



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

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**Special Attention of:**  
Public Housing Agencies  
Public Housing Directors  
Regional Public Housing Directors

**Notice PIH 2026-11**

**Issued:** April 30, 2026

**Expires:** This notice remains in effect until amended, superseded or rescinded.

**Supersedes:** Notice PIH 2012-04

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**Subject: Required Use of the Enterprise Income Verification (EIV) System's Deceased Tenants Report to Reduce Subsidy Payment and Administrative Errors**

**I. PURPOSE**

This notice supersedes Notice PIH 2012-04, providing updated guidance and procedures that public housing agencies (PHAs) must implement to monitor the Deceased Tenants Report in the Enterprise Income Verification (EIV) system and to take appropriate action when individuals are reported as deceased. This notice also provides program-specific guidance. For Public Housing, this notice describes procedures for adjusting unit tenant status when PHAs discover unauthorized occupants in a Public Housing unit after the death of a single-member household. For the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Section 8 Moderate Rehabilitation (Mod Rehab) programs, this notice describes what PHAs must do when overpayments are made on behalf of a deceased single-member household.

Adherence to the administrative guidance in this notice ensures PHAs submit accurate and timely family data to the Department of Housing and Urban Development (HUD) via the Inventory Management System/PIH Information Center (IMS/PIC) or any successor systems for families participating in HUD's Public and Indian Housing (PIH) Programs. Taking timely action reduces the risk of PHAs making subsidy payments on behalf of deceased single-member households.

**II. APPLICABILITY**

This notice applies to Public Housing, HCV, PBV, and Mod Rehab programs. This notice applies to all PHAs, including Moving to Work (MTW) PHAs who administer these programs.

**III. BACKGROUND**

HUD requires PHAs to use the EIV system to reduce administrative and subsidy payment errors, in accordance with the Department's administrative guidance (24 CFR 5.233). The EIV system uses computer matching agreements to receive and match data with other Federal agencies to

provide PHAs with information on employment, wages, unemployment compensation, and Social Security benefit information for individuals participating in HUD programs.

The Deceased Tenants Report in EIV provides information on individuals recorded on Form HUD-50058 whose identity and death have been confirmed through Social Security records. The individual's Social Security number (SSN), date of birth, and last name reported on Form HUD-50058 must match the information on the Social Security record.<sup>1</sup> Individuals whose EIV identity verification status is failed, pending, or excluded (including individuals with an IMS/PIC-generated alternate identification number) cannot be matched against Social Security records when generating the Deceased Tenants Report.<sup>2</sup>

The purpose of the Deceased Tenants Report is to prevent, eliminate and/or recover improper payments processed on behalf of deceased participants and to ensure PHAs are aware of household composition changes, especially changes resulting in unoccupied units. Guidance on accessing and generating the Deceased Tenants Report is available on HUD's [EIV webpage](#) and in the EIV System User Manual for Public Housing and Voucher Programs.

#### **IV. EFFECTIVE DATE**

This notice is effective upon issuance and remains in effect until amended, superseded, or rescinded.

#### **V. PHA REQUIREMENTS FOR MONITORING THE DECEASED TENANTS REPORT**

HUD requires PHAs to generate the Deceased Tenants Report **at least once a month** and in the manner described below:

- PHAs administering HCV, PBV, and Mod Rehab must generate the Deceased Tenants Report at least once a month prior to disbursing monthly Housing Assistance Payments (HAP) to Owners. PHAs are encouraged to align the frequency with their HAP processing schedule, even if that means generating the Deceased Tenants Report more frequently than once a month.
- PHAs administering the Public Housing program must generate the Deceased Tenants Report when finalizing rent rolls to integrate monitoring of this report with the monthly rent collection process.

PHAs must take corrective action after information about deceased tenants is made available in the Deceased Tenants Report, as described in [Section VIII](#).

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<sup>1</sup> References to Form HUD-50058 in this notice take on the meaning of Form HUD-50058 MTW for MTW PHAs and Form HUD-50058 MTW Expansion for MTW Expansion PHAs. See 42 U.S.C. 3543(a) for the statutory authorization that permits HUD to require applicants and participants to disclose Social Security numbers.

