_date	Datetime	MFH (REMS)	property_participant		The date that the individual's or organizations' financial responsibility expired on the property. This date will populate fass_ownership_exprtn_date. Displays blank when no lessee info exists. Mandatory for a subsequent lessee.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Regulatory Agreement Signed Date	regulatory_aggr_signed_dt	Datetime	MFH (REMS)	property_participant		Date the Lessee signs the Regulatory Agreement with the owner for the lease property. This date will populate the fass_ownership_effectv_date-Optional but user receives msg when filed is left empty
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.pa rticipant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Describe Other	other_legal_stuc_desc	Varchar (254)	MFH (REMS)	participant		The text that describes the legal structure of the company if 'Other' is selected from the owner/ lessee legal structure list.
Comments (Field label not displayed)	other_company_type_desc	Varchar (254)	MFH (REMS)	participant	N/A	This field describes in detail the mortgagor type if 'other' mortgagor type is chosen.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
State	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.

Asset Management>Property Participants>Current Lessee/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit – label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_ return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Source Document for Distributions	distribution_source_doc_code	Char (4)	MFH (REMS)	property_prtcpnt_distrubtion	The code's corresponding description is pulled from distribution_source_doc_ ref.distribution_source_ doc_desc.	The field displays in REMS the source document that determines whether an owner is eligible to keep distribution according to FASS standards.
Distribution Allowed	distribution_allowed_code	Char (4)	MFH (REMS)	property_participant	The code's corresponding description is pulled from distribution_allowed_ref. distribution_allowed_desc.	The field displays the types of distribution allowed to the owner according to FASS standards.
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_n ame.	This field captures the country corresponding to the address.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Fiscal Year End Date: (mm/ dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return from the Group 1 software.)
State	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Participants>Current Owner Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Participants>Lessee History/Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Company Type	company_type_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from company_type_reference.co mpany_type_name.	Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission. Displays one of the two values from the reference table.
FYE (Day)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
FYE (Month)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Legal Structure	legal_structure_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from legal_structure_business_ref .legal_structure_name.	Displays a description that indicates how the Owner/ Lessee organization was established/ registered with the state.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)

Asset Management>Property Participants>Lessee History/Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Lessee/ Field Office Contacts Narrative: Lessee/Operator also Summary Narrative: Lessee/Operator	property_comment_code	Char (2)	MFH (REMS)	property_comment		Summary Narrative Comments concerning the lessee or owner.
Lessee TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/Developer's if applicable.
Lessee/ Lease Expiration Date	property_part_expiration_date	Datetime	MFH (REMS)	property_participant		The date that the individual's or organizations' financial responsibility expired on the property. This date will populate fass_ownership_exprtn_date- Displays blank when no lessee info exists. Mandatory for a subsequent lessee.
Regulatory Agreement Signed Date	regulatory_aggr_signed_dt	Datetime	MFH (REMS)	property_participant		Date the Lessee signs the Regulatory Agreement with the owner for the lease property. This date will populate the fass_ownership_effectv_date. Optional, but user receives msg when filed is left empty
Lessee/ Lease Effective Date	property_part_effective_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_co de.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Name (Organization)	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.pa rticipant_title_name.	This field captures the title of the Contact, if applicable.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_type = 'O' then the field will display participant.org_name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference.foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_code will be displayed.
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference.foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference.foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Start Date	mgmt_certification_start_date	Datetime	MFH (REMS)	property_participant	Null	This field captures the date the management agent certification time period for collecting fees starts.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Management Certification Type	mgmt_certification_type_code	Varchar (40)	MFH (REMS)	property_participant	• Not Selected	The previous Management Agent Identity of Interest indicator has been replaced with the new Management Certification Type drop-down list.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name.	This field captures the title of the Contact, if applicable.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
End Date	mgmt_certification_end_date	Datetime	MFH (REMS)	property_participant	Null	This field captures the date the management agent certification time period for collecting fees ends.
Does agent manage other HUD properties?	agent_mng_other_property_ind	Char (1)	MFH (REMS)	property_participant	• Yes	This field indicates whether the management agent manages other HUD properties.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_type = 'O' then the field will display participant.org_name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name.	This field captures the title of the Contact, if applicable.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	participant		The pager number for the participant.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Type of Related Company Services	property_services_code	Char (2)	MFH (REMS)	property_service	• Bookkeeping	This field captures all of the services that the related company provides.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Open Ended Certification	property_part_open_indicator	Char (1)	MFH (REMS)	property_participant	• Yes	A Y/ N indicator signifying whether the management agent for the property is open ended, i.e., no expiration date.
Agent Effective Date	property_part_effective_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility.
Agent Termination Date	property_part_expiration_date	Datetime	MFH (REMS)	property_participant		The date that the individual's or organizations' financial responsibility expired on the property. This date will populate fass_ownership_exprtn_date- Displays blank when no lessee info exists. Mandatory for a subsequent lessee.
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Do Companies Related to Management Company Provide Project Services	project_services_indicator	Char (1)	MFH (REMS)	property_participant	• Yes	This field indicates whether or not a company related to the management agent provides services for the project.
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.pa rticipant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.

Asset Management>Property Participants>Management Agent / Contacts

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.
Describe Other	other_description	Varchar (254)	MFH (REMS)	property_service		This field captures the description of the service if the user selects the ‘Other’ option in the Type of Related Company Services field.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Property Participants>Management Fee Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Management Fee Effective Date	mgmt_fee_eff_date	Datetime	MFH (REMS)	management_fee		This field captures the Management Fee Effective Date.
Comments	mgmt_fee_comment	Char (254)	MFH (REMS)	management_fee		This field captures any comments corresponding to the management fee.
Management Fee Gross Amount	mgmt_fee_gross_amt	Numeric (17,2)	MFH (REMS)	management_fee		This field captures the Management Fee Gross Amount.
Management Fee Percentage	mgmt_fee_percentage	Numeric (6,4)	MFH (REMS)	management_fee		This field captures the Management Fee Percentage.
Management Fee Type	mgmt_fee_type_code	Char (2)	MFH (REMS)	management_fee	The code's corresponding description is pulled from management_fee_type_ reference.mgmt_fee_type_n ame. Drop-down list.	This field displays the Management Fee type.
Capped Indicator	mgmt_fee_capped_ind	Char (1)	MFH (REMS)	management_fee	• Yes	This field displays the Management Capped Indicator that was entered, if applicable, on the Management Fee Detail page.
Hold Harmless	mgmt_fee_hold_harmless_ind	Char (1)	MFH (REMS)	management_fee	• Yes	This field displays the Management Fee Hold Harmless Indicator that was entered, if applicable, on the Management Fee Detail page.
Management Fee PUPM Amount	mgmt_fee_appr_amt	Numeric (17,2)	MFH (REMS)	management_fee		This field captures the Management Fee PUPM Amount.

Asset Management>Property Participants>Management Fees

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Performed Date	conducted_date	Datetime	CA, MFH (REMS)	management_review		This field displays the date that the management review was conducted.
Closed Date	closed_date	Datetime	DEC, MFH (REMS)	management_review		This field displays the date that the management review and all related follow-up was complete. If the 'Owner Response Due' indicator is set to 'No', then this field will be editable. Otherwise, it will not be editable, since it will be set by the related project action.
Fee Percentage	mgmt_fee_percentage	Numeric (6,4)	MFH (REMS)	management_fee		This field captures the Management Fee Percentage.
Capped Indicator	mgmt_fee_capped_ind	Char (1)	MFH (REMS)	management_fee	• Yes	This field displays the Management Capped Indicator that was entered, if applicable, on the Management Fee Detail page.
Management Fee Review Type	mgmt_fee_review_type_code	Char (2)	MFH (REMS)	property	The code's corresponding description is pulled from mgmt_fee_review_type_ ref.mgmt_fee_review_type_n ame.	This field captures the management fee review type.
Fee Type	mgmt_fee_type_code	Char (2)	MFH (REMS)	management_fee	The code's corresponding description is pulled from management_fee_type_ reference.mgmt_fee_type_n ame. Drop-down list.	This field displays the Management Fee type.
Hold Harmless Indicator	mgmt_fee_hold_harmless_ind	Char (1)	MFH (REMS)	management_fee	• Yes	This field displays the Management Fee Hold Harmless Indicator that was entered, if applicable, on the Management Fee Detail page.
Effective Date	mgmt_fee_eff_date	Datetime	MFH (REMS)	management_fee		This field captures the Management Fee Effective Date.

Asset Management>Property Participants>Management Fees

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Response Due Date	followup_date	Datetime	DEC, MFH (REMS)	management_review		This is the date the owner's response concerning the management review report is due. If the 'Owner Response Due' indicator is set to 'Both ', then this field will be editable. Otherwise, it will not be editable.
Management Fee PUPM Amount	mgmt_fee_appr_amt	Numeric (17,2)	MFH (REMS)	management_fee		This field captures the Management Fee PUPM Amount.
Gross Fee Amount	mgmt_fee_gross_amt	Numeric (17,2)	MFH (REMS)	management_fee		This field captures the Management Fee Gross Amount.
Overall Rating	overall_rating_code	Char (2)	CA, MFH (REMS)	management_review	The code's corresponding description is pulled from mgmt_rvw_overall_rating_ref.overall_rating_name.	This is the overall rating corresponding to the management review.
Scheduled Date	scheduled_date	Datetime	CA, MFH (REMS)	management_review		This is the scheduled date corresponding to the manage-ment review. This field must be entered (required) in order to save a Management Review Detail record. Must be a valid date.
Report Date	report_date	Datetime	CA, MFH (REMS)	management_review		This is the report date corresponding to the management review.

Asset Management>Property Participants>Management Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Owner/ Field Office Contacts Narrative: Property Management, OR Summary Narrative: Property Management, OR Contract Administrator Summary Narrative: Property Management	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.

Asset Management>Property Participants>Owner History/Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Owner Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Date Owner Assumed Financial Responsibility	fass_ownership_effctv_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility. This field should not default and should be required to be entered if the user attempts to save the Ownership page.
Date Owner Assumed Financial Responsibility	fass_ownership_effctv_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility. This field should not default and should be required to be entered if the user attempts to save the Ownership page.
Owner Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
FASS Ownership Expiration Date	fass_ownership_exprtn_date	Datetime	No (REMS)	property_participant		Date that the owner's responsibility for the property expires based on financial statement rules and obligations; after this date the owner is no longer required to submit an annual financial statement in relation to the property. This is one day less than the date that the new owner assumes responsibility.
FASS Company Type	fass_company_type_cd	Varchar (20)	No (FASS)	participant	The code's corresponding description is pulled from company_type_ref. company_type_name.	The text in the drop down list describes the type of mortgagor from FASS.
Date of Last Amendment	last_amendment	Datetime	MFH (REMS)	property_participant		The date of the most recent regulatory agreement.

Asset Management>Property Participants>Owner History/Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Mortgagor Type	company_type_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from company_type_reference.co mpany_type_name.	Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission. Displays one of the two values from the reference table.
Mortgagor Type	company_type_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from company_type_reference.co mpany_type_name.	Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission. Displays one of the two values from the reference table.
Owner Legal Structure	legal_structure_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from legal_structure_business_ref .legal_structure_name.	Displays a description that indicates how the Owner/ Lessee organization was established/ registered with the state.
Owner Name (Organization)	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Owner Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Legal Structure	legal_structure_code	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from legal_structure_business_ref .legal_structure_name.	Displays a description that indicates how the Owner/ Lessee organization was established/ registered with the state.
FYE (mm)	afs_fscl_yr_end_mnth_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (month) for the property.
FYE (dd)	afs_fscl_yr_end_day_date	Char (2)	MFH (REMS)	participant		This field displays the fiscal year end date (day) for the property.

Asset Management>Property Participants>Owner History/Narratives

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Ownership Assumed	property_part_effective_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Summary Narrative: Lessee/ Operator/ Owner	property_comment_code	Char (2)	MFH (REMS)	property_comment		Summary Narrative Comments concerning the lessee or owner.
Describe Other	other_company_type_desc	Varchar (254)	MFH (REMS)	participant	N/A	This field describes in detail the mortgagor type if 'other' mortgagor type is chosen.
Regulatory Agreement signed by current owner and HUD?	regulatory_aggr_signed_cd	Char (1)	MFH (REMS)	property_participant	• Yes	A Y/ N Unknown indicator that signifies whether the current owner signed the regulatory agreement.
Date Ownership Assumed	property_part_effective_date	Datetime	MFH (REMS)	property_participant		The date that the individual or organization assumed financial responsibility.
Date Signed	regulatory_aggr_signed_dt	Datetime	MFH (REMS)	property_participant		Date the Lessee signs the Regulatory Agreement with the owner for the lease property. This date will populate the fass_ownership_effectv_date. Optional but user receives msg when filed is left empty
Final HUD TPA Approval Date	tpa_closing_date	Datetime	MFH (REMS)	property		The date when the property was sold. (Transfer of Physical Assets)
Describe Other	other_legal_stuc_desc	Varchar (254)	MFH (REMS)	participant		The text that describes the legal structure of the company if 'Other' is selected from the owner/ lessee legal structure list.

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Fax	main_fax	Char (25)	CA, MFH (REMS)	property_contact		This field captures the fax number for the contact.
Title	contact_title_cd	Varchar (100)	MFH (REMS)	property_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name.	This field captures the title of the Contact, if applicable.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_ name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Middle Name (field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Last Name (field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_name.	This field captures the country corresponding to the address.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_type = 'O' then the field will display participant.org_name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Standardization Status	geocode_score	Char (10)	No (GSC)	property_contact	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_code.	This field displays the geocode score results from the online standardization of the Lessee Contact address information.
Phone	main_phone	Char (25)	CA, MFH (REMS)	property_contact		This field captures the phone number for the contact.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Email	email	Varchar (100)	CA, MFH (REMS)	property_contact		This field captures the email address for the contact.
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
City	city	Varchar (28)	CA, MFH (REMS)	property_contact		This field captures the city for the Contact address.

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	property_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the property contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	property_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the property contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street2 (Field label not displayed)	street2_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the second part of the Contact's street address for the address.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	CA, MFH (REMS)	property_contact		This field captures the first part of the Contact's street address.
U.S. State or Territory	state	Char (2)	MFH (REMS)	property_contact	The code's corresponding description is pulled from state_reference.state_ name. Drop-down list. Default = 'Not Selected' (code '00')	This field captures the U.S. state or territory, if applicable.

Asset Management>Property Participants>Sponsor Developer/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	property_contact		This field captures the pager number for the contact.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return from the Group 1 software.)

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Watch List Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Comment (field label not displayed)	action_plan_comment	Text	MFH (REMS)	action_plan		This field captures any comments specific to the action plan.
Recommended Mitigation Strategy	mitigation_strategy_code	Char (4)	No (REMS)	mitigation_strategy	The code's corresponding description is pulled from mitgation_strategy_ reference.mitigation_ strategy_desc.	This field displays the description associated with the strategy selected by the user.
Last Date Risk Category Changed	opiis_risk_category_change_dt	Datetime	No (OPIIS)	opiis_risk_category_history		This field displays the date of the last change in the risk category.
Action Plan Status	activity_actual_date	Char (6)	No (REMS)	project_activity	• Open	This field displays the status of the action plan. This field is system generated. If all of the entries for project_activity. activity_actual_date <> null, then the action plan is closed. Otherwise, it's considered open.
Date Entered	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference.dec_status_name.	This field displays the DEC status associate with the property.
Initial Date Entered	entered_date	Datetime	No (REMS)	mitigation_strategy		System Generated field holds the date that this record was entered by the user.
Satellite Office Assigned	dec_satellite_office_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_satellite_office_ reference.dec_satellite_ office_name_text.	This field displays the DEC Satellite Office Assigned the Referral.
Start Date	action_plan_start_date	Datetime	No (REMS)	action_plan	N/A	The start date the Action Plan is in effect.
Entry Date	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Plan Type	action_plan_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from action_plan_type_reference. action_plan_type_name.	This field displays the type of action plan, (i.e. Housing, Enforcement).
End Date	action_plan_end_date	Datetime	No (REMS)	action_plan	N/A	The end date the Action Plan is in effect.
OPIIS Risk Ranking	opiis_risk_category	Varchar (10)	No (OPIIS)	opiis_risk_category_history	• Low	This field displays the OPIIS risk status as set during the REMS nightly procedures
Last Date Status Changed	last_update_date	Datetime	No (REMS)	troubled_status	N/A	The date the Troubled Indicator status was last changed.
Referral Number	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
DEC Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Referred By	dec_referral_source_code	Char (2)	PM, DEC, MFH (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_source_ref. dec_referral_source_name.	This field allows the DEC user to select the organization that referred the property to DEC.
Start Date	action_plan_start_date	Datetime	DEC (REMS)	dec_referral		This field displays the actual start date of the DEC action plan.
Plan Type	action_plan_type_code	Char (2)	No (REMS)	action_plan	The code's corresponding description is pulled from action_plan_type_reference. action_plan_type_name.	Indicates whether the Action Plan is type Enforcement or Housing.
Initial Entered Date	entered_date	Datetime	No (REMS)	root_problem	Default = Current Date	System Generated field holds the date that this record was entered by the user.
Referral Date	referral_date	Datetime	No (REMS)	dec_referral		This field is the date that DEC receives the property referral for Enforcement.
Watch List Removal Date	watch_list_removal_date	Datetime	DEC, MFH (REMS)	watch_list	Null	The date the property was removed from the Watch List.

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referral Type	referral_type_code	Char (2)	PM, DEC (REMS)	dec_referral	The code's corresponding description is pulled from dec_referral_type_ref. referral_type_name.	This field displays the DEC Referral Type.
Target/ Actual Complete Date	task_actual_date	Datetime	No (REMS)	dec_task		This field displays the actual complete date of the DEC action plan.
Effective Date	sanction_effective_date	Datetime	DEC, MFH (REMS)	sanction	Null	This field displays the effective date associated with the imposed sanction.
Manual Troubled Status	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_reference. troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Target/ Actual Complete Date	task_target_date	Datetime	DEC (REMS)	dec_task		This field displays the date the task was targeted to complete.
Troubled/ OPIIS Risk Disagreement Reason	trouble_opiis_reason_comment	Varchar (255)	No (REMS)	troubled_status		This field displays the user comment explaining differences in the troubled status and OPIIS Risk Category.
Updated By	update_user_name	Char (60)	No (REMS)	troubled_status		This field displays the full name of the user who changed the troubled indicator.
Watch List Reason	watch_list_reason_code	Char (1)	No (M2M)	watch_list	The code's corresponding description is pulled from proj_recommendation_code_ ref.proj_recommendation_ text. Only the following five proj_recommendation_code values apply: A, B, C, D, E, F, G	This field displays the reason the property is on the Watch List.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_indicator_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item indicator.

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Responsible Entity	responsible_entity_code	Char (4)	DEC, MFH (REMS)	sanction	Default = not null	This field displays the system code associated to the responsible entity.
Tracking Item	tracking_item_code	Char (3)	DEC (REMS)	tracking_date_item	The code's corresponding description is pulled from tracking_item_date_ref. tracking_item_name.	This field contains the description of the tracking item date.
Disposition	tracking_indicator_code	Char (1)	DEC (REMS)	tracking_indicator_item	• Y - Yes	This field contains the value of the indicator being tracked corresponding to the tracking item.
Date	tracking_date	Datetime	DEC (REMS)	tracking_date_item		This field contains the date being tracked corresponding to the tracking item.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_indicator_item		This field contains any comments relating to the tracking item indicator.
Comments	tracking_comment_text	Text	DEC (REMS)	tracking_date_item		This field contains any comments relating to the tracking item.
Underlying Problem	root_problem_code	Char (4)	No (REMS)	root_problem	The code's corresponding description is pulled from root_problem_reference. root_problem_desc.	This field displays the description associated with the root cause selected by the user.
Watch List Identification Date	watch_list_eff_date	Datetime	No (M2M)	watch_list	Null	The date the property was placed on the Watch List.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comment (Field label not always displayed)	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Comment (Field label not always displayed)	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Under Portfolio Review	property_id	Numeric (10)	No (REMS)	property_portfolio_referral		The property ID is the unique identifier of the property in REMS and is system generated.
Withdrawn Date	sanction_withdrawn_date	Datetime	DEC, MFH (REMS)	sanction	Null	This field displays date sanction was withdrawn, if applicable.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Watch List Removal Reason	watch_list_removal_reason_code	Char (4)	MFH (REMS)	watch_list	The code's corresponding description is pulled from watch_list_removal_ref. watch_list_removal_reason_ text	This field displays the reason the property was removed from the Watch List.
Description	sanction_code	Char (4)	DEC, MFH (REMS)	sanction	The code's corresponding description is pulled from sanction_ref.sanction_ name. Not null, default = '00' / Null	This field displays the description of the imposed sanction.
User Name (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Watch List Indicator	watch_list_indicator	Char (1)	No (REMS)	property		This field indicates whether the property on the Watch List.
Role	update_user_role_code	Char (3)	No (REMS)	property_comment		The Role of the User that entered or changed the Problem Statement/ History in the system. This field is system derived.

Asset Management>Risk Management>Problem Statement

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Role	update_user_role_code	Char (3)	No (REMS)	property_comment		The Role of the User that entered or changed the Problem Statement/ History in the system. This field is system derived.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Problem Statement> Problem Statement Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Entry Date/ Update Entry Date	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).
User Role	role_code	Char (40)	No (REMS)	mfs_role		The Role of the User entering the Problem Statement/ Property History into the system. This field is system derived.
Problem Statement	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
User (Last Name)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
User (Middle Initial)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
User (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Property History>Property History Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Entry Date/ Update Entry Date	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).
Property History Comment	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
User Role	role_code	Char (40)	No (REMS)	mfs_role		The Role of the User entering the Problem Statement/ Property History into the system. This field is system derived.
User (Middle Initial)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
User (Last Name)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
User (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Property Risk Rating>Current OPIIS Rating Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OPIIS Calculated EH&S Risk Score Description	health_and_safety_desc	Varchar (150)	No (REMS)	risk_analysis_dim		OPIIS Calculated EH&S Risk Score Description.
OPIIS Calculated OAHP Watch List Risk Score	ohmar_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated OAHP Watch List Risk Score.
OPIIS Calculated EH&S Risk Score	health_and_safety_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated EH&S Risk Score Description.
Current Assignment Flag	assignment_flag	Varchar (1)	No (REMS)	risk_analysis_dim		Current Assignment Flag.
OPIIS Calculated Overdue AFS Risk Score Description	fass_score_desc	Varchar (150)	No (REMS)	risk_analysis_dim		This is FASS Risk Category score description.
Program Type	major_program_type	Varchar (20)	No (REMS)	risk_analysis_dim		This is OPIIS Program Type.
OPIIS Calculated AFS Risk Score	fass_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		This is FASS Risk Category score
AFS (FASS) Score	fass_score	Numeric (3)	No (REMS)	risk_analysis_dim		This is FASS Risk Category score.
Watch List Effective Date	ohmar_effective_date	Datetime	No (REMS)	risk_analysis_dim		Watch List Effective Date.
OPIIS Total Integrated Risk Score	int_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		This is OPIIS Risk Category score.
OPIIS Calculated Loan Payment Status Risk Score Description	loan_payment_status_desc	Varchar (150)	No (REMS)	risk_analysis_dim		The status of a loan payment description.
Submission ID	financial_submission_id	Varchar (155)	No (REMS)	risk_analysis_dim		This is FASS Tracking ID.
OPIIS Calculated AFS Days Overdue	afs_days_overdue	Numeric (4)	No (REMS)	risk_analysis_dim		This is FASS days overdue.
OPIIS Calculated Loan Payment Status Risk Score	loan_payment_status_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated Loan Payment Status Risk Score Description.
OPIIS Calculated AFS Currently Overdue Flag	afs_overdue_current_flag	Varchar (1)	No (REMS)	risk_analysis_dim		This is FASS overdue flag.

Asset Management>Risk Management>Property Risk Rating>Current OPIIS Rating Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Physical Inspection Date	inspection_date	Datetime	No (REMS)	risk_analysis_dim		The date of the inspection.
EH&S (PASS) Score	health_safety_score	Varchar (2)	No (REMS)	risk_analysis_dim		This is EH&S Score.
Management Review Date	management_review_date	Datetime	No (REMS)	risk_analysis_dim		The date the Management Review.
OPIIS Calculated Management Review Risk Score	mgmt_rev_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated Management Review Risk Score.
OPIIS Calculated Management Conditions Risk Score	mgmt_cond_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated Management Review condition Risk Score.
OPIIS Calculated Management Condition Type Code	management_cond_type_code	Varchar (255)	No (REMS)	risk_analysis_dim		OPIIS Calculated Management Review Risk Score.
OPIIS Calculated Financing Instrument Type Risk Score	fin_inst_risk_cat_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated Financing Instrument Type Risk Score.
OPIIS Calculated Compliance Referral Score	compliance_referral_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated AFS Overdue Current Flag
OPIIS Calculated Management Conditions Risk Score Description	management_conditions_desc	Varchar (150)	No (REMS)	risk_analysis_dim		Management condition Description.
Primary Financing	fha_numeric	Varchar (8)	No (REMS)	risk_analysis_dim		This is the Primary Financing.
Referral Type	referral_type	Varchar (255)	No (REMS)	risk_analysis_dim		The type of referral.
Submission Date	submission_date	Datetime	No (REMS)	risk_analysis_dim		This is Submission Date from FASS.
Physical Inspection ID	physical_inspection_id	Numeric (18)	No (REMS)	risk_analysis_dim		Physical Inspection ID (PASS).
SOA Description	section_desc	Varchar (75)	No (REMS)	risk_analysis_dim		Section of the Act Description.

Asset Management>Risk Management>Property Risk Rating>Current OPIIS Rating Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Number of Delinquecies within the Last 12 Months	number_delq	Numeric (10)	No (REMS)	risk_analysis_dim		Number of delinquencies within the last 12 months.
Number of Assisted Units	number_of_assisted_units	Numeric (4)	No (REMS)	risk_analysis_dim		Number of Assisted Units.
OPIIS Rating Tracking ID	risk_analysis_ak	Numeric (18)	No (REMS)	risk_analysis_dim		This is the OPIIS Rating Tracking ID.
SOA (Primary Financing)	soa_code	Varchar (3)	No (REMS)	risk_analysis_dim		Section of the Act code.
OPIIS Size Category	size_category	Varchar (15)	No (REMS)	risk_analysis_dim		This is the OPIIS Calculated Financing Instrument Type Risk Score.
Management Review Overall Rating (REMS)	overall_rating_name	Varchar (150)	No (REMS)	risk_analysis_dim		Management Review Overall Rating (REMS).
Number of Defaults or Assignments (non-current) within the Last 12 Months	number_def_assign	Numeric (10)	No (REMS)	risk_analysis_dim		Number of defaults or assignments (non-current) within the last 12 months.
OPIIS Calculated Physical Inspection Risk Score	pass_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		OPIIS Calculated Physical Inspection Risk Score.
OPIIS Calculated AFS Risk Score	overdue_afs_risk_score	Numeric (3)	No (REMS)	risk_analysis_dim		This is FASS Risk Category score.
OPIIS Calculated Overdue AFS Risk Score Description	overdue_afs_submission_desc	Varchar (150)	No (REMS)	risk_analysis_dim		OPIIS Calculated Overdue AFS Risk description.
Current Watch List Flag	watch_list_flag	Varchar (1)	No (REMS)	risk_analysis_dim		Current Watch List Flag.
Unpaid Principal Balance	total_upb	Numeric (17,2)	No (REMS)	risk_analysis_dim		Total Unpaid Principal Balance.
OPIIS Calculated Resident Vulnerability Group	resident_vulnerability_group	Varchar (15)	No (REMS)	risk_analysis_dim		OPIIS Calculated Resident Vulnerability Group.
OPIIS Risk Category	risk_category	Varchar (10)	No (REMS)	risk_analysis_dim		This is the OPIIS Calculated Financing Instrument Type Risk score.

Asset Management>Risk Management>Property Risk Rating>Current OPIIS Rating Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Physical Inspection (PASS) Score	pass_score	Numeric (10,4)	No (REMS)	risk_analysis_dim		Physical Inspection Score (PASS).

Asset Management>Risk Management>Property Risk Rating>Troubled Status

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Last Date Changed	last_update_date	Datetime	No (REMS)	troubled_status	N/A	The date the Troubled Indicator status was last changed.
Last Date Changed	last_update_date	Datetime	No (REMS)	troubled_status	N/A	The date the Troubled Indicator status was last changed.
Troubled Indicator	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_reference. troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Troubled Status	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_reference. troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Updated By (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Troubled /OPIIS Risk Disagreement Reason	trouble_opiis_reason_comment	Varchar (255)	No (REMS)	troubled_status		This field displays the user comment explaining differences in the troubled status and OPIIS Risk Category.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Property Risk Rating>Troubled Status

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Updated By (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Property Risk Rating>Troubled/OPIIS Risk Category History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Risk Update Date	opiis_risk_category_change_dt	Datetime	No (OPIIS)	opiis_risk_category_history		This field displays the date of the last change in the risk category.
Risk Status	opiis_risk_category	Varchar (10)	No (OPIIS)	opiis_risk_category_history	• Low	This field displays the OPIIS risk status as set during the REMS nightly procedures
Status Change Date	last_update_date	Datetime	No (REMS)	troubled_status	N/A	The date the Troubled Indicator status was last changed.
Troubled Status	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_reference.troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Update User Name (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Update User Name (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Troubled/OPIIS Risk Disagreement Reason	trouble_opiis_reason_comment	Varchar (255)	No (REMS)	troubled_status		This field displays the user comment explaining differences in the troubled status and OPIIS Risk Category.
Update User Name (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Risk Management>Root Problem / Mitigation Strategy

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Entered Date (Intial)	entered_date	Datetime	No (REMS)	mitigation_strategy		System Generated field holds the date that this record was entered by the user.
Recommended Mitigation Strategy	mitigation_strategy_code	Char (4)	No (REMS)	mitigation_strategy	The code's corresponding description is pulled from mitgation_strategy_ reference.mitigation_ strategy_desc.	This field displays the description associated with the strategy selected by the user.
Resolved or Closed Date	closed_date	Datetime	No (REMS)	mitigation_strategy		

Asset Management>Risk Management>Root Problem / Mitigation Strategy>Root Cause / Mitigation Strategy History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Closed Date	closed_date	Datetime	No (REMS)	root_problem	Default = null	This field displays the date the issue was resolved or closed.
Initial Entered Date	entered_date	Datetime	No (REMS)	root_problem	Default = Current Date	System Generated field holds the date that this record was entered by the user.
Closed Date	closed_date	Datetime	No (REMS)	mitigation_strategy		
Mitigation Strategy	mitigation_strategy_code	Char (4)	No (REMS)	mitigation_strategy	The code's corresponding description is pulled from mitgation_strategy_ reference.mitigation_ strategy_desc.	This field displays the description associated with the strategy selected by the user.
Initial Entered Date	entered_date	Datetime	No (REMS)	mitigation_strategy		System Generated field holds the date that this record was entered by the user.
Underlying Problem	root_problem_code	Char (4)	No (REMS)	root_problem	The code's corresponding description is pulled from root_problem_reference. root_problem_desc.	This field displays the description associated with the root cause selected by the user.

Asset Management>Risk Management>Root Problem / Mitigation Strategy>Root Cause/Underlying Problem Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Resolved or Closed Date	closed_date	Datetime	No (REMS)	root_problem	Default = null	This field displays the date the issue was resolved or closed.
Entered Date (Initial)	entered_date	Datetime	No (REMS)	root_problem	Default = Current Date	System Generated field holds the date that this record was entered by the user.
Root Cause/ Underlying Problem	root_problem_code	Char (4)	No (REMS)	root_problem	The code's corresponding description is pulled from root_problem_reference. root_problem_desc.	This field displays the description associated with the root cause selected by the user.

Asset Management>Risk Management>Sanction>Sanction Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Sanction Comments	comment_text	Char (254)	PM, DEC, MFH (REMS)	sanction		This field allows the user to enter any comments in relation to sanctions.
Sanction Withdrawn Date	sanction_withdrawn_date	Datetime	DEC, MFH (REMS)	sanction	Null	This field displays date sanction was withdrawn, if applicable.
Sanction Effective Date	sanction_effective_date	Datetime	DEC, MFH (REMS)	sanction	Null	This field displays the effective date associated with the imposed sanction.
Responsible Entity	responsible_entity_code	Char (4)	DEC, MFH (REMS)	sanction	Default = not null	This field displays the system code associated to the responsible entity.
Sanction	sanction_code	Char (4)	DEC, MFH (REMS)	sanction	The code's corresponding description is pulled from sanction_ref.sanction_ name. Not null, default = '00' / Null	This field displays the description of the imposed sanction.

Asset Management>Servicing>Associations to Property

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Status Detail	current_status_detail_code	Char (2)	No (REMS)	financing_instrument	The code's corresponding description is pulled from current_status_detail_ref. current_status_detail_name	The status of the FHA insurance, grant, or loan.
Current Contract Status	current_contract_status_code	Char (2)	No (REMS)	assistance_contract	The code's corresponding description is pulled from current_contract_status_ code.current_contract_ status_name.	The code that represents the current status of the contract information from TRACS.
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Primary Loan	primary_loan_code	Char (1)	No (REMS)	financing_instrument	• 0 = N/A	A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have only one active, primary financing_instrument. The value of 1 denotes that the loan is the primary.
SOA Name	soa_nrmc_name	Char (20)	No (REMS)	soa_reference		The name of the Section of the Act under which a property is processed/ insured.

Asset Management>Servicing>Associations to Property>Financing Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.

Asset Management>Servicing>IRP List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Current Associated FHA Financing (Refinanced with HUD Insurance)/ Previous Associated Financing	association_type_code	Char (4)	No (REMS)	irp_financing_instrument	• COMB - Combined	Indicates how the FHA number is associated to the financial record, i.e., currently associated, previously associated, etc.
IRP Status	irp_status_code	Char (4)	MFH (REMS)	interest_reduction_payment	The code's corresponding description is pulled from irp_status_code_ref.irp_ status_description.	This field will identify the IRP as active or inactive.
HUD Approved Date	hud_approved_date	Datetime	MFH (REMS)	interest_reduction_payment		IRP transaction approval. This date should precede the Execution Date.
Comments	irp_comment_text	Varchar (255)	MFH (REMS)	interest_reduction_payment	• Not Null	Comments on IRP information. This field will be mandatory when they enter a termination date.
IRP Decoupled	irp_decoupled_indicator	Char (1)	MFH (REMS)	interest_reduction_payment	• Yes	Indicator which identifies if the IRP has been decoupled, as a result of the mortgage being paid off and insurance terminated but IRP remains, a or if it has never been associated with an FHA.
HUD Execution Date	hud_execution_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP was signed.
HUD Approved Date	hud_approved_date	Datetime	MFH (REMS)	interest_reduction_payment		IRP transaction approval. This date should precede the Execution Date.

Asset Management>Servicing>IRP List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
IRP End Date	irp_expiration_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (Suspended period time should be added to the original End Date)
IRP End Date	irp_expiration_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (Suspended period time should be added to the original End Date)
Termination Date	irp_termination_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP is terminated by HUD if prior to schedule End Date. If a new IRP agreement is created for the same property the old IRP agreement should be terminated for the new one to become active. An IRP can be terminated because of splits in IRPs or if an IRP gets decoupled.
IRP Status	irp_status_code	Char (4)	MFH (REMS)	interest_reduction_payment	The code's corresponding description is pulled from irp_status_code_ref.irp_ status_description.	This field will identify the IRP as active or inactive.
HUD Execution Date	hud_execution_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP was signed.
Current/ Previous Associated Financing	association_type_code	Char (4)	No (REMS)	irp_financing_instrument	• COMB - Combined	Indicates how the FHA number is associated to the financial record, i.e., currently associated, previously associated, etc.
Payee Name	irp_payee_name	Varchar (100)	MFH (REMS)	interest_reduction_payment		Name of the Lender HUD will make IRP payment to.
Property ID	property_id	Numeric (10)	MFH (REMS)	financing_instrument		The property ID is the unique identifier of the property in REMS and is system generated.

Asset Management>Servicing>IRP List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Suspend Payment End Date	suspended_payment_end-date	Datetime	MFH (REMS)	interest_reduction_payment		Date a Suspended Payment Period Ends. A suspended period is caused because of construction to the property.
Non-Insured Number	noninsured_id	Char (9)	MFH (REMS)	interest_reduction_payment		Unique user entered number to identify each decoupled IRP agreement.
Non-Insured Number (Refinanced NO HUD Insurance)	noninsured_id	Char (9)	MFH (REMS)	interest_reduction_payment		Unique user entered number to identify each decoupled IRP agreement.
Suspended Payment Start Date	suspended_payment_start_date	Datetime	MFH (REMS)	interest_reduction_payment		Date a Suspended Payment Period starts. A suspended period is caused because of construction to the property.

Asset Management>Servicing>Other Public Subsidies

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Expiration Date	funding_expiration_date	Datetime	MFH (REMS)	other_funding_source		This field displays the Other Public Subsidy funding expiration date from the Other Public Subsidies detail page.
Effective Date	funding_approved_date	Datetime	MFH (REMS)	other_funding_source		This field displays the Other Public Subsidy funding effective date from the Other Public Subsidies detail page.
Amount	funding_amount	Numeric (17,2)	MFH (REMS)	other_funding_source		This field displays the dollar amount, entered on the Other Public Subsidies Detail page, of the Other Public Subsidy.
Reporting Period	report_period_code	Char (2)	MFH (REMS)	service_coordinator_report	The code's corresponding description is pulled from report_period_code_ reference.report_period.	This field indicates the values for the reporting period for the service coordinator report.
Subsidy	other_funding_code	Char (2)	MFH (REMS)	other_funding_source	The code's corresponding description is pulled from other_funding_reference. other_funding_name.	This field displays the detail type/ description, selected on the Other Public Subsidies Detail page, of the Other Public Subsidy (e.g., Flexible Subsidy, Service Coordinator, HoDAG, etc.).
Funding Source Comment (service coord only)	other_source_comment_text	Varchar (254)	MFH (REMS)	other_funding_source		This field displays comments associated with the 'Other' funding source option.
Received Date	report_period_received_date	Datetime	MFH (REMS)	service_coordinator_report	Null	This field indicates the date the report was received.
Comment	other_description	Varchar (254)	MFH (REMS)	other_funding_source		The text that describes the type of rent increase other than AAF, Budget Based, or HUD Budget.
Type	other_funding_type_code	Char (2)	MFH (REMS)	other_funding_source	The code's corresponding description is pulled from other_funding_type_ reference.other_funding_ type_name	This field displays the high-level type, selected on the Other Public Subsidies Detail page, of Other Public Subsidy (e.g., Federal, State, Operating, etc.).

Asset Management>Servicing>Other Public Subsidies

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Funding Source (service coord only)	service_coord_fund_source_code	Char (4)	MFH (REMS)	other_funding_source	The code's corresponding description is pulled from service_coord_fund_source_ref.fund_source_description.	Applicable only to subsidy_type of 'Service Coordinator'. Indicates the source of the funds.
Servicing Required	service_indicator	Char (1)	MFH (REMS)	other_funding_source	• Y - Yes	This field displays the value entered on the Other Public Subsidies page concerning whether the other public subsidy requires HUD servicing. If this indicator is set to 'Yes', then the REMS property status will be active regardless of whether there are other active financing instruments or contracts.

Asset Management>Servicing>Other Public Subsidies List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Amount	funding_amount	Numeric (17,2)	MFH (REMS)	other_funding_source		This field displays the dollar amount, entered on the Other Public Subsidies Detail page, of the Other Public Subsidy.
Effective Date	funding_approved_date	Datetime	MFH (REMS)	other_funding_source		This field displays the Other Public Subsidy funding effective date from the Other Public Subsidies detail page.
Expiration Date	funding_expiration_date	Datetime	MFH (REMS)	other_funding_source		This field displays the Other Public Subsidy funding expiration date from the Other Public Subsidies detail page.
Servicing Required	service_indicator	Char (1)	MFH (REMS)	other_funding_source	• Y - Yes	This field displays the value entered on the Other Public Subsidies page concerning whether the other public subsidy requires HUD servicing. If this indicator is set to 'Yes', then the REMS property status will be active regardless of whether there are other active financing instruments or contracts.
Describe Funding	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Subsidy	other_funding_code	Char (2)	MFH (REMS)	other_funding_source	The code's corresponding description is pulled from other_funding_reference. other_funding_name.	This field displays the detail type/ description, selected on the Other Public Subsidies Detail page, of the Other Public Subsidy (e.g., Flexible Subsidy, Service Coordinator, HoDAG, etc.).
Type	other_funding_type_code	Char (2)	MFH (REMS)	other_funding_source	The code's corresponding description is pulled from other_funding_type_ reference.other_funding_ type_name.	This field displays the high-level type, selected on the Other Public Subsidies Detail page, of Other Public Subsidy (e.g., Federal, State, Operating, etc.).

Asset Management>Servicing>Reserve Tracking>Request for Funds Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comments	comment	Char (254)	CA, MFH (REMS)	request_fund		This field captures any comments relating to the request for funds.
Amount Approved	approved_amt	Numeric (17,2)	CA, MFH (REMS)	request_fund		This field displays the dollar amount that was approved.
Date Approved	approved_date	Datetime	CA, MFH (REMS)	request_fund		This field displays the date that the request was approved.
Type of Request	reserve_replace_rqst_type_code	Varchar (2)	CA, MFH (REMS)	request_fund	The code's corresponding description is pulled from reserve_replace_rqst_type_ref.reserve_replace_rqst_type_name.	This field displays the Type of Request selected on the Request for Funds Detail page.
Amount Requested	requested_amt	Numeric (17,2)	CA, MFH (REMS)	request_fund		This field displays the dollar amount requested.
Date Received	received_date	Datetime	CA, MFH (REMS)	request_fund		This field displays the Date the Request for the Release of Funds was received.

Asset Management>Servicing>Reserve Tracking>Reserve for Replacement Balance & Deposit Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Monthly Deposit Effective Date	monthly_deposit_effective_date	Datetime	No (REMS)	reserve_replacement		This field displays the Monthly Deposit Effective Date. Also, this field serves as a link to the Reserve for Replacement Balance and Deposit Information Detail page.
Comments	comment_text	Varchar (254)	MFH (REMS)	reserve_replacement		This field captures any comments about the Reserve for Replacement Account.
Suspend Start Date	waived_start_date	Datetime	CA, MFH (REMS)	reserve_replacement		This field captures the Suspended Start Date.
Suspend End Date	waived_end_date	Datetime	CA, MFH (REMS)	reserve_replacement		This field captures the Suspended End Date.

Asset Management>Servicing>Reserve-Tracking

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Approved	approved_date	Datetime	CA, MFH (REMS)	request_fund		This field displays the date that the request was approved.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Monthly Deposit Effective Date	monthly_deposit_effective_date	Datetime	No (REMS)	reserve_replacement		This field displays the Monthly Deposit Effective Date. Also, this field serves as a link to the Reserve for Replacement Balance and Deposit Information Detail page.
Amount Approved	approved_amt	Numeric (17,2)	CA, MFH (REMS)	request_fund		This field displays the dollar amount that was approved.
Suspend End Date	waived_end_date	Datetime	CA, MFH (REMS)	reserve_replacement		This field captures the Suspended End Date.
Suspend Start Date	waived_start_date	Datetime	CA, MFH (REMS)	reserve_replacement		This field captures the Suspended Start Date.
Type of Request	reserve_replace_rqst_type_code	Varchar (2)	CA, MFH (REMS)	request_fund	The code's corresponding description is pulled from reserve_replace_rqst_type_ref.reserve_replace_rqst_type_name.	This field displays the Type of Request selected on the Request for Funds Detail page.
Amount Requested	requested_amt	Numeric (17,2)	CA, MFH (REMS)	request_fund		This field displays the dollar amount requested.
Date Received	received_date	Datetime	CA, MFH (REMS)	request_fund		This field displays the Date the Request for the Release of Funds was received.