<sup>2</sup> See the appendix for corrective actions that PHAs must take when an individual's identity verifications status is failed in EIV.

## **VI. REQUIRED PHA COMMUNICATION TO CONFIRM DEATH INFORMATION**

When the Deceased Tenants Report identifies an individual as deceased, or when PHAs receive information by other sources (e.g., reports from family or friends, presentation of an obituary), PHAs must request confirmation of the death within 24 hours of being notified of the death of a household member. PHAs must document in the tenant record their attempts to confirm the death.

Requests for confirmation may be sent by mail, email, and/or hand delivery (whichever is the standard communication practice for the PHA) to the head of household (HOH). If the HOH is deceased and there are no other adult household members, the PHA should attempt to confirm the death with an emergency contact person. PHAs are encouraged to use more than one method of communication if necessary. In some cases (such as deceased single-member households), the PHA may need to follow up with the emergency contact by phone to confirm the email address or address for written correspondence.

As a best practice, PHAs may provide families or emergency contacts 30 days to respond to the PHA's request for a written confirmation of death. The PHA's letter may contain the deceased person's name, the death date, and the actions the PHA must take upon confirming the death (i.e., formally ending an individual's program participation for single-member deceased households, removing the individual from the household record for multiple-member households). If the family does not respond within 30 days, then the PHA may presume that the information is accurate and proceed in removing the deceased tenant from the household.

For HCV, PBV, and Mod Rehab, in cases where the deceased individual is the HOH, PHAs must also notify the owner in writing of the deceased HOH.

For deceased single-member households in Public Housing, PHAs must conduct a home visit to confirm the unit is not occupied.

## **VII. CORRECTING ERRORS IN THE DECEASED TENANTS REPORT**

The Deceased Tenants Report draws information from the Death Master File (DMF), which is maintained by the Social Security Administration (SSA). There are very few instances when an error has been made in the DMF, where an individual is reported as deceased but is not actually deceased. If a household member is misidentified as deceased on the Deceased Tenants Report, PHAs should immediately notify the individual in writing and advise the individual to contact SSA so that SSA may correct its records. The individual may visit [www.ssa.gov](http://www.ssa.gov) for updated contact information for their local SSA office. Speech and/or hearing-impaired individuals may call SSA's toll-free telephone typewriter (TTY) number (800) 325-0778.

If the family reports that the household member is alive, the PHA should also provide the individual with the section of the EIV Income Report that indicates the death information. PHAs are authorized to provide EIV information only to the individual to whom the information

pertains with one exception. The PHA may provide a minor's information to the minor's adult parent or guardian.<sup>3</sup>

The PHA must require the tenant to provide written evidence from SSA confirming the reported death was an error (24 CFR 5.236). The PHA must include the written evidence in the tenant file and document that the individual was identified as deceased, and that this was confirmed to be an error. Only SSA can correct erroneous death information.

## **VIII. CORRECTIVE ACTIONS REQUIRED BY PHAS**

When an individual in an assisted family dies, PHAs must remove the individual from the Form HUD-50058 Family Report. When the deceased individual is the sole member of an assisted family, the PHA will need to file an End of Participation (EOP) Form HUD-50058 to IMS/PIC. As a reminder, per [Notice PIH 2011-65](#), PHAs are required to submit the Form HUD-50058 no later than 60 calendar days from the effective date of the action. In cases where there is a delay between the death of an individual and when the death is reported in EIV, PHAs must submit an updated Form HUD-50058 to IMS/PIC or any successor system **no later than 60 days from the date EIV received the death information.**

### **A. Deceased Single-Member Household, Including Single-Member Household with Live-In Aide**

For Public Housing, HCV, PBV, and Mod Rehab, PHAs must complete and submit an EOP Form HUD-50058 after the death of a single-member household. When a HOH is reported as deceased and the only remaining household member is the live-in aide, the live-in aide is not entitled or eligible for any rental assistance. PHAs may not designate the live-in aide as the new HOH or change the relation code (line item 3h on the Form HUD-50058) of the live-in aide to make them an eligible family member (eligible for assistance) or pay HAP on behalf of the live-in aide for any month after the month in which the HOH died.