Asset Management>Servicing>Use Restriction List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Reason(s) for Restriction	restriction_reason_code	Char (4)	CA, MFH (REMS)	use_restriction_reason	The code's corresponding description is pulled from restriction_reason_ref. restriction_reason_desc.	Reasons for the Restrictions of the current Use Restriction.
Effective Date	restriction_effective_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date the agreement becomes effective.
End Date	restriction_end_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date that the agreement expires.
Use Restriction Status	restriction_status_code	Char (4)	CA, MFH (REMS)	use_restriction	The code's corresponding description is pulled from restriction_status_ref. restriction_status_desc.	The current status of the Use Restriction.
Date of Recordation	restriction_recordation_date	Datetime	CA, MFH (REMS)	use_restriction	Not null	The date the restriction was recorded with the local government.
Quantity of Units Restricted	restriction_unit_quantity	Numeric (6)	CA, MFH (REMS)	use_restriction	Not null	The number of Units that must be maintained by the property, in order for it to comply with the conditions of the Agreement.

Asset Management>Servicing>Use Restriction List>Use Restriction/Lock-out List Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Effective Date	restriction_effective_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date the agreement becomes effective.
Comments	restriction_comment_text	Varchar (254)	CA, MFH (REMS)	use_restriction		Comments describing the restriction.
Associated FHA/ Contract/ IRP Number	fha_contract_irp_number	Varchar (11)	CA, MFH (REMS)	use_restriction	Default = 00	Displays all the FHA, Contract, and IRP numbers that are associated to the current property.
End Date	restriction_end_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date that the agreement expires.
Has the Owner Submitted Required Certification?	restriction_cert_submitted_ind	Char (1)	CA, MFH (REMS)	use_restriction	• Y - Yes	If an annual certification is needed from the owner, this field records if the owner has submitted the required certification.
Is Certification Required?	restriction_certification_code	Char (1)	CA, MFH (REMS)	use_restriction	• Y - Yes	An indicator to show if annual certification is needed from the owner, in order to be compliant with the rules of the restriction.
Date Submitted	annual_compl_submit_date	Datetime	CA, MFH (REMS)	annual_compliance_submission		The date the user wants to enter for the compliance.
Is the Use Restriction Based on Units?	restriction_unit_based_code	Char (1)	CA, MFH (REMS)	use_restriction	• Y - Yes	This field asks if the Use Restriction is required to maintain a certain amount of units to comply with the conditions of the Agreement.
Use Restriction Status	restriction_status_code	Char (4)	CA, MFH (REMS)	use_restriction	The code's corresponding description is pulled from restriction_status_ref. restriction_status_desc.	The current status of the Use Restriction.
Quantity of Units Restricted	restriction_unit_quantity	Numeric (6)	CA, MFH (REMS)	use_restriction	Not null	The number of Units that must be maintained by the property, in order for it to comply with the conditions of the Agreement.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Servicing>Use Restriction List>Use Restriction/Lock-out List Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Reason for Termination	reason_termination_code	Char (4)	CA, MFH (REMS)	use_restriction	The code's corresponding description is pulled from reason_termination_ref. reason_termination_desc.	The code for the related description of the reason HUD chose to terminate the Restriction.
Reason(s) for Restriction	restriction_reason_code	Char (4)	CA, MFH (REMS)	use_restriction_reason	The code's corresponding description is pulled from restriction_reason_ref. restriction_reason_desc.	Reasons for the Restrictions of the current Use Restriction.
Termination Date	restriction_termination_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The 'Termination Date' of the Agreement. This date will be used if HUD decides to terminate the Use Agreement with the owner, prior to the set expiration date.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Date of Recordation	restriction_recordation_date	Datetime	CA, MFH (REMS)	use_restriction	Not null	The date the restriction was recorded with the local government.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OMHAR Mark Down to Market Restructure Date	crdt_actual_dt	Datetime	No (M2M)	critical_date_detail		OMHAR Mark Down to Market Restructure Date.
State	m_state	Char (2)	No (IMF)	home_tab		The two character abbreviation for the state or U.S. territory for the mortgagee's address.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Congressional District	congressional_district_code	Char (15)	No (GSC)	address		A code identifying the congressional district in which the primary property address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Zip/ Postal Code	m_zip1	Char (5)	No (IMF)	home_tab		The 5-digit U.S. zip/ postal code.
Zip/ Postal Code (4 digit - label not displayed)	m_zip2	Char (4)	No (IMF)	home_tab		The optional 4-digit U.S. zip/ postal code extension
Date Performed	conducted_date	Datetime	CA, MFH (REMS)	management_review		This field displays the date that the management review was conducted.
IRP Status	irp_status_code	Char (4)	MFH (REMS)	interest_reduction_payment	The code's corresponding description is pulled from irp_status_code_ref.irp_ status_description.	This field will identify the IRP as active or inactive.
Date Assigned to DEC	dec_status_start_date	Datetime	No (REMS)	dec_status_history		This field displays the effective date the DEC Status changed. On the AFS Non-Filer Intake Screen, it indicates the Date the DEC Referral receives a DEC Status of "Closed/ Returned to HUB".

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference.dec_status_name.	This field displays the DEC status associate with the property.
County Name	county_name	Varchar (30)	No (GSC)	address		The name of the county associated with the county code and the location of the primary property address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Action Plan	action_plan_ind	Char (1)	No (REMS)	dec_task		This field indicates if there are any currently active action plans associated with the property. This field is derived, and is populated if action_plan. action_plan_start_date <> null and action_plan.action_plan_ end_date = null.
County Subdivision Code	county_subdivision_code	Char (5)	No (REMS)	address		
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
County Subdivision Name	county_subdivision_name	Varchar (50)	No (REMS)	county_subdivision_reference		
Mitigation Strategy	mitigation_strategy_code	Char (4)	No (REMS)	mitigation_strategy	The code's corresponding description is pulled from mitgation_strategy_ reference.mitigation_ strategy_desc.	This field displays the description associated with the strategy selected by the user.
Unit Type	market_bedroom_count	Numeric (10)	No (TRACS)	financial_unit_summary		Number of bedrooms for each unit type
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Contract Status	current_contract_status_code	Char (2)	No (REMS)	assistance_contract	The code's corresponding description is pulled from current_contract_status_code.current_contract_status_name.	The code that represents the current status of the contract information from TRACS.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Building ID	building_id_text	Varchar (10)	No (PASS)	address		This field displays the building identifier in PASS.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
IRP End Date	irp_expiration_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (Suspended period time should be added to the original End Date)
Contract #	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Building Number	building_number	Numeric (4)	No (PASS)	address		This field displays the building number in PASS.
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Building Type Code	building_type_code	Numeric (4)	No (PASS)	address	The code's corresponding description is pulled from building_type_reference. building_type_description	This field displays the code value for the type of building PASS.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Building Type Description	building_type_code	Char (2)	PM, DEC, CA, MFH (REMS)	property_building	The code's corresponding description is pulled from building_type_reference. building_type_description	This field displays all of the building type descriptions associated with the property.
Inspection Number	inspection_id	Numeric (4)	No (PASS)	physical_inspection_review		The unique identifier of an Inspection from PASS.
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Building Name	building_name_text	Char (18)	No (PASS)	address		This field displays the building name associated with the address from PASS for the primary property address.
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Closed Date	closed_date	Datetime	DEC, MFH (REMS)	management_review		This field displays the date that the management review and all related follow-up was complete. If the 'Owner Response Due' indicator is set to 'No', then this field will be editable. Otherwise, it will not be editable, since it will be set by the related project action.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Expiration Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Date FASS Letter Sent	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Market Rent	market_rent_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Comparable rent for each unit type
Date FASS Letter Sent	letter_sent_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Census Tract	census_tract_code	Char (8)	No (GSC)	address		A six character code used to identify the census tract or enumeration district in which the primary address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	m_addr_line1	Varchar (30)	No (IMF)	home_tab		The street address for the mortgagee.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	m_addr_line2	Varchar (30)	No (IMF)	home_tab		The street address for the mortgagee.
City	m_city	Varchar (19)	No (IMF)	home_tab		The alpha name of the city or postal area for the mortgagee's address.
Total TRACS Project # Units	market_unit_count	Numeric (10)	No (TRACS)	financial_unit_summary		Total number of units for a Project, including non-contracted units.
Contract Rent	contract_rent_amount	Numeric (17,2)	No (TRACS)	contract_unit_summary		The amount of rent that is charged for units with a specific number of bedrooms under the contract.
Building Unit Count	building_unit_count	Numeric (4)	No (PASS)	address		This field displays the unit count of the units for the building in PASS.
Basic Rent	basic_rent_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Rent for each unit type
Date Received	fin_statement_received_date	Datetime	MFH (REMS)	financial_statement_review		This field captures the date that the financial statement was received concerning any financial statement reviews that were not or will not be addressed by REAC.
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automa-tically be set by the system.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Gross Rent	gross_rent	Numeric (17,2)	No (TRACS)	financial_unit_summary		The gross amount of the rent generated by the system (basic rent + utility allowance). The field is calculated by adding financial_unit_summary.basic_ rent_amount + financial_unit_ summary.fin_utility_allowance_amount.
Date of 21 Day Hearing Letter	day_21_hearing_letter_dt	Varchar (15)	No (REMS)	property_disposition		Date of 21 day hearing letter
Date Received	date_received	Datetime	No (FASS)	sp_rems_afs_summary_page_loa d		This field displays the date that the financial statement was received by the FASS system.
Date Received	fin_statement_received_date	Datetime	MFH (REMS)	financial_statement_review		This field captures the date that the financial statement was received concerning any financial statement reviews that were not or will not be addressed by REAC.
Gross Rent	gross_rent	Numeric (17,2)	No (TRACS)	contract_unit_summary		The gross amount of the rent generated by the system (contract rent + utility allowance). The field is calculated by adding contract_ unit_summary.contract_rent_ amount + contract_unit_ summary.utility_allowance_ amount.
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Demo Program Closing Date	demo_restructure_closing_dat e	Datetime	No (REMS)	demo_program		Old field that is now replaced with OMHAR Mark Down Market Restructure Date, but still tracked for historical reasons.
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_ reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_ reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Effective Date	restriction_effective_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date the agreement becomes effective.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_ reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Current Status	current_status_detail_code	Char (2)	No (REMS)	financing_instrument	The code's corresponding description is pulled from current_status_detail_ref. current_status_detail_ name.	The status of the FHA insurance, grant, or loan.
Initial Occupancy Date	occupancy_date	Datetime	MFH	property		The initial approved occupancy date as confirmed on the Permission to Occupy form.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OPIIS Risk Ranking	opiis_risk_category	Varchar (10)	No (OPIIS)	opiis_risk_category_history	• Low	This field displays the OPIIS risk status as set during the REMS nightly procedures
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.
Mortgagee In Possession Date	mortgagee_in_possession_dt	Datetime	No (REMS)	property_disposition		When HUD becomes the mortgagee in possession of a project
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_ reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Date of Report	followup_date	Datetime	DEC, MFH (REMS)	management_review		This is the date the owner's response concerning the management review report is due. If the 'Owner Response Due' indicator is set to 'Both ', then this field will be editable. Otherwise, it will not be editable.
HUD Execution Date	hud_execution_date	Datetime	MFH (REMS)	interest_reduction_payment		Date the IRP was signed.
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.
Closed Date	fin_statement_close_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was closed. The closed date will display only when the last related project action is closed, when the further action required indicator is set to 'N' in the project actions page.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
MSA Name	msa_name	Varchar (30)	No (GSC)	address		Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
HUD Approved Date	hud_approved_date	Datetime	MFH (REMS)	interest_reduction_payment		IRP transaction approval. This date should precede the Execution Date.
Name (Last Name - field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Name (Organization)	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
FHA #	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agree-ent for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agree-ent for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Number of Compliance Flags - Assessed	nbr_comp_flag_assessed	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_loa d		This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.
Number of Compliance Flags - Assessed	nbr_comp_flag_assessed	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_loa d		This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.
Name (Organization)	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Name (First Name)	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Name (Organization)	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Due Date	fin_statement_due_date	Datetime	No (REMS)	financial_statement_review		This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
Automated GEO Code	automatic_geocode_indicator	Char (1)	No (GSC)	property_address	• Yes	A Y/ N indicator that signifies whether the Geocoding will be automated or whether the user chose to enter geocode information manually.
Effective Date	effective_date	Datetime	No (TRACS)	assistance_contract		Displays the effective date of the current contract renewal or amendment from TRACS.
Score	inspection_score	Numeric (6)	No (PASS)	sp_rems_exgn_hs_phys_insp	• 1 - 100	This field is a concatenation of the REAC numeric, letter and astrid scores. The numeric REAC scores for the physical inspection 100 is best and 1 is worst. The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations. The Astrid indicates if Smoke Detector problems exist for the property; 'Blank' indicates no smoke detector problems and * indicates that smoke detector problems exist
Current/ Previous Associated Financing	association_type_code	Char (4)	No (REMS)	irp_financing_instrument	• COMB - Combined	Indicates how the FHA number is associated to the financial record, i.e., currently associated, previously associated, etc.
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_code will be displayed.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_s tate_code will be displayed.
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
# Units	assistance_unit_count	Numeric (4)	No (TRACS)	contract_unit_summary		The total number of units that receive assistance through the associated subsidy contract. This field is system generated and is the sum of the assistance_unit_count field for contract_unit_summary records associated to the contract.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Intial Entered Date	entered_date	Datetime	No (REMS)	root_problem	Default = Current Date	System Generated field holds the date that this record was entered by the user.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Date Foreclosure Sale Held	foreclosure_sale_held_dt	Datetime	No (REMS)	property_disposition_sale		Date foreclosure sale held
FASS Status	fass_inactive_ind	Char (1)	No (FASS)	financial_statement_review	• Y - Yes	This field displays the active or inactive status of an AFS in FASS. A FASS submission is inactive due to a re-submission.
Intial Entered Date	entered_date	Datetime	No (REMS)	mitigation_strategy		System Generated field holds the date that this record was entered by the user.
Name	institution_name	Varchar (40)	No (IMF)	home_tab		This field contains the full name and titles of the Mortgagee.
Date Reviewed	fin_statement_review_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the financial statement was reviewed by the applicable HUD entity.
Response Received Date	fin_statement_response_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the response was received (updated via the related project action), if applicable.
Response Received Date	fin_statement_response_date	Datetime	No (REMS)	financial_statement_review		This field displays the date that the response was received (updated via the related project action), if applicable.
Submission FYE	fye	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field will display the Submission FYE for the Owner/ Lessee
Unit Type	assistance_bedroom_count	Numeric (4)	No (TRACS)	contract_unit_summary		A categorization of dwelling units based on the number of bedrooms (0 to 9).
Utility Allow.	fin_utility_allowance_amount	Numeric (17,2)	No (TRACS)	financial_unit_summary		Utility allowance
End Date	restriction_end_date	Datetime	CA, MFH (REMS)	use_restriction	Null	The date that the agreement expires.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Building Count	dwelling_building_count	Numeric (4)	DEC, CA, MFH (REMS)	property		The total number of buildings on the property.
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Name (Middle Name - field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Year Built	property_year_built_text	Varchar (4)	No (PASS)	address		This field displays the year the building was built from PASS associated with the primary property address.
Bedroom Size	property_bedroom_count	Numeric (1)	No (TRACS)	property_unit_summary		A categorization of dwelling units based on the number of bedrooms (0 to 9).
Report Date	physical_insp_report_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date of the report corresponding to the on-site visit or historical physical inspection.
Overall Rating	physical_insp_rating_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ reference.physical_insp_ rating_name.	The rating assigned to the community's physical condition as a result of the associated physical inspection report.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address. state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_ state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Zip/ Postal Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
SOA Name	soa_description	Varchar (50)	No (REMS)	soa_reference		A description of the specific categories of the Section of the Act under which the property is processed/ insured.
Performed Date	physical_insp_performed_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the on-site visit or historical physical inspection was conducted.
Performed Date	physical_insp_performed_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the on-site visit or historical physical inspection was conducted.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
User First Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Zip/ Postal Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return from the Group 1 software.)
Zip/ Postal Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Zip/ Postal Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Date Closed	physical_insp_close_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the physical inspection review and all related follow-up was complete.
Closed Date	physical_insp_close_date	Datetime	CA, MFH (REMS)	physical_inspection_review		This field displays the date that the physical inspection review and all related follow-up was complete.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Non-Insured Number	noninsured_id	Char (9)	MFH (REMS)	interest_reduction_payment		Unique user entered number to identify each decoupled IRP agreement.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Zip/ Postal Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Zip/ Postal Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Zip/ Postal Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Zip/ Postal Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Troubled / OPIIS Risk Disagreement Reason	trouble_opiis_reason_comment	Varchar (255)	No (REMS)	troubled_status		This field displays the user comment explaining differences in the troubled status and OPIIS Risk Category.
Referred To	referral_ref_entity	Char (20)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Troubled Status	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_reference. troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Response Due Date	physical_insp_resp_due_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is due by the owner.
Submission Type	submission_type_online_display	Char (1)	No (FASS)	submission_type_ref		This field is being retrieved from the project_afs_header table.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Type of Reviewer	physical_insp_reviewer_code	Char (2)	CA, MFH (REMS)	physical_inspection_review	The code's corresponding description is pulled from physical_inspection_ review_ref.physical_insp_ review_name.	The organization who conducted the on-site visit/ physical inspection of the property.
Active Status	property_active_indicator	Char (1)	No	property	• Active	Indicates if the property is active or inactive.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Response Received Date	physical_insp_resp_rcv_date	Datetime	CA, MFH (REMS)	physical_inspection_review		The date the response is received by the owner.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Referred To	referral_ref_entity	Char (20)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Color	score_color	Char (10)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
User Last Name	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
SOA Code	section_code	Char (3)	No (MFIS)	financing_instrument	The code's corresponding description is pulled from soa_reference.soa_ description.	The name of the Section of the Act under which a property is processed/ insured.
Color	score_color	Char (10)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Performance Value	score_value	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Use Restriction Status	restriction_status_code	Char (4)	CA, MFH (REMS)	use_restriction	The code's corresponding description is pulled from restriction_status_ref. restriction_status_desc.	The current status of the Use Restriction.
Program	program_type_name	Char (20)	No (TRACS)	assistance_contract		A code that indicates the program under which the contract was established.
Response Due Date	response_due_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Rent Effective Date	rent_schedule_effective_date	Datetime	No (TRACS)	financing_instrument		The date that the rents associated with the financing_ instrument were put into effect.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Response Due Date	response_due_date	Datetime	No (FASS)	sp_rems_afs_summary_page_load		This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Performance Value	score_value	Numeric (3)	No (FASS)	sp_rems_afs_summary_page_load		This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
User Middle Initial	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Scattered Sites	scattered_site_indicator	Char (1)	MFH (REMS)	property	• Yes	A Y/ N indicator signifying whether the associated property incorporates more than one plot of land.
Underlying Problem	root_problem_code	Char (4)	No (REMS)	root_problem	The code's corresponding description is pulled from root_problem_reference. root_problem_desc.	This field displays the description associated with the root cause selected by the user.
Reason(s) for Restriction	restriction_reason_code	Char (4)	CA, MFH (REMS)	use_restriction_reason	The code's corresponding description is pulled from restriction_reason_ref. restriction_reason_desc.	Reasons for the Restrictions of the current Use Restriction.
Utility Allowance	utility_allowance_amount	Numeric (17,2)	No (TRACS)	contract_unit_summary		The amount of the utility allowance for the unit type.
Date of Recordation	restriction_recordation_date	Datetime	CA, MFH (REMS)	use_restriction	Not null	The date the restriction was recorded with the local government.
Quantity of Units Restricted	restriction_unit_quantity	Numeric (6)	CA, MFH (REMS)	use_restriction	Not null	The number of Units that must be maintained by the property, in order for it to comply with the conditions of the Agreement.
Property Phone	property_phone_number	Char (25)	MFH (REMS)	property		The primary address phone number.

Asset Management>Summaries> Summary

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Unit Count	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.
Primary Loan	primary_loan_code	Char (1)	No (REMS)	financing_instrument	• 0 = N/A	A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have only one active, primary financing_instrument. The value of 1 denotes that the loan is the primary.
Overall Rating	overall_rating_code	Char (2)	CA, MFH (REMS)	management_review	The code's corresponding description is pulled from mgmt_rvw_overall_rating_ ref.overall_rating_name.	This is the overall rating corresponding to the management review.
Servicing Site	servicing_site_code	Char (4)	MFH (REMS)	property	The code's corresponding description is pulled from servicing_site_reference. site_name.	The name of the HUD office responsible for the management/ servicing functions for the property.

Asset Management>Summaries>Summary Narrative

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Entered	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).
Date Entered	last_update_date	Datetime	No (REMS)	property_comment	N/A	The system date the comments were entered into REMS (system generated).
Update User Name (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Comment	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. comment_code.
Role	update_user_role_code	Char (3)	No (REMS)	property_comment		The Role of the User that entered or changed the Problem Statement/ History in the system. This field is system derived.
Role	update_user_role_code	Char (3)	No (REMS)	property_comment		The Role of the User that entered or changed the Problem Statement/ History in the system. This field is system derived.
Comment	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Summary Narratives	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Updated By (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Summaries>Summary Narrative

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Updated By (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Updated By (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Workload Management>Assignments

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
User Name (First Name)	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Role Name	role_description	Char (40)	No	mfs_role		The description of the role the user was assigned to take for the associated property.
User Name (Middle Initial - field label not displayed)	user_mi	Char (1)	CA, MFH (REMS)	mfs_user		Middle Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
User Name (Last Name - field label not displayed)	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Asset Management>Workload Management>Project Action Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Estimate of Hours Spent on Activity	activity_hours_spent_amount	Numeric (4)	DEC, CA, MFH (REMS)	project_activity		This field captures the number of hours spent on an activity. Must be numeric
Closed Date	activity_actual_date	Char (6)	No (REMS)	project_activity	• Open	This field displays the status of the action plan. This field is system generated. If all of the entries for project_activity. activity_actual_date <> null, then the action plan is closed. Otherwise, it is considered open.
Role	activity_taken_by_role_code	Char (3)	DEC, MFH (REMS)	project_activity	The related assigned role	This field displays the responsible person's role.
Target Completion Date	activity_target_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the target completion date for the action.
Comments	activity_comment	Char (254)	DEC, CA, MFH (REMS)	project_activity		This field captures any comments concerning the activity.
Reason for Closure	activity_closure_code	Char (2)	DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from activity_closure_reference.activity_closure_name.	This field displays the reason the task was closed (e.g. Completed, Canceled).
Responsible Person	activity_taken_by_name	Char (30)	MFH (REMS)	project_activity	All users assigned to the property	This field displays the responsible person.
Further Action Required	further_action_req_ind	Char (1)	DEC, CA, MFH (REMS)	project_activity	• <Blanks> (Default)	This field indicates whether or not another project action is required. In this instance, the current project action should be closed because it has been completed (e.g., Owner Response Received), but follow-up may be required. This field will trigger (if set to 'Yes'), along with the closed date, the generation of the related project action in the instances that this indicator is displayed. It is only displayed if another related action can be automatically generated by the system.

Asset Management>Workload Management>Project Action Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Action Group	action_group_code	Char (3)	PM, DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from action_group_reference. action_group_name.	This field captures the group responsible for the project action.
Type of Plan	action_plan_type_code	Char (2)	PM, DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from action_plan_type_ reference.action_plan_ type_name.	This field displays the type of action plan, if applicable
EC Concurrence Date	ec_concur_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field captures the date of the EC Concurrence, if applicable.
Date Amended	amended_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field captures the date that the target date was amended, if applicable.
EC Concurrence	ec_concur_ind	Char (1)	DEC, CA, MFH (REMS)	project_activity	• Yes	This field captures the flag that indicates whether the EC Concurred.
Action Entered Date	activity_entered_date	Datetime	No (REMS)	project_activity		This field displays the date the action was entered.
Action Start Date	activity_start_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the action start date.
Amended Target Date	amended_target_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the amended target completion date for the action, if applicable.
Action Type/ Current Action	project_activity_code	Char (3)	DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from activity_reference.project_ac tivity_description where activity_reference.online_dis play_indicator = 'Y'	This field displays the action selected on the Project Action Detail page.

Asset Management>Workload Management>Project Action List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Amended Target Date	amended_target_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the amended target completion date for the action, if applicable.
Type of Plan	action_plan_type_code	Char (2)	PM, DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from action_plan_type_reference. action_plan_type_name.	This field displays the type of action plan, if applicable
Closed Date	activity_actual_date	Char (6)	No (REMS)	project_activity	• Open	This field displays the status of the action plan. This field is system generated. If all of the entries for project_activity. activity_actual_date <> null, then the action plan is closed. Otherwise, it is considered open.
Role	activity_taken_by_role_code	Char (3)	DEC, MFH (REMS)	project_activity	The related assigned role	This field displays the responsible person's role.
Responsible Person	activity_taken_by_name	Char (30)	MFH (REMS)	project_activity	All users assigned to the property	This field displays the responsible person.
Related Referral ID	dec_referral_id	Numeric (3)	No (REMS)	dec_referral		This field displays the unique referral ID for a specific Property.
Start Date	activity_start_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the action start date.
Target Completion Date	activity_target_date	Datetime	DEC, CA, MFH (REMS)	project_activity		This field displays the target completion date for the action.
Action	project_activity_code	Char (3)	DEC, CA, MFH (REMS)	project_activity	The code's corresponding description is pulled from activity_reference.project_activity_description where activity_reference.online_display_indicator = 'Y'	This field displays the action selected on the Project Action Detail page.

Contact Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	contact_name	Varchar (50)	MFH (REMS)	financing_contact		This field captures the Contact Name.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	contract_contact		The full name of the contact for the Contract Administrator.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	property_contact		This field captures the Contact Name.

Portfolio Dashboard>Advanced Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Portfolio Dashboard>Advanced Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Last Name	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Servicing Site	servicing_site_code	Char (4)	CA, MFH (REMS)	search_property	The code's corresponding description is pulled from servicing_site_reference. site_name.	This field identifies the name of the HUD office that is respon-sible for the management/ servicing functions of the property. This field is a drop-down box that displays the possible site names.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Status	property_active_ind	Char (1)	No (REMS)	search_property	• Active	An indicator that signifies the selection criteria for the properties and whether the properties selected were active, inactive or all properties were selected. This field is always displayed it is always used as part of the selection criteria in the Property Selection page.

Portfolio Dashboard>Advanced Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
First Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.

Portfolio/Dashboard>Advanced Search (PBCA)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
CA Site	contract_admin_site_code	Char (5)	CA, MFH (REMS)	search_property	The code's corresponding description is pulled from contract_admin_site_ref. contract_admin_site_ name.	This field identifies the name of the CA site that is responsible for the management/ servicing functions of the property.
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agree-ment for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Geographic Location - Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Geographic Location - State	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Property Name	search_property_name	Varchar (50)	CA, MFH (REMS)	property		Current name of the property on the associated regulatory agreement, or for subsidy only, on the subsidy contract.
Contract Number	search_contract_number	Char (11)	CA, MFH (REMS)	assistance_contract		The unique contract number associated with the property for any subsidy assistance (e.g., Section 8, Rent Supplement, etc.).
Geographic Location - City	search_city	Varchar (28)	CA, MFH (REMS)	address		City or Postal Area (primary address)

Portfolio/Dashboard>Advanced Search (PBCA)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD/CA User First Name	user_first_name	Char (20)	CA, MFH (REMS)	mfs_user		First Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.
Property ID	property_id	Numeric (10)	CA, MFH (REMS)	search_property		The property ID is the unique identifier of the property in REMS and is system generated.
HUD/CA User Last Name	user_last_name	Char (30)	CA, MFH (REMS)	mfs_user		Last Name of the HUD Project Manager, CA or DEC Analyst, who is assigned to the property.

Search

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
FHA Number	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.

Standard Header

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Primary FHA	fha_number	Char (8)	No (MFIS)	financing_instrument		The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits are a sequential number representing the Section of the Act.
Contract	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
DEC Status	dec_status_code	Char (2)	PM, DEC (REMS)	dec_status_history	The code's corresponding description is pulled from dec_status_reference. dec_status_name.	This field displays the DEC status associate with the property.
Troubled Status	troubled_code	Char (2)	DEC, MFH (REMS)	troubled_status	The code's corresponding description is pulled from troubled_status_ reference.troubled_name.	This field will be displayed, and will indicate, if a property is troubled or potentially troubled (i.e., failing to meet financial, physical condition, or management performance agreements with HUD).
Property ID	property_id	Numeric (10)	No (REMS)	property		The property ID is the unique identifier of the property in REMS and is system generated.
Property Name	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Watch List	watch_list_indicator	Char (1)	No (REMS)	property		This field indicates whether the property on the Watch List.
Property Active	property_active_indicator	Char (1)	No	property	• Active	Indicates if the property is active or inactive.

Subsidy Administration >Contract Processing>Function Detail> Rent Adjustments Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Utility Allowance (if separate from rent):	current_utility_allowance_amt	Numeric (17,2)	No (TRACS)	renewal_rent		This field captures/ displays the current utility allowance if not included in the rent amount and if applicable.
Current Contract Rent at time of Expiration	current_rent_amt	Numeric (17,2)	No (TRACS)	renewal_rent		This field displays the current contract rent amount associ-ated with the bedroom type.
AAF Adjusted Rent	aaf_adjusted_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field contains the AAF adjusted rent amount.
AAF Adjusted Utility Allowance (if separate from rent)	aaf_adjusted_utlty_alwnc_amt	Numeric (17,2)	CA, MFH (REMS)	renewal_rent		This field contains the Annual Adjustment Factor (AAF) adjusted utility allowance, if applicable.
Energy Adjustment Amount Applied to Final Rent	energy_adjustment_amt	Numeric (17,2)	CA, MFH (REMS)	renewal_rent		This field contains the Energy Adjustment from HUD that is applied to the Final Rent (if applicable)
Total Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Budget-Based Utility Allowance (if separate from rent):	renewal_budget_utlty_alwnc_ amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based utility allowance amount, if applicable.
Total # Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.

Subsidy Administration >Contract Processing>Function Detail> Rent Adjustments Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit/Bedroom Type Description	unit_bed_type_description	Char (100)	CA, MFH (REMS)	renewal_rent		This field displays the unit/ bedroom type description entered on the short-term renewal rent detail page.
Unit/Bedroom Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewed Utility Allowance(if separate from rent)	renewed_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	renewal_rent		This field captures the renewed utility allowance if not included as part of the renewed rents and if applicable.

Subsidy Administration>Assistance Contract>Assistance Contract List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Does Owner Participate in LIHPRA/ ELIHPA?	lihpra_elihpa_indicator	Char (1)	CA, MFH (REMS)	property	• Y - Yes	This field captures the flag that indicates whether the owner of the property participates in LIHPRA/ ELIHPA.
TRACS Contract Status	contract_status_name	Varchar (20)	No (TRACS)	assistance_contract	• Active	The current status of the subsidy contract from TRACS.
Current Contract Status	current_contract_status_code	Char (2)	No (REMS)	assistance_contract	The code's corresponding description is pulled from current_contract_status_ code.current_contract_ status_name.	The code that represents the current status of the contract information from TRACS.
First Contract or Stage Expiration Date Pursuant to MAHRA	first_fy_expiration_date	Datetime	CA, MFH (REMS)	property		This field captures the expiration date that causes the initial renewal pursuant to MAHRA (98-34) for Fiscal Year 1999. If no active contracts are associated with this property, then this field should not be editable. Must be a valid date.
Budget Authority	budgeted_authority_amount	Numeric (17,2)	No (TRACS)	assistance_contract		The total value of the contract at the most recent effective date of the contract.
Contract #	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Exp Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Contract Authority	contract_authority_amount	Numeric (17,2)	No (TRACS)	assistance_contract		The amount a contract was authorized to receive per year at the most recent effective date of the contract.
Discuss Preservation	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.

Subsidy Administration>Assistance Contract>Assistance Contract List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Owner/ Field Office Contact Narrative: Subsidy Status, OR Summary Narrative: Subsidy Status, OR Contract Administrator Summary Narrative: Subsidy Status	property_comment_narrative	Text	PM, DEC, CA, MFH (REMS)	property_comment		Comment/ narrative field. Contents are based on code stored in property_comment. property_comment_code.
Staged	staged_indicator	Char (1)	No (TRACS)	assistance_contract	• Yes	This indicator (from TRACS) signifies whether the contract has one or more stages.
Program	program_type_name	Char (20)	No (TRACS)	assistance_contract		A code that indicates the program under which the contract was established.

Subsidy Administration>Assistance Contracts>Assistance Contract Status

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract Administered by HUD	direct_administrator_ind	Char (1)	CA, MFH (REMS)	assistance_contract	• X - checked	Indicates if HUD administers the assistance contract.
TRACS Contract Status	contract_status_name	Varchar (20)	No (TRACS)	assistance_contract	• Active	The current status of the subsidy contract from TRACS.
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Current Contract Status	current_contract_status_code	Char (2)	No (REMS)	assistance_contract	The code's corresponding description is pulled from current_contract_status_ code.current_contract_ status_name.	The code that represents the current status of the contract information from TRACS.
TRACS Status	tracs_stage_status_name_text	Char (30)	No (TRACS)	stage		This field displays the status of the stage from TRACS.
Program Type	program_type_name	Char (20)	No (TRACS)	assistance_contract		A code that indicates the program under which the contract was established.
Stage Number	stage_number	Char (3)	No (TRACS)	stage		This field displays the stage number from TRACS, if applicable.
Stage Expiration Date	stage_expiration_date	Datetime	No (TRACS)	stage		This field displays the stage expiration date from TRACS.
Stage Effective Date	stage_effective_date	Datetime	No (TRACS)	stage		This field displays the stage effective date from TRACS.
Next Expiring	next_expiring_ind	Char (1)	No (TRACS)	stage		This system-calculated field displays 'Y' for the next expiring stage. This field will be set to 'N' for all other stages associated with the contract.
Staged?	staged_indicator	Char (1)	No (TRACS)	assistance_contract	• Yes	This indicator (from TRACS) signifies whether the contract has one or more stages.

Subsidy Administration>Assistance Contracts>Contract Administrator History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Effective Date	effective_date	Datetime	No (REMS)	contract_participant		Effective date of Participant
Foreign State or Territory (field label not displayed)	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Country (Field label not displayed)	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_n ame.	This field displays the country corresponding to the address.
Admin Type	contract_admin_site_code	Char (4)	No (REMS)	contract_participant		This field displays the site code for the administor.
Expiration Date	expiration_date	Datetime	No (REMS)	contract_participant		Expiration Date
Last Updated from Monthly Load	last_update_date	Datetime	No (REMS)	contract_participant		The date table was last modified
Name (field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
City (Field label not always displayed)	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Admin Type	admin_type	Char (4)	No (REMS)	contract_participant	This is a calculated field and is derived by the following:	This field displays who actually administers the contract - HUD, PBCA, or TCA.

Subsidy Administration>Assistance Contracts>Contract Administrator History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign Postal Code (field label not displayed)	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
CA ID	ca_id	Char (5)	No (REMS)	contract_participant		A unique identifier for the Contract Administrator. Only entered by Multi-Family Headquarters staff
Name	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_type = 'O' then the field will display participant.org_name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Name (field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_type = 'O' then the field will display participant.org_name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
U.S. Zip Code (Field label not displayed)	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Subsidy Administration>Assistance Contracts>Contract Administrator History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.participant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.
Tax ID	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Suffix	participant_name_suffix_cd	Varchar (20)	MFH (REMS)	participant	The code's corresponding description is pulled from suffix_reference.suffix_name.	The suffix of the participant's name (e.g., Jr., Sr., etc.), if applicable.
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Prefix	participant_name_prefix_cd	Char (2)	MFH (REMS)	participant	The code's corresponding description is pulled from prefix_reference.prefix_name.	The prefix (e.g., Mr., Mrs., etc.) of the participant.

Subsidy Administration>Assistance Contracts>Contract Administrator History

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street (Field label not displayed)	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
State (Field label not displayed)	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Email	email	Varchar (100)	CA, MFH (REMS)	participant		This field displays the email address of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Phone	main_phone	Char (25)	CA, MFH (REMS)	participant		This field displays the phone number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code	foreign_zip_code	Char (20)	CA, MFH (REMS)	property_contact		This field captures the foreign postal code, if applicable.
Describe Other	comment	Varchar (254)	CA, MFH (REMS)	assistance_contract		This field allows the user to enter a text description if the value other was selected for type of contract renewal/ extension – old section 8 legislation.
Current Contract Authority Amount (from the most recent renewal)	auto_reserve_contract_auth_amt	Numeric (17,2)	No (TRACS)	assistance_contract		This field displays the Reservation Contract Authority Amount from TRACS.
Budget Authority	budgeted_authority_amount	Numeric (17,2)	No (TRACS)	assistance_contract		The total value of the contract at the most recent effective date of the contract.
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Email	email	Varchar (30)	CA, MFH (REMS)	contract_contact		The Internet e-mail address of the contract administrator's contact.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Current Budget Authority Amount (from the most recent renewal)	auto_reserve_budget_auth_amt	Numeric (17,2)	No (TRACS)	assistance_contract		This field displays the Reservation Budget Authority Amount from TRACS.
Number of Assisted Units	assistance_unit_count	Numeric (4)	No (TRACS)	contract_unit_summary		The total number of units that receive assistance through the associated subsidy contract. This field is system generated and is the sum of the assistance_unit_count field for contract_unit_summary records associated to the contract.
Foreign State or Territory	foreign_state_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name. Drop-down list. Default = 'Not Selected' (code '00')	This field displays the Foreign state or territory, if applicable.
TRACS Expiration Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Effective Date of Current Renewal or Amendment	effective_date	Datetime	No (TRACS)	assistance_contract		Displays the effective date of the current contract renewal or amendment from TRACS.
Fax	main_fax	Char (25)	CA, MFH (REMS)	participant		This field displays the fax number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Title	contact_title_cd	Char (3)	CA, MFH (REMS)	contract_contact	The code's corresponding description is pulled from participant_title_reference.participant_title_name.	The title of the contact for the Contract Administrator.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract Authority	contract_authority_amount	Numeric (17,2)	No (TRACS)	assistance_contract		The amount a contract was authorized to receive per year at the most recent effective date of the contract.
Name	contact_name	Varchar (50)	CA, MFH (REMS)	contract_contact		The full name of the contact for the Contract Administrator.
Fax	main_fax	Char (25)	CA, MFH (REMS)	contract_contact		The main fax number for the contract administrator contact.
Agreement to Enter into the Housing Assistance Payments Contract (AHAP Date):	ahap_date	Datetime	No (TRACS)	assistance_contract		This field is the effective date for the Agreement to Enter into the Housing Assistance Payments Contract (AHAP).
Name	indv_first_name	Char (18)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the first name of the participant (i.e., owner, management agent, etc.)
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
CA ID	ca_id	Char (5)	No (REMS)	contract_participant		A unique identifier for the Contract Administrator. Only entered by Multi-Family Headquarters staff
City	city	Varchar (28)	CA, MFH (REMS)	contract_contact		The alpha name of the city or postal area for the contract administrator contact's address.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Term	contract_term_month_amount	Numeric (3)	No (TRACS)	assistance_contract		The number of months from the effective date to the final expiration date of the contract.
Standardization Status	geocode_score	Char (10)	No (GSC)	contract_contact	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_return_re ason_name.	This field displays the geocode score results from the online standardization of the Contract Administrator Contact address information.
Name (field label not displayed)	indv_middle_name	Char (20)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the middle name of the participant (i.e., owner, management agent, etc.)
Name (field label not displayed)	indv_last_name	Char (30)	No (REMS)	participant	If participant.participant_ type = 'O' then the field will display participant.org_ name.	This field displays the last name of the participant (i.e., owner, management agent, etc.)
Country	country_code	Char (3)	CA, MFH (REMS)	property_contact	The code's corresponding description is pulled from country_reference.country_n ame.	This field captures the country corresponding to the address.
Last Update from TRACS	last_tracs_update_date	Datetime	No (TRACS)	assistance_contract		The last date assistance contract information was obtained from TRACS.
Type of Contract Renewal/ Extension – Old Section 8 Legislation	contract_rnwl_extention_code	Char (2)	CA, MFH (REMS)	assistance_contract	The code's corresponding description is pulled from contract_renewal_ reference.contract_rnwl_ extention_name.	This field allows the user to select from a drop-down list the type of contract renewal/ extension – old section 8 legislation. Default Value = 'Blank'
Phone	main_phone	Char (25)	CA, MFH (REMS)	contract_contact		The main phone number for the contract administrator contact.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Name	org_name	Varchar (100)	No (REMS)	participant	If participant.participant_ type = 'I' then the field will display participant.indv_ first_name + participant. indv_middle_name + participant.indv_last_ name.	This field displays the name of the participating organization (i.e., owner, management agent, etc.).
Last Update from LOCCS	last_loccs_update_date	Datetime	No (LOCCS)	assistance_contract		The last date payee information was obtained from LOCCS.
Contract Originated Prior to October 1981	pre_october_1981_orgnt_ind	Char (1)	No (TRACS)	assistance_contract	• Yes	This flag indicates whether the contract originated prior to October 1981. This informa-tion is loaded from TRACS.
Street	street_address	Char (45)	CA, MFH (REMS)	contract_contact		The first line of the street address for the contract administrator contact.
Title	participant_name_title_cd	Char (3)	MFH (REMS)	participant	The code's corresponding description is pulled from participant_title_reference.pa rticipant_title_name. Drop-down list. Default = 'Not Selected' (code '00')	Description of the position or job title held by the individual.
PAS Contract Expiration Date	pas_expiration_date	Datetime	No (PAS)	assistance_contract		The date that the contract expires according to PAS.
Payee Name	payee_name	Char (35)	No (LOCCS)	assistance_contract		The name of the entity that receives subsidy payments.
Payee TIN	payee_tin	Char (10)	No (LOCCS)	assistance_contract		The tax identification number of the entity that receives subsidy payments.
Pager/Cell Phone	pager_number	Char (25)	CA, MFH (REMS)	contract_contact		The pager number for the contract administrator contact.
SSN/ TIN	tax_id	Char (11)	No (REMS)	participant		This field displays the tax ID number of the owner or management agent or contract administrator, or lessee, or Sponsor/ Developer's if applicable.
Street 2 (field label is not displayed)	street2_address	Char (45)	CA, MFH (REMS)	contract_contact		The second line of the street address for the contract administrator contact.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Original Effective Date	original_contract_eff_date	Datetime	No (TRACS)	assistance_contract		This value is the original effective date of the contract from TRACS.
U.S. State or Territory	state	Char (2)	CA, MFH (REMS)	contract_contact		The two character abbreviation for the state or U.S. territory for the contract administrator contact's address.
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	contract_contact		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the contract administrator contact's address. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
Rent Schedule Effective Date	rent_schedule_effective_date	Datetime	No (TRACS)	assistance_contract		The date that the rents associ-ated with the financing_ instrument were put into effect.
Section 8 Rules	section8_rule_code	Char (2)	CA, MFH (REMS)	assistance_contract	The code's corresponding description is pulled from section8_rule_reference. Section8_rule_name	This field allows the user to designate whether the old or revised section 8 rules apply to the contract.

Subsidy Administration>Assistance Contracts>Current Contract Administrator/Contact

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code	zip_code	Char (5)	No (GSC)	contract_contact		The 5-digit U.S. zip/ postal code returned from the online standardization process for the contract administrator contact's address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Subsidy Administration>Comparability Studies>Comparability Study Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparability Study Reviewed (by HUD) Date	comp_study_review_date	Datetime	CA, MFH (REMS)	comparability_study		This field captures the date that the comparability was reviewed by HUD.
Fiscal Year	comp_study_fiscal_year	Char (4)	CA, MFH (REMS)	comparability_study		This field captures the fiscal year associated with the comparability study. This is necessary since an OCAF adjustment needs to be applied to the comparability study each fiscal year.
Comparability Study Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Date HUD Form 92273 Signed by Appraiser	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Date Accepted/ Approved by HUD	comp_study_accepted_date	Datetime	CA, MFH (REMS)	comparability_study		This field captures the date that the comparability study was accepted/ approved by HUD.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparable Rent (Monthly)	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparability Study Submitted (to HUD) Date	comp_study_submit_date	Datetime	CA, MFH (REMS)	comparability_study		This field captures the date that the comparability was submitted to HUD.
Unit/Bedroom Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Comparability Studies>Comparability Study Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit/Bedroom Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Unit Description (Field label not displayed)	unit_bed_type_description	Char (100)	No (REMS)	comparable_rent		This field displays the description of the unit type.
Unit Description	unit_bed_type_description	Char (100)	No (REMS)	comparable_rent		This field displays the description of the unit type.

Subsidy Administration>Comparability Studies>Comparablity Study List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Fiscal Year	comp_study_fiscal_year	Char (4)	CA, MFH (REMS)	comparability_study		This field captures the fiscal year associated with the comparability study. This is necessary since an OCAF adjustment needs to be applied to the comparability study each fiscal year.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Annual Financial Statement Required to be Submitted to HUD?	financial_stmnt_req_ind	Char (1)	No (REMS)	property	• Yes	This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal.exp_sect8_portion_ttl_rent_ potential * renewal.property_annual_debt_srvc_amt. The field renewal.exp_sect8_portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Amend Rents Expiration Date	amend_rent_expiration_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the expiration date of the renewal that has a Renewal Type of 'Amend Rents Only'
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Amend Rents Effective Date	amend_rent_effective_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the effective date of the renewal that has a Renewal Type of 'Amend Rents Only'
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_rent_amt_month * 12. The comparable_rent.comparable_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.current_gross_amt * renewal_rent.renewed_unit_by_type_count for each renewal_rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent.current_gross_amt field is a calculation, and thus, not an actual field in the database.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Lesser of OCAF or Correlated Comparable Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Dispute/ Appeal Comments	dispute_appeal_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the appeals process, if applicable.
Type of Alternative to Comparability Study Used	comparability_study_alt_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from comparability_study_alt_ref.comparability_study_alt_name.	This field allows the user to select the reason that the comparability study was waived for the renewal.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Annual Comparable (Owner's) Rent Potential for Section 8 Units Included in Current Renewal	anl_comparable_rnwl_ptntl_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Budget-Based Rent	budget_based_rent	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the budget-based rent amount that is associated with the unit/ bedroom type. This is a calculated field and is derived by multiplying renewal_rent. current_gross_amt * (1 + renewal_budget.budget_rent_ inc_prcnt). The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Comparability Study Required?	comparability_study_rqrd_cod e	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference. status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Budget-Based Rent - Monthly	renewal_budget_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Renewal Budget Required?	renewal_budget_required_code	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not a renewal budget is required.

Subsidy Administration>Contract Processing> Function Detail>Amend Rents - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Exception Project Exempted From OAHP	renewal_exception_prprty_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_exception_ prprty_ref.renewal_ exception_prprty_name. Default = 'blanks'	This field allows the user to select the reason that a property is considered an exception property.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Budget-Based Rent - Annual	renewal_budget_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt_month * 12. The renewal_rent. renewal_budget_rent_amt_ month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Contract Selection

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract #	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Is the Owner Debarred or Suspended?	debarment_suspension_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field is intended to be used as part of the renewal owner certification process. It designates whether the owner has been suspended and/ or debarred.
Contract Function	contract_type_code	Char (2)	CA, MFH (REMS)	rent_adjustment	The code's corresponding description is pulled from renewal_contract_function_ref.contract_type_desc.	The type of renewal/ rent adjustment.
Does the Owner have Material Violations?	material_violation_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field is intended to be used as part of the renewal owner certification process. It designates whether the owner has any material violations.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Date Owner Signed Submissions	attachment_4_signiture_date	Datetime	CA, MFH (REMS)	renewal		The date the owner signed either the option selection worksheet or requested multi-year rent adjustments through OCAF.
Date Complete Package Received from Owner	complete_package_received_date	Datetime	CA, MFH (REMS)	renewal		Date Complete Package Received from Owner
Expiration Date at Contract/ Stage Expiration	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Contract Actions	renewal_option_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_option_reference.renewal_option_name.	This field displays the name of the contract action.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.

Subsidy Administration>Contract Processing>Function Contract Selection

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD Policy	renewal_notice_code	Char (4)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_notice_ref. renewal_notice_name.	This field displays the HUD policy guiding the decision.
Date Owner Submission Package Initially Received	owner_subsn_receive_date	Datetime	CA, MFH (REMS)	renewal		The date the owner submission package was initially received by HUD.
Fiscal Year	renewal_fiscal_year	Char (4)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_fiscal_year_ref. renewal_ref_fiscal_year.	Fiscal year will be defaulted based on the expiration_date of the selected contract.
Processing Status	renewal_status_code	Char (2)	CA, MFH (REMS)	renewal	Default = '00'. The corresponding description can be found in renewal_ status_reference.renewal_st atus_name.	This field displays the status of the function. For Rent Adjustment existing pending_ contract record constitutes 'Executed' status. This is a link to Contract/ Function selection page.
Original Contract Effective Date Prior to October 1981	pre_october_1981_orgnt_ind	Char (1)	No (TRACS)	assistance_contract	• Yes	This flag indicates whether the contract originated prior to October 1981. This information is loaded from TRACS.
Contract Action Selection	rent_increase_type_code	Char (4)	CA, MFH (REMS)	rent_adjustment	The code's corresponding description is pulled from rent_increase_type_ref. rent_increase_type_ description. BGTB, AAFA, MACR (Budget Based, AAF Adjusted, Manual Correction)	This field displays the contract action.
Expiration Date at Contract/ Stage Expiration	stage_expiration_date	Datetime	No (TRACS)	stage		This field displays the stage expiration date from TRACS.

Subsidy Administration>Contract Processing>Function Detail (Rent Adjustment)

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Rent Amount	current_rent_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current rents for the contract- if they exist
Adjusted Rent Amount	amend_rents_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New rent amount after adjustment.
Current Utility Allowance Amount	current_utility_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current utility allowance amount for the contract-if it exists.
Unit Type	bedroom_cnt	Numeric (3)	No (REMS)	amend_rents		Number of bedrooms in the unit.
Adjusted Utility Allowance Amount	amend_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New utility amount after adjustment.
Unit Type Name	unit_type_name	Char (15)	CA, MFH (REMS)	amend_rents		Description of the unit type (sometimes included information on square footage).
# of Units	number_of_units	Numeric (5)	CA, MFH (REMS)	amend_rents		Number of units in the property of the same unit type.

Subsidy Administration>Contract Processing>Function Detail > Renewal - 3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail > Renewal - 3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_stdy_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_ reference.hud_approved_ rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.

Subsidy Administration>Contract Processing>Function Detail > Renewal - 3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.

Subsidy Administration>Contract Processing>Function Detail > Renewal - 3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Date Review Results Received from OAHP	returned_from_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the OAHP review results were received by the Field Office.
Renewed Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_reason_ ref.short_term_renewal_reason_name.	This field provides the reason for the short-term renewal.
Date Sent to OAHP	sent_to_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the contract/ project was sent to OAHP.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Contract Processing>Function Detail > Renewal - 3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Date of owner 120 day notification to tenants to not restructure	notify_tenant_norestruct_dt	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the owner provided notification to the tenants not to restructure, 120 days in advance.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
Amend Rents Expiration Date	amend_rent_expiration_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the expiration date of the renewal that has a Renewal Type of 'Amend Rents Only'

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
Amend Rents Effective Date	amend_rent_effective_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the effective date of the renewal that has a Renewal Type of 'Amend Rents Only'
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Contract Effective Date	new_contract_stage_effctv_da te	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Were the Contract Rents Reduced to Market Under the Demo Program?	demo_rent_reduction_code	Char (1)	CA, MFH (REMS)	assistance_contract	• Yes	This flag captures whether the contract rents were reduced to market by the Portfolio Re-engineering process.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Was the Mortgage Restructured Under the Demo Program?	demo_mortgage_restructure_code	Char (1)	CA, MFH (REMS)	financing_instrument	• Yes	This flag captures whether the mortgage was restructured by the Portfolio Re-engineering process.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Annual Financial Statement Required to be Submitted to HUD?	financial_stmnt_req_ind	Char (1)	No (REMS)	property	• Yes	This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Current Contract Rent at Expiration	current_rent_amt	Numeric (17,2)	No (TRACS)	renewal_rent		This field displays the current contract rent amount associ-ated with the bedroom type.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_by_type_coun t for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Execution Date of the Original Demo Contract	original_demo_execution_date	Datetime	CA, MFH (REMS)	assistance_contract		This field captures the original execution date of the portfolio re-engineering demonstration contract.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display ‘Amend Rents’

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Renewal Rent Effective Date	renewal_rent_effctive_datetim e	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Date Referred to HQ	renewal_referred_to_hq_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the Demo property renewal was referred to HUD Headquarters, if applicable.

Subsidy Administration>Contract Processing>Function Detail> Amend Rents - 5a Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Rent Increase Factor	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.stat us_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Length of Contract in Months	new_contract_term_month_qt y	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. Anl_rent_ptntl_non_asst_amt.
OAHP Results	omhar_results_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from omhar_results_reference.hm har_results_name.	This field captures the method that the contract comes out of OAHP.
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_am t	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Annual Financial Statement Required to be Submitted to HUD?	financial_stmnt_req_ind	Char (1)	No (REMS)	property	• Yes	This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. Current_utility_allowance_amt.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ptntl_exp_ cntrct_amt / renewal.annual_proj_ rent_potential. The data element renewal.annual_proj_rent_ potential is a calculation, and thus, not an actual field in the database
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparable (HUD 92273) Rent – Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A – Alternative	This field indicates whether or not a comparability study is required.
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Comparable (HUD 92273) Rent – Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. Renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Contract #	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Currrent Contract Rent at Expiration – Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. Current_gross_amt field is a calculation, and thus, not an actual field in the database.
Currrent Contract Rent at Expiration – Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent	budget_based_rent	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the budget-based rent amount that is associated with the unit/ bedroom type. This is a calculated field and is derived by multiplying renewal_rent. Current_gross_amt * (1 + renewal_budget.budget_rent_ inc_prcnt). The renewal_rent. Current_gross_amt field is a calculation, and thus, not an actual field in the database.
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
Dispute/ Appeal Comments	dispute_appeal_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the appeals process, if applicable.
Annual Comparable (Owner's) Rent Potential for Section 8 Units Included in Current Renewal	anl_comparable_rnwl_ptntl_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. Exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Type of Alternative to Comparability Study Used	comparability_study_alt_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from comparability_study_alt_ ref.comparability_study_ alt_name.	This field allows the user to select the reason that the comparability study was waived for the renewal.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_referenc e.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops _ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_ srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. Anl_rent_ptntl_exp_cntrct_amt – renewal.anl_exp_sect8_share_debt_serv. The field renewal. Anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Lesser of OCAF or Final Comparable Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
OCAF Adjusted Rent – Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. Ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
OCAF Adjusted Rent – Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Date Review Results Received from OAHP	returned_from_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the OAHP review results were received by the Field Office.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Exception Project Exempted From OAHP	renewal_exception_prprty_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_exception_ prprty_ref.renewal_ exception_prprty_name. Default = 'blanks'	This field allows the user to select the reason that a property is considered an exception property.
Reason Sent to OAHP	sent_to_omhar_reason_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from sent_to_omhar_reason_ ref.sent_to_omhar_ reason_name.	This field contains the reason a project was sent to OAHP.
Budget-Based Rent – Monthly	renewal_budget_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
Date Sent to OAHP	sent_to_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the contract/ project was sent to OAHP.
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.

Subsidy Administration>Contract Processing>Function Detail> Renewal - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Renewed Rent – Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Renewal Budget Required?	renewal_budget_required_code	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not a renewal budget is required.
Renewed Rent – Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. Renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Budget-Based Rent – Annual	renewal_budget_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt_month * 12. The renewal_rent. Renewal_budget_rent_amt_ month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustment Report

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Gross Rent	gross_rent	Numeric (17,2)	No (REMS)	sp_tracs_get_rent_info		Total adjusted rent + utility allowance amount for the contract.
Addressee	addressee	Varchar (255)	No (REMS)	participant	The dropdown list is comprised of (participant. taxid + participant_role_ reference.participant_role_ name + participant.org_ name) or ((participant. taxid + participant_role_reference. participant_role_name + participant.indv_first_name + participant.ind	This field displays the participant's or project's address.
Signature (HUD or PBCA Name)	name	Char (45)	No (APPS)	arams_signature_authority		
Sincerely yours (Name)	name	Char (45)	No (APPS)	arams_signature_authority		
Number of Bedrooms	unit_bed_type_count	Numeric (3)	No (REMS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	Number of bedrooms for a unit- unit type.
Contract Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	sp_tracs_get_rent_info	Rent adjustment amount for the contract.	Rent adjustment amount for the contract.
Rent Effective Date	renewal_rent_effctive_datetim e	Datetime	No (TRACS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_ seq_nbr= null	The date the rent adjustment becomes effective.
Signature (HUD or PBCA Official Title)	title	Char (70)	No (ARAMS)	arams_signature_authority		
Sincerely yours (Title)	title	Char (70)	No (ARAMS)	arams_signature_authority		

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustment Report

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Number of Contract Units	v_contracted_units_qty	Numeric (3)	No (REMS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	Number of units for each unit type for the contract.
Rent Effective Date	renewal_rent_effctive_datetime	Datetime	No (TRACS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	The date the rent adjustment becomes effective.
Number of Bedrooms	unit_bed_type_count	Numeric (3)	No (REMS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	Number of bedrooms for a unit- unit type.
Subject	property_name	Varchar (50)	MFH (REMS)	property		This field is the current name of the property within REMS. In some cases, if the property_ aka_name.current_ind = 'No' then the name = property_aka_ name.property_aka_name.
Section 8	v_contract_nbr	Varchar (11)	No (TRACS)	sp_tracs_get_contract_info	Select contract_nbr from pending_contract noholdlock WHERE system_id = @in_system_id	This field displays the section 8 Number (contract_number).
Section 8 Number	v_contract_number	Varchar (11)	No (REMS)	sp_tracs_get_rent_info	Select @v_contract_number = (select contract_nbr from pending_contract WHERE system_id = @vr_in_system_id)	The contract number the rent adjustment notification is for.
Utility Allowance	renewed_utility_allowance_amt	Numeric (17,2)	No (REMS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	Utility allowance adjustment amount for the contract.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustment Report

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Number of Contract Units	v_contracted_units_qty	Numeric (3)	No (REMS)	sp_tracs_get_rent_info	If pending_contract. reservation_typ = 'RN' and IF short_term_renewal_seq_nbr = null	Number of units for each unit type for the contract.
Project # (FHA #)	v_fha_number	Char (8)	No (TRACS)	sp_tracs_get_contract_info	Select financing_instrument. fha_number	This field displays the project number (FHA number).
Contract rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	sp_tracs_get_rent_info	Rent adjustment amount for the contract.	Rent adjustment amount for the contract.
Section 8 Number	v_contract_number	Varchar (11)	No (REMS)	sp_tracs_get_rent_info	Select @v_contract_ number = (select contract_ nbr from pending_contract WHERE system_id = @vr_in_system_ id)	The contract number the rent adjustment notification is for.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustment Report Input

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Addressee	addressee	Varchar (255)	No (REMS)	participant	The dropdown list is comprised of (participant. taxid + participant_role_ reference.participant_ role_name + participant. org_name) or ((participant. taxid + participant_role_ reference.participant_ role_name + participant. indv_first_name + participant.i	This field displays the participant's or project's address.
Contract/ Stage Expiration Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Sender Name	name	Char (45)	No (APPS)	arams_signature_authority		
Total # of Contracted Units	assistance_unit_count	Numeric (4)	No (TRACS)	contract_unit_summary		The total number of units that receive assistance through the associated subsidy contract. This field is system generated and is the sum of the assistance_unit_count field for contract_unit_summary records associated to the contract.
Contract/ Stage Effective Date	effective_date	Datetime	No (TRACS)	assistance_contract		Displays the effective date of the current contract renewal or amendment from TRACS.
Sender Name	name	Char (45)	No (APPS)	arams_signature_authority		
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Sender Title	title	Char (70)	No (ARAMS)	arams_signature_authority		
Sender Title	title	Char (70)	No (ARAMS)	arams_signature_authority		

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustments - Budget Based

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD Approved Date	approved_date	Datetime	CA, MFH (REMS)	rent_adjustment		This field indicates the approved date for the CA to be able to execute rent adjustments with an increase greater than 5%.
Comments	comment_description	Varchar (255)	CA, MFH (REMS)	rent_adjustment_comment		Comments tied to a rent adjustment.
Current Rent Amount	current_rent_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current rents for the contract- if they exist
Contract/ Stage Effective Date	effective_date	Datetime	No (TRACS)	assistance_contract		Displays the effective date of the current contract renewal or amendment from TRACS.
Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Adjusted Rent Amount	amend_rents_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New rent amount after adjustment.
Current Utility Allowance Amount	current_utility_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current utility allowance amount for the contract-if it exists.
Adjusted Utility Allowance Amount	amend_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New utility amount after adjustment.
Contract/ Stage Expiration Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Unit Type	bedroom_cnt	Numeric (3)	No (REMS)	amend_rents		Number of bedrooms in the unit.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustments - Budget Based

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Rent Increase Type (also Contract Action)	rent_increase_type_code	Char (4)	CA, MFH (REMS)	rent_adjustment	The code's corresponding description is pulled from rent_increase_type_ref. rent_increase_type_ description. BGTB, AAFA, MACR (Budget Based, AAF Adjusted, Manual Correction)	This field displays the contract action.
Overall Utility Increase %	utility_increase_percent	Numeric (6,4)	CA, MFH (REMS)	amend_rents		The percentage of the increase in utility amounts.
Rent Adjustment Effective Date	rent_adjustment_effective_dt	Datetime	CA, MFH (REMS)	rent_adjustment		This field indicates the date the rent adjustment becomes effective.
Unit Type Name	unit_type_name	Char (15)	CA, MFH (REMS)	amend_rents		Description of the unit type (sometimes included information on square footage).
Total # of Contracted Units	property_assist_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Utility Increase %	utility_increase_percent	Numeric (6,4)	CA, MFH (REMS)	amend_rents		The percentage of the increase in utility amounts.
Rent Increase %	rent_increase_percent	Numeric (6,4)	CA, MFH (REMS)	amend_rents		The percentage of the increase in rents. This field indicates the percentage increase that the rents are going to be adjusted by. This percentage will only apply for budget-based type of increase. A value is entered here if the user wants the same percentage to apply to all unit types in the property.
# of Units	number_of_units	Numeric (5)	CA, MFH (REMS)	amend_rents		Number of units in the property of the same unit type.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustments - Budget Based

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Overall Rent Increase %	rent_increase_percent	Numeric (6,4)	CA, MFH (REMS)	amend_rents		The percentage of the increase in rents. This field indicates the percentage increase that the rents are going to be adjusted by. This percentage will only apply for budget-based type of increase. A value is entered here if the user wants the same percentage to apply to all unit types in the property.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustments - Manual & AAF Adjusted

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comments	comment_description	Varchar (255)	CA, MFH (REMS)	rent_adjustment_comment		Comments tied to a rent adjustment.
Current Utility Allowance Amount	current_utility_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current utility allowance amount for the contract-if it exists.
Contract Number	contract_number	Char (11)	No (TRACS)	assistance_contract		The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Current Rent Amount	current_rent_amount	Numeric (17,2)	No (TRACS)	amend_rents		Current rents for the contract- if they exist
Contract/ Stage Effective Date	effective_date	Datetime	No (TRACS)	assistance_contract		Displays the effective date of the current contract renewal or amendment from TRACS.
Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Contract/ Stage Expiration Date	expiration_date	Datetime	No (TRACS)	assistance_contract		The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Adjusted Rent Amount	amend_rents_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New rent amount after adjustment.
Adjusted Utility Allowance Amount	amend_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New utility amount after adjustment.
HUD Approved Date	approved_date	Datetime	CA, MFH (REMS)	rent_adjustment		This field indicates the approved date for the CA to be able to execute rent adjustments with an increase greater than 5%.
Unit Type	bedroom_cnt	Numeric (3)	No (REMS)	amend_rents		Number of bedrooms in the unit.

Subsidy Administration>Contract Processing>Function Detail> Rent Adjustments - Manual & AAF Adjusted

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total # of Contracted Units	property_assist_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Rent Increase Type	rent_increase_type_code	Char (4)	CA, MFH (REMS)	rent_adjustment	The code's corresponding description is pulled from rent_increase_type_ref. rent_increase_type_ description. BGTB, AAFA, MACR (Budget Based, AAF Adjusted, Manual Correction)	This field displays the contract action.
# of Units	number_of_units	Numeric (5)	CA, MFH (REMS)	amend_rents		Number of units in the property of the same unit type.
Unit Type Name	unit_type_name	Char (15)	CA, MFH (REMS)	amend_rents		Description of the unit type (sometimes included information on square footage).
Rent Adjustment Effective Date	rent_adjustment_effective_dt	Datetime	CA, MFH (REMS)	rent_adjustment		This field indicates the date the rent adjustment becomes effective.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Rents at Expiration – Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.current_ gross_amt * renewal_rent. Renewed_unit_by_type_count for each renewal_ rent.unit_bed_ type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent.current_gross_amt field is a calculation, and thus, not an actual field in the database.
Currrent Rents at Expiration – Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amoun t	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Lesser of OCAF or Final Comparable Rent Potential	less_ocaf_vs_final_rent_poten tial	Numeric (17,2)	No (REMS)	renewal		TDB
Amend Rents Expiration Date	amend_rent_expiration_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the expiration date of the renewal that has a Renewal Type of ‘Amend Rents Only’

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. Exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. Anl_rent_ptntl_non_asst_amt.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_ reference.hud_approved_ rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. Annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Amend Rents Effective Date	amend_rent_effective_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the effective date of the renewal that has a Renewal Type of 'Amend Rents Only'
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_ reference.hud_approved_ rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. Anl_rent_ptntl_exp_cntrct_amt – renewal.anl_exp_sect8_share_debt_serv. The field renewal. Anl_exp_sect8_share_debt_serv is a calculation, and thus, not an actual field in the database.
Comparability Study Required?	comparability_study_rqrd_cod e	Char (1)	MFH (REMS)	renewal	A – Alternative	This field indicates whether or not a comparability study is required.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Comparable – Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Comparable – Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. Renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Contract Effective Date	new_contract_stage_effctv_da te	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Current Rents at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. Current_utility_allowance_amt.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparable	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Renewed	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
OCAF Adjusted – Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference. Status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
OCAF Adjusted – Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.ocaf_ adjust_rent_amt_ month * 12. The renewal_rent.ocaf_adjust_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Renewed – Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_vs_ final_rent_potential / renewal. Anl_rent_ptntl_exp_cntrct_amt. The renewal.less_ocaf_vs_ final_rent_potential field is a calculation, and thus, not an actual field in the database.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed – Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. Renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Approved by Housing HQ Date	hq_approved_Datetime	Datetime	MFH (REMS)	renewal		The date the discretionary MU2M is approved after reviewing the discretionary MU2M criteria
Currrent Rents at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Amend Rents Expiration Date	amend_rent_expiration_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the expiration date of the renewal that has a Renewal Type of 'Amend Rents Only'
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Comparable - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Amend Rents Effective Date	amend_rent_effective_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the effective date of the renewal that has a Renewal Type of 'Amend Rents Only'
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_source_ref.comparability_stdy_ srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Currrent Rents at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Comparable	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Lesser of OCAF or Final Comparable Market Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparable	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Comparable - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
OCAF Adjusted - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
OCAF Adjusted - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed Gross Rents	renewed_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.renewed_ rent_amt + renewal_rent. renewal_utility_allowance_amt.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference. Status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
OCAF Adjusted	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal. anl_rent_ptntl_exp_cntrct_amt. The renewal.less_ocaf_vs_final_ rent_potential field is a calculation, and thus, not an actual field in the database.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_portion_ttl_ rent_potential is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
Dispute/ Appeal Comments	dispute_appeal_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the appeals process, if applicable.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Lesser of OCAF or Budget-Based Rent Potential	less_ocaf_vs_budget_rent_potential	Numeric (17,2)	No (REMS)	renewal		TBD
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent	budget_based_rent	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the budget-based rent amount that is associated with the unit/ bedroom type. This is a calculated field and is derived by multiplying renewal_rent. current_gross_amt * (1 + renewal_budget.budget_rent_ inc_prcnt). The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
Amend Rents Effective Date	amend_rent_effective_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the effective date of the renewal that has a Renewal Type of 'Amend Rents Only'
Amend Rents Expiration Date	amend_rent_expiration_date	Datetime	No (TRACS)	renewal	• Datetime	This field will display the expiration date of the renewal that has a Renewal Type of 'Amend Rents Only'

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Annual Budget-Based Rent Potential for Section 8 Units Included in Current Renewal	anl_bdgt_rent_ptntl_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual budget-based rent potential for all expiring or combined units (all units included in current renewal).
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal.anl_rent_ ptntl_exp_cntrct_amt - renewal. anl_exp_sect8_share_debt_serv. The field renewal.anl_exp_ sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops _ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal. anl_exp_sect8_pot_less_debt_ serv * ocaf_value_reference. ocaf_percent. The field renewal.anl_exp_sect8_pot_ less_debt_serv is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Amend Rents - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_by_type_coun t for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.stat us_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display ‘Amend Rents”
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Exception Project Exempted From OAHP	renewal_exception_prprty_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_exception_ prprty_ref.renewal_ exception_prprty_name. Default = 'blanks'	This field allows the user to select the reason that a property is considered an exception property.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Renewal Budget Required?	renewal_budget_required_code	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not a renewal budget is required.
Budget-Based Rent - Monthly	renewal_budget_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Budget-Based Rent - Annual	renewal_budget_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt_ month * 12. The renewal_rent. renewal_budget_rent_amt_ month field is a calculation, and thus, not an actual field in the database.
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Rent Increase Factor (Based upon Lesser of OCAF vs. Budget)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Interest Subsidy	annual_interest_subsidy	Numeric (17,2)	No (REMS)	mark_up_market_eligibility		This field displays the annual interest subsidy. This value is calculated as follows:
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential):	increased_annual_distribution	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the increase in the annual distribution. This is a calculated field and is derived by subtracting (((comparable_rent.new_ section8_gross_rent_other - renewal_rent.current_utility_ allowance_amt) * renewal_ rent.renewed_unit_by_type_ count) * 12) - renewal.anl_rent_ ptntl_exp_cntrct_amt. The comparable_rent.new_ section8_gross_rent_other field is a calculation, and thus, not an actual field in the database.
Annual IRP Amount	annual_irp_amt	Numeric (17,2)	MFH (REMS)	mark_up_market_eligibility		This field captures the annual IRP amount.
Interest Subsidy Adjustment Factor	interest_subsidy_adj_factor	Numeric (6,4)	No (REMS)	mark_up_market_eligibility		This field displays the interest subsidy adjustment factor. This value is calculated as follows:

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Final Comp. Rents	final_comp_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Final Comparable Rents as deter-mined by the Comparability Study comparison calculations. This is a calculated field. If renewal.owner_vs_hud_comp_ rent_ ptntl_pcnt <105% then comparable_rent.final_comp_ rent = comparable_rent.comp_ gross_rents (where comparability_study.comp_ study_source_code = 'O'). Else comparable_rent.final_comp_ rent = comparable_rent.comp_ gross_rents (where comparability_study.comp_ study_source_code = 'H') * 1.05. The comparable_rent. comp_gross_rents field is a calculation, and thus, not an actual field in the database.
Annual Comparable (HUD's) Rent Potential for Units Included in Current Renewal	hud_total_annual_comparable _rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays HUD's comparable (at expiration) annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This field is calculated by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count * 12 for each type of unit identified in comparable_rent. unit_bed_type_count and then summing the annual rent for each type of unit.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Capped Comp. Gross Rents (236, BMIR, & FMHA) - Annual	capped_comp_gross_rent_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.capped_comp_gross_rent_month * 12. The comparable_rent.capped_comp_gross_rent_month field is a calculation, and thus, not an actual field in the database.
Final Comp. Rents - Annual	final_comp_rent_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays final comparable annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.final_comp_ rent_month * 12. The comparable_rent.final_comp_ rent_month field is a calculation, and thus, not an actual field in the database.
HUD's Annual Gross Comparable Rent Potential	hud_total_gross_annual_comparable_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays HUD's comparable (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This field is calculated by first adding renewal_rent.current_utility_ allowance + comparable_rent. comparable_rent_amt, then multiplying that amount by renewal_rent.renewed_unit_by_type_count * 12 for each type of unit identified in comparable_ rent.unit_bed_type_count and then summing the annual gross rent for each type of unit.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential):	increased_annual_distribution	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the increase in the annual distribution. This is a calculated field and is derived by subtracting (((comparable_rent.new_ section8_gross_rent_other - renewal_rent.current_utility_ allowance_amt) * renewal_rent. renewed_unit_by_type_count) * 12) - renewal.anl_rent_ptntl_ exp_cntrct_amt. The comparable_rent.new_ section8_gross_rent_other field is a calculation, and thus, not an actual field in the database.
According to Initial Eligibility, the Contract is	initial_eligibility_ind	Char (1)	No (REMS)	renewal		This field indicates whether the contract is above or below market value. This is a calculated field. If renewal. owner_comp_rent_ptntl_pcnt > 100 then renewal.initial_ eligibility_ind = 'Below Market.' If renewal.owner_comp_rent_ ptntl_pcnt < 100 then renewal. initial_eligibility_ind = 'Above Market.' Else renewal.initial_ eligibility_ind = 'Unconfirmed.' The renewal.owner_comp_ rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
Original Market Interest Rate	market_interest_rate_prcnt	Numeric (6,4)	MFH (REMS)	mark_up_market_eligibility		This field captures the original market rate.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Final Comparable Market Rents are __% of Owner's Comparable Rents	fin_comp_mkt_rent_pcnt_owner_comp_rent	Char (4)	No (REMS)	renewal		If the result of the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential < 105, then the final comparable rents will be set to the Owner's comparable market rents. Otherwise, the final comparable rents will be set to 105% of HUD's comparable rents. This is a calculated field. If renewal. owner_vs_hud_comp_rent_ ptntl_pcnt < 105 the renewal. fin_comp_mkt_rent_pcnt_ owner_comp_rent = 150%. Else, renewal.fin_comp_mkt_ rent_pcnt_owner_comp_rent = 100%. The renewal.owner_vs_ hud_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
HUD's/ Owner's Comp. Gross Rents - Annual	comp_gross_rents_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Owner's/ HUD's comparable gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. comp_gross_rents_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Monthly Increase to the Reserve for Replacement Account:	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Lesser of OCAF or Final Comparable Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops _ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Owners/ HUD's Comp. Gross Rents	comp_gross_rents	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Comparable Rent from the Comparability submitted by HUD/ Owner. This is a calculated field and is derived by adding comparable_rent. comparable_rent_amt + renewal_rent.current_utility_ allowance_amt, where comparability_study.comp_ study_source_code = 'O' for Owner, or 'H' for HUD.
Comparability Study Required?	comparability_study_rqrd_cod e	Char (1)	MFH (REMS)	renewal	A – Alternative	This field indicates whether or not a comparability study is required.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Comparable (Owner's) Rent Potential for Section 8 Units Included in Current Renewal	anl_comparable_rnwl_ptntl_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
FMR Annual	fmr_annual	Numeric (17,2)	No (REMS)	contract_unit_summary		This field displays the Fair Market annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying contract_unit_summary.fmr_ month * 12. The contract_unit_ summary.fmr_month field is a calculation, and thus, not an actual field in the database.
Owner's Annual Gross Comparable Rent Potential	anl_gross_cmp_rnwl_ptntl_amt	Numeric (17,2)	MFH (REMS)	renewal		This field contains the annual gross comparable rent potential for all expiring or combined units (all units included in current renewal).
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_stdy_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
According to Comparability Study Comparison, the Contract is	comp_study_compare_ind	Char (1)	No (REMS)	renewal		This field indicates whether the contract is above or below market value. This is a calculated field. If renewal.hud_ comp_rent_pont_pcnt > 100 then renewal.comp_study_ compare_ind = 'Below Market.' If renewal.owner_comp_rent_ pont_pcnt < 100 then renewal. comp_study_compare_ind = 'Above Market.' Else renewal. comp_study_compare_ind = 'Unconfirmed.' The renewal. hud_comp_rent_pont_pcnt field is a calculation, and thus, not an actual field in the database.
Final Comp. Rents - Monthly	final_comp_rent_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays final comparable monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.final_comp_ rent * renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.final_comp_rent field is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Capped Comparable Gross Rents are __% of Final Comparable Gross Rents	capped_comp_gross_rent_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		If the result of the final comparable gross rent potential divided by the fair market rent potential > 150, then the Capped Comparable Gross Rents will equal 150% of the Fair Market Rents. Otherwise, the Capped Comparable Gross Rents will be set equal to the Final Comparable Gross Rents. This is a calculated field. If comparable_rent.final_comp_rent_ptntl_pcnt >150 then comparable_rent.capped_comp_gross_rent_pcnt = 150%. Else, comparable_rent.capped_comp_gross_rent_pcnt = 100%. The comparable_rent.final_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD's/ Owner's Comp. Gross Rents - Monthly	comp_gross_rents_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the owner's comparable gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.comp_gross_ rents (where comparability_ study.comp_study_source_code = 'O' for Owner, or 'H' for HUD) renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.comp_gross_rents field is a calculation, and thus, not an actual field in the database.
Final Comparable Rent Potential is __% of FMR	final_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays the result of the final comparable gross rent potential divided by the fair market rent potential. This is a calculated field and is derived by dividing comparable_rent. final_comp_rent_annual / contract_unit_summary.fmr_ annual. The comparable_rent. final_comp_rent_annual and contract_unit_summary.fmr_ annual fields are calculations, and thus, not actual fields in the database.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_referenc e.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Capped Comp. Gross Rents (236, BMIR, & FMHA) - Monthly	capped_comp_gross_rent_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.capped_ comp_gross_rent * renewal_ rent.renewed_unit_by_type_ count for each renewal_rent. unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The field comparable_rent.capped_ comp_gross_rent is a calculation, and thus, not an actual field in the database.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FMR Monthly	fmr_month	Numeric (17,2)	No (REMS)	contract_unit_summary		This field displays the Fair Market monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying contract_unit_ summary.fair_market_rent_ amount * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
HUD's Comparable Gross Rent Potential is __% of FMR	hud_comp_gross_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential. This is a calculated field and is derived by dividing comparable_rent. hud_total_gross_annual_ comparable_rent / contract_ unit_summary.fmr_annual. The comparable_rent.hud_total_ gross_annual_comparable_rent and contract_unit_summary. fmr_annual fields are calculations, and thus, not an actual fields in the database.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD's Comparable Rent Potential is __% of Current Rent Potential	hud_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential. This is a calculated field and is derived by dividing comparable_rent. hud_total_annual_comparable_rent / renewal.anl_rent_ptntl_ rnwl_cntrct_amt. The comparable_rent.hud_total_ annual_comparable_rent field is a calculation, and thus, not an actual field in the database.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
The Property is considered for Mark-Up-to-Market	hud_mark_up_to_market_ind	Char (1)	No (REMS)	renewal		This field indicates whether the property is considered eligible for Mark-Up-to-Market. This is a calculated field. If renewal.hud_ comp_gross_rent_ptntl_pcnt > 100 AND renewal.initial_ eligibility_ind = 'Below Market' then renewal.mark_up_to_ market_ind = 'Eligible.' If renewal.hud_comp_gross_rent_ptntl_pcnt < 100 then renewal. mark_up_to_market_ind = 'Not Eligible'. The renewal.hud_ comp_gross_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Final Comparable Rent Potential is __% of FMR	final_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays the result of the final comparable gross rent potential divided by the fair market rent potential. This is a calculated field and is derived by dividing comparable_rent. final_comp_rent_annual / contract_unit_summary.fmr_ annual. The comparable_rent. final_comp_rent_annual and contract_unit_summary.fmr_ annual fields are calculations, and thus, not actual fields in the database.
Capped Comp. Gross Rents (236, BMIR, & FMHA)	capped_comp_gross_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable. This is a calculated field. If comparable_rent.final_ comp_rent_ptntl_pcnt > 150, then comparable_rent.capped_ comp_gross_rent = contract_ unit_summary.fair_market_ rent_amount * 150%. Else comparable_rent.capped_ comp_gross_rent = comparable_rent.final_comp_ rent. The renewal.less_ocaf_ vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Gross Rents at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Unpaid Principal Balance	current_unpaid_principal_amt	Numeric (17,2)	MFH (REMS)	financing_instrument		This field captures the unpaid principal balance amount at the time of renewal. If mark_up_ market_eligibility.unpaid_ prinicipal_balance_amt is null or ‘0’, then the value in financing_ instrument.current_unpaid_ principal_amt is used. If more than one record is returned, the values are summed to obtain a total figure for the entire property.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Current Gross Rents at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
New Authorized Gross Rents (236 & BMIR)	bmir_236_515_gross_rents	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized gross rents (236 & BMIR). This is a calculated field derived by adding renewal_ rent.bmir_236_515_authrzd_ rent_amt + renewal_rent.bmir_ 236_515_utlty_alwnc_amt.
New Authorized Gross Rents (236 & BMIR) - Annual	bmir_236_515_gross_rents_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized (236 & BMIR) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. bmir_236_515_gross_rents_ month * 12. The renewal_rent. bmir_236_515_gross_rents_ month field is a calculation, and thus, not an actual field in the database.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Authorized Gross Rents (236 & BMIR) - Monthly	bmir_236_515_gross_rents_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized (236 & BMIR) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. bmir_236_515_gross_rents * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent.bmir_ 236_515_gross_rents field is a calculation, and thus, not an actual field in the database.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Current Gross Rents at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
FMR	fair_market_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the fair market rent amount associated with the bedroom type.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Subsidized Interest Rate	subsidized_interest_rate_prcnt	Numeric (6,4)	MFH (REMS)	mark_up_market_eligibility		This field captures the subsidized interest rate.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_vs_ final_rent_potential / renewal. anl_rent_ptntl_exp_cntrct_amt. The renewal.less_ocaf_vs_final_ rent_potential field is a calculation, and thus, not an actual field in the database.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Gross Rents - Annual	renewed_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. renewed_gross_amt_month * 12. The renewal_rent.renewed_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Owner's Comparable Rent Potential is __% of Current Rent Potential	owner_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential. This is a calculated field and is derived by dividing renewal.anl_gross_ cmp_rnwl_ptntl_amt / renewal. anl_rent_ptntl_rnwl_cntrct_amt
Renewed Gross Rents - Monthly	renewed_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. renewed_gross_amt * renewal_ rent.renewed_unit_by_type_ count for each renewal_rent. unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent.renewed_gross_ amt field is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Gross Rents - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
The Property is initially considered for Mark-Up-to-Market	own_mark_up_to_market_ind	Char (1)	No (REMS)	renewal		This field indicates whether the property is considered eligible for Mark-Up-to-Market. This is a calculated field. If renewal. owner_comp_gross_rent_ptntl_pcnt > 100 AND renewal.initial_ eligibility_ind = 'Below Market' then renewal.mark_up_to_ market_ind = 'Eligible.' If renewal.owner_comp_gross_ rent_ptntl_pcnt < 100 then renewal.mark_up_to_market_ ind = 'Not Eligible'. The renewal.owner_comp_gross_ rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Gross Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Organization is Community Oriented	non_profit_organization_code	Char (4)	CA, MFH (REMS)	renewal	• Not Null	This field indicates whether or not an organization is Community Oriented. Yes, No or unconfirmed can be selected
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Owner's Comparable Gross Rent Potential is __% of FMR	owner_comp_gross_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential. This is a calculated field and is derived by dividing renewal.anl_gross_cmp_rnwl_ptntl_amt / contract_unit_summary.fmr_annual. The contract_unit_summary.fmr_annual field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Gross Rents - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent.ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Owner's Comparable Rent Potential is __% of HUD's	owner_vs_hud_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential. This is a calculated field and is derived by dividing renewal.anl_comparable_rnwl_ptntl_amt / comparable_rent.hud_total_annual_comparable_rent. The comparable_rent.hud_total_annual_comparable_rent field is a calculation, and thus, not an actual field in the database.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference. Status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed Gross Rents	renewed_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.renewed_ rent_amt + renewal_rent. renewal_utility_allowance_amt.
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab)	new_section8_gross_rent_other	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the New Section 8 gross rents for other new construction/ sub-rehab. projects, if applicable. This is a calculated field. If comparable_ rent.final_comp_rent_ptntl_pcnt > 150, then comparable_rent. new_section8_gross_rent_ other = contract_unit_summary. fair_market_rent_amount * 150%. Else, comparable_rent. new_section8_gross_rent_ other = comparable_rent.final_ comp_rent. The comparable_ rent.final_comp_rent field is a calculation, and thus, not an actual field in the database.
Organization Eligible for Non-Profit	non_profit_eligibility_code	Char (4)	CA, MFH (REMS)	renewal	• Not Null	This field indicates whether or not an organization is eligible for Non-Profit. Yes, No or unconfirmed can be selected
Total Number of Units in Property	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (236, BMIR, & FMHA) - Monthly	new_section8_gross_rent_236_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (236, BMIR & FMHA) gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. new_section8_gross_rent_236 * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.new_section8_gross_rent_236 field is a calculation, and thus, not an actual field in the database.
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab) - Annual	new_section8_gross_rent_other_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (Other New Construction/Sub-Rehab) gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. new_section8_gross_rent_ other_month * 12. The comparable_rent.new_section8_gross_rent_other_month field is a calculation, and thus, not an actual field in the database.
New Section 8 Gross Rents (236, BMIR, & FMHA) - Annual	new_section8_gross_rent_236_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (236, BMIR & FMHA) gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. new_section8_gross_rent_236_month * 12. The comparable_ rent.new_section8_gross_rent_236_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (236, BMIR, & FMHA)	new_section8_gross_rent_236	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the New Section 8 gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable. This is a calculated field and is derived by multiplying mark_up_market_ eligibility.interest_subsidy_adj_ factor * comparable_rent. capped_comp_gross_rent. The mark_up_market_eligibility.interest_subsidy_adj_factor and comparable_rent.capped_ comp_gross_rent fields are calculations, and thus, not actual fields in the database.
New Section 8 Gross Rents are __% of final Comparable Rents	new_section8_gross_rent_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		If the result of the New Section 8 Gross Rent Potential divided by the Fair Market Rent Potential > 150, then the New Section 8 Rents (other new construction and Sub-Rehab.) will be set to 150% of the Fair Market Rents. Otherwise, the New Section 8 rents will be set to the Final Comparable Gross Rents. This is a calculated field. If comparable_rent.final_comp_ rent_ptntl_pcnt > 150, then comparable_rent.new_section8_gross_rent_pcnt = 150%. Else, comparable_rent.new_ section8_gross_rent_pcnt = 100%. The comparable_rent. final_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1a: Mark-Up-To-Market Eligibility

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unpaid Principal Balance	unpaid_principal_balance_amt	Numeric (17,2)	MFH (REMS)	mark_up_market_eligibility		This field captures the unpaid principal balance amount at the time of renewal. If mark_up_ market_eligibility.unpaid_ prinicipal_balance_amt is null or '0', then the value in financing_ instrument.current_unpaid_ principal_amt is used. If more than one record is returned, the values are summed to obtain a total figure for the entire property.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab) - Monthly	new_section8_gross_rent_other_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (Other New Construction/Sub-Rehab) gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. new_section8_gross_rent_ other * renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.new_section8_gross_rent_other field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Final Comparable Rent Potential is __% of FMR	final_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays the result of the final comparable gross rent potential divided by the fair market rent potential. This is a calculated field and is derived by dividing comparable_rent. final_comp_rent_annual / contract_unit_summary.fmr_ annual. The comparable_rent. final_comp_rent_annual and contract_unit_summary.fmr_ annual fields are calculations, and thus, not actual fields in the database.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Annual Comparable (Owner's) Rent Potential for Section 8 Units Included in Current Renewal	anl_comparable_rnwl_ptntl_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Owners/ HUD's Comp. Gross Rents	comp_gross_rents	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Comparable Rent from the Comparability submitted by HUD/ Owner. This is a calculated field and is derived by adding comparable_rent. comparable_rent_amt + renewal_rent.current_utility_ allowance_amt, where comparability_study.comp_ study_source_code = 'O' for Owner, or 'H' for HUD.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Final Comparable Rent Potential is __% of FMR	final_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays the result of the final comparable gross rent potential divided by the fair market rent potential. This is a calculated field and is derived by dividing comparable_rent. final_comp_rent_annual / contract_unit_summary.fmr_ annual. The comparable_rent. final_comp_rent_annual and contract_unit_summary.fmr_ annual fields are calculations, and thus, not actual fields in the database.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_a mt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FMR - Monthly	fmr_month	Numeric (17,2)	No (REMS)	contract_unit_summary		This field displays the Fair Market monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying contract_unit_summary.fair_ market_rent_amount * renewal_ rent.renewed_unit_by_type_ count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Owner's Annual Gross Comparable Rent Potential	anl_gross_cmp_rnwl_ptntl_amt	Numeric (17,2)	MFH (REMS)	renewal		This field contains the annual gross comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_source_ref.comparability_stdy_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Capped Comp. Gross Rents (236, BMIR, & FMHA)	capped_comp_gross_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable. This is a calculated field. If comparable_rent.final_comp_rent_ptntl_pcnt > 150, then comparable_rent.capped_comp_gross_rent = contract_unit_summary.fair_market_ rent_amount * 150%. Else comparable_rent.capped_comp_gross_rent = comparable_ rent.final_comp_rent. The renewal.less_ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal.exp_sect8_portion_ttl_rent_ potential * renewal.property_annual_debt_srvc_amt. The field renewal.exp_sect8_portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
FMR - Annual	fmr_annual	Numeric (17,2)	No (REMS)	contract_unit_summary		This field displays the Fair Market annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying contract_unit_summary.fmr_ month * 12. The contract_unit_ summary.fmr_month field is a calculation, and thus, not an actual field in the database.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Community Support	community_support_code	Char (4)	MFH (REMS)	renewal	• Not Null	Allows users to know if the Project has 'Community Support'. Yes, No or unconfirmed can be selected
New Authorized Gross Rents (236 & BMIR) - Annual	bmir_236_515_gross_rents_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized (236 & BMIR) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. bmir_236_515_gross_rents_ month * 12. The renewal_rent. bmir_236_515_gross_rents_ month field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
FMR	fair_market_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the fair market rent amount associated with the bedroom type.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Original Market Interest Rate	market_interest_rate_prcnt	Numeric (6,4)	MFH (REMS)	mark_up_market_eligibility		This field captures the original market rate.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Lesser of OCAF or Final Comparable Market Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB
Interest Subsidy Adjustment Factor	interest_subsidy_adj_factor	Numeric (6,4)	No (REMS)	mark_up_market_eligibility		This field displays the interest subsidy adjustment factor. This value is calculated as follows:
According to Initial Eligibility, the Contract is:	initial_eligibility_ind	Char (1)	No (REMS)	renewal		This field indicates whether the contract is above or below market value. This is a calculated field. If renewal. owner_comp_rent_ptntl_pcnt > 100 then renewal.initial_ eligibility_ind = 'Below Market.' If renewal.owner_comp_rent_ ptntl_pcnt < 100 then renewal. initial_eligibility_ind = 'Above Market.' Else renewal.initial_ eligibility_ind = 'Unconfirmed.' The renewal.owner_comp_ rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential):	increased_annual_distribution	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the increase in the annual distribution. This is a calculated field and is derived by subtracting (((comparable_rent.new_ section8_gross_rent_other - renewal_rent.current_utility_ allowance_amt) * renewal_rent. renewed_unit_by_type_count) •12) - renewal.anl_rent_ptntl_ exp_cntrct_amt. The comparable_rent.new_section8_gross_ren t_other field is a calculation, and thus, not an actual field in the database.
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential):	increased_annual_distribution	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the increase in the annual distribution. This is a calculated field and is derived by subtracting (((comparable_rent.new_ section8_gross_rent_other - renewal_rent.current_utility_ allowance_amt) * renewal_rent. renewed_unit_by_type_count) •12) - renewal.anl_rent_ptntl_ exp_cntrct_amt. The comparable_rent.new_section8_gross_ren t_other field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Authorized Gross Rents (236 & BMIR) - Monthly	bmir_236_515_gross_rents_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized (236 & BMIR) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent. bmir_236_515_gross_rents * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. bmir_236_515_gross_rents field is a calculation, and thus, not an actual field in the database.
According to Comparability Study Comparison, the Contract is	comp_study_compare_ind	Char (1)	No (REMS)	renewal		This field indicates whether the contract is above or below market value. This is a calculated field. If renewal.hud_ comp_rent_pont_pcnt > 100 then renewal.comp_study_ compare_ind = 'Below Market.' If renewal.owner_comp_rent_ pont_pcnt < 100 then renewal. comp_study_compare_ind = 'Above Market.' Else renewal. comp_study_compare_ind = 'Unconfirmed.' The renewal. hud_comp_rent_pont_pcnt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD's Annual Gross Comparable Rent Potential	hud_total_gross_annual_comparable_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays HUD's comparable (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This field is calculated by first adding renewal_rent.current_utility_ allowance + comparable_rent. comparable_rent_amt, then multiplying that amount by renewal_rent.renewed_unit_ by_type_count * 12 for each type of unit identified in comparable_rent.unit_bed_ type_count and then summing the annual gross rent for each type of unit.
Current Gross Rents at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.current_ gross_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_bed_ type_count. Sum the results to obtain a total monthly figure across ss all unit types. The renewal_rent.current_gross_amt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Comparable (HUD's) Rent Potential for Units Included in Current Renewal	hud_total_annual_comparable_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays HUD's comparable (at expiration) annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This field is calculated by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count * 12 for each type of unit identified in comparable_rent. unit_bed_type_count and then summing the annual rent for each type of unit.
New Authorized Gross Rents (236 & BMIR)	bmir_236_515_gross_rents	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the new authorized gross rents (236 & BMIR). This is a calculated field derived by adding renewal_ rent.bmir_236_515_authrzd_ rent_amt + renewal_rent.bmir_ 236_515_utlty_alwnc_amt.
The Property is considered for Mark-Up-to-Market	hud_mark_up_to_market_ind	Char (1)	No (REMS)	renewal		This field indicates whether the property is considered eligible for Mark-Up-to-Market. This is a calculated field. If renewal.hud_ comp_gross_rent_ptntl_pcnt > 100 AND renewal.initial_ eligibility_ind = 'Below Market' then renewal.mark_up_to_ market_ind = 'Eligible.' If renewal.hud_comp_gross_ rent_ptntl_pcnt < 100 then renewal.mark_up_to_market_ ind = 'Not Eligible'. The renewal.hud_comp_gross_ rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD's Comparable Rent Potential is __% of Current Rent Potential	hud_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential. This is a calculated field and is derived by dividing comparable_rent. hud_total_annual_comparable_rent / renewal.anl_rent_ptntl_ rnwl_cntrct_amt. The comparable_rent.hud_total_ annual_comparable_rent field is a calculation, and thus, not an actual field in the database.
HUD's Comparable Gross Rent Potential is __% of FMR	hud_comp_gross_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		This field displays HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential. This is a calculated field and is derived by dividing comparable_rent. hud_total_gross_annual_ comparable_rent / contract_ unit_summary.fmr_annual. The comparable_rent.hud_total_ gross_annual_comparable_rent and contract_unit_summary. fmr_annual fields are calculations, and thus, not an actual fields in the database.
HUD's/ Owner's Comp Gross Rents - Annual	comp_gross_rents_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Owner's/ HUD's comparable gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. comp_gross_rents_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_referenc e.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Current Gross Rents at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Approved by Housing HQ Date	hq_approved_Datetime	Datetime	MFH (REMS)	renewal		The date the discretionary MU2 M is approved after reviewing the discretionary MU2M criteria
Unpaid Principal Balance	current_unpaid_principal_amt	Numeric (17,2)	MFH (REMS)	financing_instrument		This field captures the unpaid principal balance amount at the time of renewal. If mark_up_ market_eligibility.unpaid_ prinicipal_balance_amt is null or '0', then the value in financing_instrument.current_ unpaid_principal_amt is used. If more than one record is returned, the values are summed to obtain a total figure for the entire property.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
HUD's/ Owner's Comp Gross Rents - Monthly	comp_gross_rents_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the owner's comparable gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.comp_gross_ rents (where comparability_ study.comp_study_source_ code = 'O' for Owner, or 'H' for HUD) renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.comp_gross_rents field is a calculation, and thus, not an actual field in the database.
Capped Comparable Gross Rents are: __% of Final Comparable Gross Rents	capped_comp_gross_rent_pc nt	Numeric (6,4)	No (REMS)	comparable_rent		If the result of the final comparable gross rent potential divided by the fair market rent potential > 150, then the Capped Comparable Gross Rents will equal 150% of the Fair Market Rents. Otherwise, the Capped Comparable Gross Rents will be set equal to the Final Comparable Gross Rents. This is a calculated field. If comparable_ rent.final_comp_rent_ptntl_pcnt >150 then comparable_rent. capped_comp_gross_rent_pcnt = 150%. Else, comparable_rent. capped_comp_gross_rent_pcnt = 100%. The comparable_rent. final_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Has owner met criteria to request increase above the cap on comparable rents of 150% of FMR?	increase_cap_comp_rents_code	Char (4)	MFH (REMS)	renewal	• Not Null	Allows users to know if an Owner has met the criteria to request increase above the cap on comparable rents or 150% of FMR. Yes, No or unconfirmed can be selected
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Final Comp. Rents - Annual	final_comp_rent_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays final comparable annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.final_comp_rent_month * 12. The comparable_ rent.final_comp_rent_month field is a calculation, and thus, not an actual field in the database.

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Final Comp. Rents	final_comp_rent	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the Final Comparable Rents as deter-mined by the Comparability Study comparison calculations. This is a calculated field. If renewal.owner_vs_hud_comp_ rent_ptntl_pcnt <105% then comparable_rent.final_comp_ rent = comparable_rent.comp_ gross_ rents (where comparability_study.comp_ study_source_code = 'O'). Else comparable_rent.final_comp_ rent = comparable_rent.comp_ gross_rents (where comparability_study.comp_ study_source_code = 'H') * 1.05. The comparable_rent. comp_gross_rents field is a calculation, and thus, not an actual field in the database.
Capped Comp. Gross Rents (236, BMIR, & FMHA) - Monthly	capped_comp_gross_rent_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. capped_comp_gross_rent_month * 12. The comparable_rent. capped_comp_gross_rent_month field is a calculation, and thus, not an actual field in the database.
Current Gross Rents at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Annual Interest Subsidy	annual_interest_subsidy	Numeric (17,2)	No (REMS)	mark_up_market_eligibility		This field displays the annual interest subsidy. This value is calculated as follows:

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Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual IRP Amount	annual_irp_amt	Numeric (17,2)	MFH (REMS)	mark_up_market_eligibility		This field captures the annual IRP amount.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Final Comp. Rents - Monthly	final_comp_rent_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays final comparable monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.final_comp_ rent * renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_rent. final_comp_rent field is a calculation, and thus, not an actual field in the database.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Annual Project Rent Potential:	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Final Comparable Market Rents are: __% of Owner's Comparable Rent	fin_comp_mkt_rent_pcnt_owner_comp_rent	Char (4)	No (REMS)	renewal		If the result of the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential < 105, then the final comparable rents will be set to the Owner's comparable market rents. Otherwise, the final comparable rents will be set to 105% of HUD's comparable rents. This is a calculated field. If renewal. owner_vs_hud_comp_rent_ ptntl_pcnt < 105 the renewal. fin_comp_mkt_rent_pcnt_ owner_comp_rent = 150%. Else, renewal.fin_comp_mkt_ rent_pcnt_owner_comp_rent = 100%. The renewal.owner_vs_ hud_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
Capped Comp. Gross Rents (236, BMIR, & FMHA) - Annual	capped_comp_gross_rent_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the capped comparable gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. capped_comp_gross_rent * renewal_rent.renewed_unit_by_ type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The field comparable_rent. capped_comp_gross_rent is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account:	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Owner's Comparable Gross Rent Potential is __% of FMR	owner_comp_gross_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential. This is a calculated field and is derived by dividing renewal.anl_gross_ cmp_rnwl_ptntl_amt / contract_ unit_summary.fmr_annual. The contract_unit_summary.fmr_ annual field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Total Number of Units in Property	property_total_unit_count	Numeric (10)	No (REMS)	property_unit_summary		The total number of units in a property with a specific number of bedrooms. The number is derived from the property_unit_ summary.property_total_unit_ count for each property_unit_ summary.property_bedrooom_ count for that property ID.
New Section 8 Gross Rents (236, BMIR, & FMHA)	new_section8_gross_rent_236	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the New Section 8 gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable. This is a calculated field and is derived by multiplying mark_up_market_ eligibility.interest_subsidy_adj_ factor * comparable_rent. capped_comp_gross_rent. The mark_up_market_eligibility. interest_subsidy_adj_factor and comparable_rent.capped_ comp_gross_rent fields are calculations, and thus, not actual fields in the database.
Subsidized Interest Rate	subsidized_interest_rate_prcnt	Numeric (6,4)	MFH (REMS)	mark_up_market_eligibility		This field captures the subsidized interest rate.
Owner's Comparable Rent Potential is __% of HUD's	owner_vs_hud_comp_rent_pt ntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential. This is a calculated field and is derived by dividing renewal. anl_comparable_rnwl_ptntl_amt / comparable_rent.hud_total_ annual_comparable_rent. The comparable_rent.hud_total_ annual_comparable_rent field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (236, BMIR, & FMHA) - Monthly	new_section8_gross_rent_236 _month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (236, BMIR & FMHA) gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_ rent.new_section8_gross_rent_236 * renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.new_section8_gross_rent_236 field is a calculation, and thus, not an actual field in the database.
Owner's Comparable Rent Potential is __% of Current Rent Potential	owner_comp_rent_ptntl_pcnt	Numeric (6,4)	No (REMS)	renewal		This field displays the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential. This is a calculated field and is derived by dividing renewal.anl_gross_ cmp_rnwl_ptntl_amt / renewal. anl_rent_ptntl_rnwl_cntrct_amt
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference. Status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Gross Rents - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
The Property is initially considered for Mark-Up-to Market	own_mark_up_to_market_ind	Char (1)	No (REMS)	renewal		This field indicates whether the property is considered eligible for Mark-Up-to-Market. This is a calculated field. If renewal. owner_comp_gross_rent_ptntl_pcnt > 100 AND renewal.initial_ eligibility_ind = 'Below Market' then renewal.mark_up_to_ market_ind = 'Eligible.' If renewal.owner_comp_gross_ rent_ptntl_pcnt < 100 then renewal.mark_up_to_market_ ind = 'Not Eligible'. The renewal.owner_comp_gross_ rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
Reason for Short-Term Renewal	short_term_renewal_reason_c ode	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Unpaid Principal Balance	unpaid_principal_balance_amt	Numeric (17,2)	MFH (REMS)	mark_up_market_eligibility		This field captures the unpaid principal balance amount at the time of renewal. If mark_up_ market_eligibility.unpaid_ prinicipal_balance_amt is null or '0', then the value in financing_instrument.current_ unpaid_principal_amt is used. If more than one record is returned, the values are summed to obtain a total figure for the entire property.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Gross Rents - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.ocaf_ adjust_rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_bed_ type_count. Sum the results to obtain a total monthly figure across all unit types.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Vacancy Rates	vacancy_rate_code	Char (4)	MFH (REMS)	renewal	• Not Null	Allows users to know if the Project has 'Vacancy rates'. Yes, No or unconfirmed can be selected.
Vulnerable Populations	vulnerable_population_code	Char (4)	CA, MFH (REMS)	renewal	• Yes	This field allows the user to specify if the property meet the Vulnerable Population Criteria in order to qualify for Option 1B.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, conse-quently, be included as an exhibit of the contract generated by ARAMS.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Gross Rents - Monthly	renewed_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.renewed_gross_ amt_month * 12. The renewal_ rent.renewed_gross_amt_month field is a calculation, and thus, not an actual field in the database.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
New Section 8 Gross Rents (236, BMIR, & FMHA) - Annual	new_section8_gross_rent_236 _annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (236, BMIR & FMHA) gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent.new_section8_ gross_rent_236_month * 12. The comparable_rent.new_section8_gross_ren t_236_month field is a calculation, and thus, not an actual field in the database.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents are __% of Final Comparable Rents	new_section8_gross_rent_pcnt	Numeric (6,4)	No (REMS)	comparable_rent		If the result of the New Section 8 Gross Rent Potential divided by the Fair Market Rent Potential > 150, then the New Section 8 Rents (other new construction and Sub-Rehab.) will be set to 150% of the Fair Market Rents. Otherwise, the New Section 8 rents will be set to the Final Comparable Gross Rents. This is a calculated field. If comparable_rent.final_comp_ rent_ptntl_pcnt > 150, then comparable_rent.new_section8_gross_rent_pcnt = 150%. Else, comparable_rent.new_ section8_gross_rent_pcnt = 100%. The comparable_rent. final_comp_rent_ptntl_pcnt field is a calculation, and thus, not an actual field in the database.
Renewed Gross Rents	renewed_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.renewed_ rent_amt + renewal_rent. renewal_utility_allowance_amt.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab) - Monthly	new_section8_gross_rent_other_month	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (Other New Construction/Sub-Rehab) gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_rent. new_section8_gross_rent_ other * renewal_rent.renewed_ unit_by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The comparable_ rent.new_section8_gross_rent_other field is a calculation, and thus, not an actual field in the database.
Renewed Gross Rents - Annual	renewed_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.renewed_gross_ amt * renewal_rent.renewed_ unit_by_type_ count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. renewed_gross_amt field is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Gross Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Contract Processing>Function Detail>Renewal - 1b: Discretionary Authority Eligibility Mark-Up-To-Market

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab)	new_section8_gross_rent_other	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the New Section 8 gross rents for other new construction/ sub-rehab. projects, if applicable. This is a calculated field. If comparable_ rent.final_comp_rent_ptntl_pcnt > 150, then comparable_rent. new_section8_gross_rent_ other = contract_unit_summary. fair_market_rent_amount * 150%. Else, comparable_ rent.new_section8_gross_rent_other = comparable_rent.final_ comp_rent. The comparable_ rent.final_comp_rent field is a calculation, and thus, not an actual field in the database.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
New Section 8 Gross Rents (Other New Construct./ Sub-Rehab) - Annual	new_section8_gross_rent_other_annual	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the new Section 8 (Other New Construction/Sub-Rehab) gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying comparable_ rent.new_section8_gross_rent_other_month * 12. The comparable_rent.new_section8_gross_rent_other_month field is a calculation, and thus, not an actual field in the database.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_source_r ef.comparability_stdy_srce_ name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Contract Expiration Date	new_contract_stage_exprtn_d ate	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_by_type_coun t for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).
Date Sent to OAHP	sent_to_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the contract/ project was sent to OAHP.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display ‘Renewal” since the Function Type is defined.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Date Review Results Received from OAHP	returned_from_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the OAHP review results were received by the Field Office.
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Renewed Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 3b: Request Referral to OAHP for Restructure of Mortgage and Reduction of Contract Rent

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Date of owner 120 day notification to tenants to not restructure	notify_tenant_norestruct_dt	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the owner provided notification to the tenants not to restructure, 120 days in advance.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_by_type_coun t for each renewal_ rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Current Contract Rent at Expiration	current_gross_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current gross rent amount associated with the bedroom type. This is a calculated field derived by adding renewal_rent.current_ rent_amt + renewal_rent. current_utility_allowance_amt.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Annual Budget-Based Rent Potential for Section 8 Units Included in Current Renewal	anl_bdgt_rent_ptntl_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual budget-based rent potential for all expiring or combined units (all units included in current renewal).

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt _serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_ debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_referenc e.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Lesser of OCAF or Budget-Based Rent Potential	less_ocaf_vs_budget_rent_potential	Numeric (17,2)	No (REMS)	renewal		TBD
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Budget-Based Rent	budget_based_rent	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the budget-based rent amount that is associated with the unit/ bedroom type. This is a calculated field and is derived by multiplying renewal_rent. current_gross_amt * (1 + renewal_budget.budget_rent_ inc_prcnt). The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Dispute/ Appeal Comments	dispute_appeal_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the appeals process, if applicable.
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_se rv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_a mt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_count.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_by_type_count for each renewal_rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, conse-quently, be included as an exhibit of the contract generated by ARAMS.
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Rent Increase Factor (Based upon Lesser of OCAF vs. Budget)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent - Annual	renewal_budget_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_rent_amt_ month * 12. The renewal_rent. renewal_budget_rent_amt_ month field is a calculation, and thus, not an actual field in the database.
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display 'Renewal'
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Renewal Budget Required?	renewal_budget_required_code	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not a renewal budget is required.
Exception Project Exempted From OAHP	renewal_exception_prprty_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_exception_ prprty_ref.renewal_ exception_ prprty_name. Default = 'blanks'	This field allows the user to select the reason that a property is considered an exception property.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 4: Request Renewal for Projects Exempt from OAHP

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent - Monthly	renewal_budget_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.renewal_budget_ rent_amt * renewal_rent.renewed_unit_ by_type_count for each renewal_rent.unit_bed_type_ count. Sum the results to obtain a total monthly figure across all unit types.
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.
Contract/ Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Were the Contract Rents Reduced to Market Under the Demo Program?	demo_rent_reduction_code	Char (1)	CA, MFH (REMS)	assistance_contract	• Yes	This flag captures whether the contract rents were reduced to market by the Portfolio Re-engineering process.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ptntl_exp_cntrct_amt / renewal. annual_proj_ rent_potential. The data element renewal.annual_proj_rent_ potential is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Financial Statement Required to be Submitted to HUD?	financial_stmnt_req_ind	Char (1)	No (REMS)	property	• Yes	This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether an AFS is required to be submitted to HUD.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Was the Mortgage Restructured Under the Demo Program?	demo_mortgage_restructure_code	Char (1)	CA, MFH (REMS)	financing_instrument	• Yes	This flag captures whether the mortgage was restructured by the Portfolio Re-engineering process.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_reference.hud_approved_rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal.anl_rent_ ptntl_exp_cntrct_amt - renewal. anl_exp_sect8_share_debt_serv. The field renewal.anl_exp_ sect8_share_debt_serv is a calculation, and thus, not an actual field in the database.
Current Contract Rent at Expiration	current_rent_amt	Numeric (17,2)	No (TRACS)	renewal_rent		This field displays the current contract rent amount associ-ated with the bedroom type.
Dispute/ Appeal Comments	dispute_appeal_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the appeals process, if applicable.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.
Date Referred to HQ	renewal_referred_to_hq_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the Demo property renewal was referred to HUD Headquarters, if applicable.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display 'Renewal'
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal		Read-only field populated based on the length on the contract (in months).
Execution Date of the Original Demo Contract	original_demo_execution_date	Datetime	CA, MFH (REMS)	assistance_contract		This field captures the original execution date of the portfolio re-engineering demonstration contract.
Reason Sent to OAHP	sent_to_omhar_reason_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from sent_to_omhar_reason_ ref.sent_to_omhar_ reason_name.	This field contains the reason a project was sent to OAHP.
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_by_type_coun t for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Rent Increase Factor	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_ vs_final_rent_potential / renewal.anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ ocaf_vs_final_rent_potential field is a calculation, and thus, not an actual field in the database.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal	(ST) or Null	Read-only field populated based on the length on the contract (in months).
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Date Review Results Received from OAHP	returned_from_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the OAHP review results were received by the Field Office.
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt_ month * 12. The renewal_rent. ocaf_adjust_rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5a : Request Contract Renewal for a Portfolio Re-engineering Demo Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Date Sent to OAHP	sent_to_omhar_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the contract/ project was sent to OAHP.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Comparable (HUD 92273) Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
AAF Adjusted Rent Amount - Annual	aaf_adjusted_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.aaf_adjusted_rent_amt_ month * 12 The renewal_rent. aaf_adjusted_rent_amt_month field is a calculation, and thus, not an actual field in the database.
Annual Project Debt Service	monthly_debt_service_amount	Numeric (17,2)	No (MFIS)	financing_instrument		The monthly amount of principal and interest owed against the associated financing instrument. (When displayed as Annual Project Debt Service, the value in financing_instrument.monthly_ debt_service_amount is multiplied by 12.)
AAF Adjusted Rent	aaf_adjusted_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field contains the AAF adjusted rent amount.
Annual Rent Potential for all Section 8 Units Included in Current Renewal	anl_rent_ptntl_rnwl_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all section 8 units included in the current renewal
OCAF Adjusted Contract Rent Potential	anl_ocaf_adjstd_rent_ptntl_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the OCAF adjusted rent potential amount.
Monthly Deposit Amount (most recent entered amount)	monthly_deposit_amt	Numeric (17,2)	CA, MFH (REMS)	reserve_replacement		This field captures the Monthly Deposit Amount.
Annual Rent Potential Non-Section 8 Units	anl_rent_ptntl_non_asst_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field displays the annual rent potential for the non-assisted units associated with the property.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Rent Potential	annual_proj_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the total annual project rent potential. This is a calculated field and is derived by adding the values in renewal.anl_rent_ptntl_exp_ cntrct_amt + renewal.anl_rent_ ptntl_non_exp_amt + renewal. anl_rent_ptntl_non_asst_amt.
Contract Effective Date	new_contract_stage_effctv_date	Datetime	CA, MFH (REMS)	renewal		This is the renewal effective date.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Current Contract Rent at Expiration	current_rent_amt	Numeric (17,2)	No (TRACS)	renewal_rent		This field displays the current contract rent amount associ-ated with the bedroom type.
Annual Comparable (Owner's) Rent Potential for Section 8 Units Included in Current Renewal	anl_comparable_rnwl_ptntl_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	anl_ptntl_non_exp_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Execution Date of First Related Renewal	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Contract/Stage Renewal Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Currrent Contract Rent at Expiration - Monthly	current_gross_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) monthly gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.current_ gross_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_bed_type _count. Sum the results to obtain a total monthly figure across all unit types. The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Source	comp_study_source_code	Char (2)	CA, MFH (REMS)	comparability_study	The code's corresponding description is pulled from comparability_stdy_ source_ref.comparability_std y_srce_name.	This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Currrent Contract Rent at Expiration - Annual	current_gross_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the current (at expiration) annual gross rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.current_gross_amt_month * 12. The renewal_rent.current_ gross_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Expiring Section 8 Portion of Total Rent Potential	exp_sect8_portion_ttl_rent_potential	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring section 8 contract(s) portion of the total annual project rent potential. This is a calculated field and is derived by dividing the values in renewal.anl_rent_ ptntl_exp_cntrct_amt / renewal. annual_proj_rent_potential. The data element renewal.annual_ proj_rent_potential is a calculation, and thus, not an actual field in the database
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	anl_exp_sect8_potn_attr_ops_ocaf	Numeric (17,2)	No (REMS)	renewal		This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF). This is a calculated field and is derived by multiplying renewal.anl_exp_ sect8_pot_less_debt_serv * ocaf_value_reference.ocaf_ percent. The field renewal.anl_ exp_sect8_pot_less_debt_serv is a calculation, and thus, not an actual field in the database.
Comparable Rent	comparable_rent_amt	Numeric (17,2)	No (REMS)	comparable_rent		This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/ bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Monthly Increase to the Reserve for Replacement Account	monthly_incr_resrv_replace_acct	Numeric (17,2)	No (REMS)	reserve_replacement		This field holds the monthly increase to the reserve for replacement based on the same amount increase when a property is given a rent adjustment. This is a calculated field and is derived by multiplying reserve_ replacement.monthly_deposit_ amt * (renewal.rent_increase_ factor -1). The renewal.rent_ increase_factor field is a calculation, and thus, not an actual field in the database.
Annual Rent Potential for all Section 8 Units Expiring in Current FY	anl_rent_ptntl_exp_cntrct_amt	Numeric (17,2)	CA, MFH (REMS)	renewal		This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
Comparable (HUD 92273) Rent - Monthly	comparable_rent_amt_month	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Annual Expiring Section 8 Share of Debt Service	anl_exp_sect8_share_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the expiring contracts portion of the annual debt service for the property. This is a calculated field and is derived by multiplying renewal. exp_sect8_portion_ttl_rent_ potential * renewal.property_ annual_debt_srvc_amt. The field renewal.exp_sect8_ portion_ttl_rent_potential is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
Lesser of OCAF or Correlated Comparable Rent Potential	less_ocaf_vs_final_rent_potential	Numeric (17,2)	No (REMS)	renewal		TDB
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	anl_exp_sect8_pot_less_debt_serv	Numeric (17,2)	No (REMS)	renewal		This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service. This is a calculated field and is derived by subtracting renewal. anl_rent_ptntl_exp_cntrct_amt - renewal.anl_exp_sect8_share_debt_serv. The field renewal. anl_exp_sect8_share_debt_ serv is a calculation, and thus, not an actual field in the database.
HUD Approved Rent	hud_approved_rent_code	Char (50)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from hud_approved_rent_ reference.hud_approved_ rent_name. Default = <blanks>	The code indicating the type of rent (OCAF Adjusted, Budget-Based, etc.) that HUD has approved for use. Once this selection is saved, the related rents will be used to populate the renewed rent where possible.
Comparable (HUD 92273) Rent - Annual	comparable_rent_amt_annual	Numeric (17,2)	No (REMS)	comparable_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
AAF Adjusted Rent Amount - Monthly	aaf_adjusted_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_ rent.aaf_adjusted_rent_amt * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Budget-Based Rent	budget_based_rent	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the budget-based rent amount that is associated with the unit/ bedroom type. This is a calculated field and is derived by multiplying renewal_rent. current_gross_amt * (1 + renewal_budget.budget_rent_ inc_prcnt). The renewal_rent. current_gross_amt field is a calculation, and thus, not an actual field in the database.
Date Appraiser Signed HUD 92273	appraiser_signature_date	Datetime	CA, MFH (REMS)	comparability_study		This field displays/ captures the date that the appraiser signed HUD form 92273.
AAF Comparability Study Required?	comparability_study_rqrd_code	Char (1)	MFH (REMS)	renewal	A - Alternative	This field indicates whether or not a comparability study is required.
OCAF Adjusted Rent - Monthly	ocaf_adjust_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross monthly rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_ rent.ocaf_adjust_rent_amt * renewal_rent.renewed_unit_by_type_count for each renewal_ rent.unit_bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rent - Monthly	renewal_budget_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_rent.renewal_budget_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Rents Final for Contract Exhibit Date	rent_renewal_final_date	Datetime	CA, MFH (REMS)	renewal		The date that allows ARAMS to identify when renewal rents were finalized.
Renewal Rent Effective Date	renewal_rent_effctive_datetime	Datetime	MFH (REMS)	renewal		The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Renewal Budget Required?	renewal_budget_required_code	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not a renewal budget is required.
Published OCAF (Field Label is Not Displayed)	ocaf_percent	Numeric (6,4)	No (REMS)	ocaf_value_reference		This field displays the OCAF that is applicable for the state/ territory of the primary address of the property (address.state = ocaf_value_reference.ocaf_ state_code).
Renewal Contract	renewal_method_code	Char (2)	CA, MFH (REMS)	renewal	The code's corresponding description is pulled from renewal_method_ reference.renewal_ method_description.	This field contains the type of renewal contract used to renew the contract.
Rents Final for Contract Exhibit	rent_renewal_final_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This field serves as a flag for ARAMS, which indicates whether the renewal rents, entered in REMS, are finalized, and can, cones-quently, be included as an exhibit of the contract generated by ARAMS.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	comparable_rent		This field displays the unit type (number of bedrooms).
Contract Expiration Date	new_contract_stage_exprtn_date	Datetime	CA, MFH (REMS)	renewal		This is the expiration date for the newly renewed contract.
Renewed Rent - Monthly	renewed_rent_amt_month	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt * renewal_rent. renewed_unit_by_type_count for each renewal_rent.unit_ bed_type_count. Sum the results to obtain a total monthly figure across all unit types.
OCAF Adjusted Rent	ocaf_adjust_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted rent amount. The amount is based on the data in renewal_rent.unit_bed_type_ count.
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Unit Type	unit_bed_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the unit type (number of bedrooms).
Renewed Rent	renewed_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the renewed contract rent amount associ-ated with the bedroom type.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
OCAF Adjusted Rent - Annual	ocaf_adjust_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the OCAF adjusted gross annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process. This is a calculated field and is derived by multiplying renewal_rent.ocaf_ adjust_rent_amt_month * 12. The renewal_rent.ocaf_adjust_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Budget-Based Rent - Annual	renewal_budget_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying renewal_rent.renewal_budget_ rent_amt_month * 12. The renewal_rent.renewal_budget_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
# of Units	renewed_unit_by_type_count	Numeric (3)	No (REMS)	renewal_rent		This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Renewed Rent - Annual	renewed_rent_amt_annual	Numeric (17,2)	No (REMS)	renewal_rent		This is a calculated field and is derived by multiplying comparable_rent.comparable_ rent_amt_month * 12. The comparable_rent.comparable_ rent_amt_month field is a calculation, and thus, not an actual field in the database.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal	(ST) or Null	Read-only field populated based on the length on the contract (in months).
Length of Contract in Months	new_contract_term_month_qty	Numeric (3)	CA, MFH (REMS)	renewal		This field captures the length of the renewal in months.

Subsidy Administration>Contract Processing>Function Detail>Renewal - 5b: Request Contract Renewal for a Preservation Project

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Annual Project Debt Service	property_annual_debt_srvc_amt	Numeric (17,2)	No (REMS)	renewal		This field displays the monthly debt service amount for the entire property (all financing instruments). Note: For new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.
Plan of Action Date	plan_action_date	Datetime	CA, MFH (REMS)	renewal		The date the POA (Plan of Action) was executed/ submitted
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display 'Renewal'
Budget-Based Rent	renewal_budget_rent_amt	Numeric (17,2)	No (REMS)	renewal_rent		This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
Reason for Short-Term Renewal	short_term_renewal_reason_code	Char (2)	CA, MFH (REMS)	short_term_renewal	The code's corresponding description is pulled from short_term_renewal_ reason_ref.short_term_ renewal_reason_name.	This field provides the reason for the short-term renewal.
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)	rent_increase_factor	Numeric (6,4)	No (REMS)	renewal		This field displays the OCAF rent increase factor. This is a calculated field and is derived by dividing renewal.less_ocaf_vs_ final_rent_potential / renewal. anl_rent_ptntl_exp_ cntrct_amt. The renewal.less_ocaf_vs_final_ rent_potential field is a calculation, and thus, not an actual field in the database.
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:

Subsidy Administration>Contract Processing>Function Detail>Renewal Option 6: Notification of the Intention to Opt-out of the Section 8 Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Effective Date	new_contract_stage_effctv_date	Datetime	CA,MFH (REMS)	Renewal		This is the contract renewal effective date.
HUD Refused to Renew Contract	hud_refuse_renew_contract_code	Char (4)	CA, MFH (REMS)	renewal	• Not Null (Default)	Allows users to know if HUD has refused to renew a contract. Yes, No or unconfirmed can be selected.
Have all available program options, including MUP2M, been discussed with the owner?	hud_notify_owner_options_code	Char (3)	CA, MFH (REMS)	renewal	NULL	This field contains the option 6 indictor if the PM notified the owner of all options available to him, including MUP2M, if he is opting out.
Date Funding Requested	funding_request_date	Datetime	CA, MFH (REMS)	renewal		This field captures the date that the Field Office communicates with headquarters of funding needs and the PHA is identified by OPH.
Surviving Contract	contract_number	Char (11)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Decision Comments	decision_comment	Text	CA, MFH (REMS)	renewal		This field captures any comments concerning the renewal decision.
Date Funding Confirmed	funding_confirmed_date	Datetime	CA, MFH (REMS)	renewal		This is the date of the related ACC amendment.
Tenant Based Assistance Requested for Section 8 Units	tenant_based_assistance_ind	Char (1)	CA, MFH (REMS)	renewal	• Y - Yes	This field indicates whether the field office sent the request for tenant-based assistance to the Office of Public Housing.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) stage associated with the renewal.
Stage	renewal_stage_number	Numeric (3)	No (TRACS)	renewal		This field displays the primary (surviving) contract associated with the renewal.
Tenants Relocated	tenant_relocated_ind	Char (1)	CA, MFH (REMS)	renewal	• Yes	This flag indicates whether or not tenants were forced to relocate in conjunction with an opt-out.
Residual Receipts Required to be returned to HUD	residual_receipts_return_code	Char (4)	CA, MFH (REMS)	renewal	• Not Null (Default)	Allows users to know if residual receipts are required to be returned to HUD after an opt out. Yes, No or unconfirmed can be selected.

Subsidy Administration>Contract Processing>Function Detail>Renewal Option 6: Notification of the Intention to Opt-out of the Section 8 Contract

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Function Type	Renewal_type_code	Char (2)	CA,MFH (REMS)	Renewal	Amend Rents	This field will display 'Opt-out'
ARAMS Status	status_type_cd	Char (4)	No (ARAMS)	pending_contract	The code's corresponding description is pulled from arams_status_reference.status_typ_nm.	This field displays the ARAMS status (e.g., contract offer, execution process) that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:
Date of Owner Opt-Out Notification to Tenants	owner_optout_tenant_notific_dt	Datetime	CA, MFH (REMS)	renewal		The date the tenants where notified of the owners intent to opt-out of the contract.
Short-Term Renewal	short_term_ind	Char (1)	No (REMS)	renewal	(ST) or Null	Read-only field populated based on the length on the contract (in months).

Subsidy Administration>Contract Processing>Function Detail>Rent Adjustment Rents

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Adjusted Utility Allowance Amount	amend_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New utility amount after adjustment.
Execution Date	execution_dt	Datetime	No (ARAMS)	pending_contract		This field displays the execution date of the first renewal associ-ated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Adjusted Utility Allowance Amount	amend_utility_allowance_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New utility amount after adjustment.
Adjusted Rent Amount	amend_rents_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New rent amount after adjustment.
Adjusted Rent Amount	amend_rents_amt	Numeric (17,2)	CA, MFH (REMS)	amend_rents		New rent amount after adjustment.
Unit Type	bedroom_cnt	Numeric (3)	No (REMS)	amend_rents		Number of bedrooms in the unit.
Unit Type	bedroom_cnt	Numeric (3)	No (REMS)	amend_rents		Number of bedrooms in the unit.
Effective Date	rent_adjustment_effective_dt	Datetime	CA, MFH (REMS)	rent_adjustment		This field indicates the date the rent adjustment becomes effective.
Unit Type Name	unit_type_name	Char (15)	CA, MFH (REMS)	amend_rents		Description of the unit type (sometimes included information on square footage).
Number of Units	number_of_units	Numeric (5)	CA, MFH (REMS)	amend_rents		Number of units in the property of the same unit type.
# of Units	number_of_units	Numeric (5)	CA, MFH (REMS)	amend_rents		Number of units in the property of the same unit type.
Unit Type Name	unit_type_name	Char (15)	CA, MFH (REMS)	amend_rents		Description of the unit type (sometimes included information on square footage).

Subsidy Administration>Renewal Budgets>Renewal Budget List

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
Unit Type	unit_bed_type_count	Numeric 3	CA, MFH (REMS)	rhs_budget_rent		This field displays the number of bedrooms is used to specify the unit type.
Budget Based Rent	rhs_rent_amt	Numeric 10	CA, MFH (REMS)	rhs_budget_rent		This field displays the rent amount for units of the specified type.
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Fiscal Year	renewal_budget_fiscal_year	Char (4)	CA, MFH (REMS)	rhs_budget_detail		This field contains the fiscal year that the budget was submitted to HUD.
Date Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	rhs_budget_detail		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Fiscal Year	renewal_budget_fiscal_year	Char (4)	CA, MFH (REMS)	renewal_budget		This field contains the fiscal year that the budget was submitted to HUD.

Subsidy Administraton>Renewal Budgets>Renewal Budget Detail

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Budget-Based Rents % Increase	budget_rent_inc_prcnt	Numeric (6,4)	No (REMS)	renewal_budget		This field displays the budget-based rent percentage increase.
Budget Prepared Date	budget_performed_date	Datetime	CA, MFH (REMS)	renewal_budget		This field captures the date that the renewal budget was drafted/ prepared.
Budget-Based Utility Allowance % Increase	budget_utlty_alwnc_inc_prcnt	Numeric (6,4)	CA, MFH (REMS)	renewal_budget		This field contains the percent-age of increase or decrease in the utility allowance.
Budget Submitted (to HUD) Date	budget_submitted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field captures the date the budget was submitted to HUD.
Budget Reviewed (by HUD) Date	budget_review_date	Datetime	CA, MFH (REMS)	renewal_budget		This field captures the date the budget was reviewed by HUD.
Date Accepted/ Approved by HUD	renewal_budget_accepted_date	Datetime	CA, MFH (REMS)	renewal_budget		This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Fiscal Year	renewal_budget_fiscal_year	Char (4)	CA, MFH (REMS)	renewal_budget		This field contains the fiscal year that the budget was submitted to HUD.

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Census Tract	census_tract_code	Char (8)	No (GSC)	address		A six character code used to identify the census tract or enumeration district in which the primary address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
City	city	Varchar (28)	No (GSC)	address		Name of the city or postal area returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
MSA Code	msa_code	Char (4)	No (GSC)	address		Metropolitan Statistical Area (MSA). A four-digit code created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	congressional_district_code	Char (15)	No (GSC)	address		A code identifying the congressional district in which the primary property address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference. foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_ state_code will be displayed.
Longitude	longitude_number	Decimal (7,4)	No (GSC)	address		The longitude of the primary property address.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_ reference.geocode_ return_reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Foreign Postal Code	foreign_zip_code	Char (20)	No (GSC)	address		The foreign zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. If zip_code is blank or Null and foreign_zip_code is not blank or Null, then the foreign_zip_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
County Code	county_code	Char (3)	No (GSC)	address		The code indicating the county in which the primary property address is located. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
County Name	county_name	Varchar (30)	No (GSC)	address		The name of the county associated with the county code and the location of the primary property address. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Country	country_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from country_reference.country_name.	This field displays the country corresponding to the address.
Standardization Status	geocode_score	Char (10)	No (GSC)	address	The code's corresponding description is pulled from geocode_return_code_reference.geocode_return_reason_name.	This field displays the geocode score results from the online standardization of the primary address information.
Latitude	latitude_number	Decimal (7,4)	No (GSC)	address		The latitude of the primary property address.
Foreign State or Territory	foreign_state_code	Char (3)	No (GSC)	address	The code's corresponding description is pulled from foreign_state_reference.foreign_state_name.	This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_code will be displayed.

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_ state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
U.S. Zip Code (4 digit - label not displayed)	zip4_code	Char (4)	No (GSC)	address		The optional 4-digit U.S. zip/ postal code extension returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. If zip_code and zip4_code are not blank or null then zip_code + zip4_code will be displayed. Otherwise, blanks will be displayed. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
U.S. Zip Code	zip_code	Char (5)	No (GSC)	address		The 5-digit U.S. zip/ postal code returned from the online standardization process for the primary property address, the organization, owner, contract administrator, or management agent. (Although data may be typed into the screen, the final data is return
U.S. State or Territory	state	Char (2)	No (GSC)	address	The code's corresponding description is pulled from state_reference.state_ name.	This field displays the applicable state or territory for the primary property address. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_code will be displayed. Otherwise, blanks will be displayed.
State House District	state_house_district_code	Char (6)	No (GSC)	address		A code identifying the state house district in which the primary property address is located.
State Senate District	state_senate_district_code	Char (6)	No (GSC)	address		A code identifying the state senate district in which the primary property address is located.

Update Address Screen

Screen Label	Data Element Nam	Type/Length	Editable	Reference Table	Values	Comments
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2 (Field label not displayed)	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Street 2	street2_address	Char (45)	No (GSC)	address		The second line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)
Place Based City	placed_based_city_name	Varchar (30)	No (GSC)	address		Incorporated places including legally incorporated cities and towns.
Street	street_address	Char (45)	No (GSC)	address		The first line of the street address returned from the online standardization process for the primary property address, the organization, contract administrator, owner, or management agent. (Although data may be typed into the screen, the final data is returned from the Group 1 software.)