#### **1. Public Housing**

After confirming the death of the HOH, PHAs must process an EOP action terminating rental assistance. PHAs must list the EOP date as the date of death in the Deceased Tenants Report (or the date of death as confirmed by an obituary or death record, if the date is not available in the Deceased Tenants Report). For the purposes of completing the EOP Form HUD-50058, this is the date the public housing lease is terminated. See example below.

Example: Ms. Brown, the HOH of a single-member household in Public Housing, appeared on the Deceased Tenants Report with a deceased date of November 20,

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<sup>3</sup> PHAs may continue to consult Notice PIH 2018-18, "Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification System", for discussion of how the Federal Privacy Act (5 USC 552a(b), as amended) constrains disclosure of an individual's EIV information.

2024. After confirming the death, the PHA promptly submitted an EOP Form HUD-50058, with an effective date of November 20, 2024.

If the PHA discovers unauthorized occupants who fail to vacate the unit (including a live-in aide who remains after the death of the HOH), the PHA must pursue judicial intervention to have them lawfully removed. PHAs must comply with all tenant and landlord laws with respect to lease termination, regaining possession of the premises upon death, removal of personal belongings from the public housing unit, and adverse possession claims. PHAs may be found liable for a wrongful eviction for changing the locks to prevent unauthorized occupants from entering the unit.

HUD encourages PHAs to create policies that reduce the likelihood of adverse possession claims by:

- Promptly issuing written notices to unauthorized occupants (including live-in aides and trespassers), in accordance with local/State laws
- Executing trespassing policies in consultation with local law enforcement, when necessary
- Monitoring the unit to mitigate safety and security risks, to protect other tenants
- Securing the unit with signage, allowable by local/State laws, for vacant units
- Expediting timely judicial proceedings to regain possession of the unit

In circumstances of pending litigation to regain possession of a public housing unit due to the presence of unauthorized occupants after the death of a single-member household, PHAs must still complete and submit an EOP Form HUD-50058, as they would for all deceased single-member households. PHAs must follow the guidance in [Notice PIH 2024-03](#) to appropriately categorize the Unit Tenant Status of the unit. PHAs must use the Unit Tenant Status Category of “Occupied - Unauthorized” to report units that house person(s) who are ineligible to receive rental assistance for Public Housing.

## **2. HCV, PBV, and Mod Rehab Programs**

For deceased single-member households, PHAs must terminate the HAP to owner no later than the last day of the month in which the death occurred. HAP remitted for any month following the month in which the death occurred are referred as HAP overpayments for purposes related to recovering HAP paid on behalf of a deceased family, as outlined in [Section XI](#).

After confirming the HOH’s death, PHAs must submit a Form HUD-50058 with an EOP action. PHAs must list the EOP date as the last day of the month in which the death occurred. The owner is entitled to receive the full HAP amount for the month in which the tenant death occurred.

Example: Ms. Johnson, the HOH of a single-member household in the HCV program, appeared on the Deceased Tenants Report with a deceased date of November 10, 2024. After confirming the death, the PHA promptly submitted an EOP Form HUD-50058 with an effective date of November 30, 2024, the last day of the month in which the death occurred.

When PHAs terminate program assistance for deceased single-member households (including a single-member household with a live-in aide), it also results in the termination of the HAP to the owner on behalf of the household and, in the case of the HCV program only, termination of the HAP contract for the unit. Owners are not entitled to HAP for any months following the month in which the death occurred, with the exception of vacancy payments in the PBV program in accordance with 24 CFR 983.352(b) and the Mod Rehab Program in accordance with 24 CFR 882.411(b)-(c).

## **B. Deceased Individual in Multiple-Member Household**

For Public Housing, HCV, PBV, and Mod Rehab, in circumstances in which an individual in a multiple-member household dies, PHAs must complete and submit an updated Form HUD-50058 removing the deceased individual.<sup>4</sup>

If the deceased individual was the HOH and there are remaining family members who are eligible adults, the PHA must follow its administrative policies to determine whether the family continues to receive assistance with a new HOH and designate who the new HOH will be.

In the case of a mixed family,<sup>5</sup> if the only eligible member in the household dies, the PHA must file an EOP for the household.

If the deceased individual was the HOH and minors are the only remaining household members, the procedure will vary. PHAs must have an established policy for when the HOH dies and the remaining household members are minors.<sup>6</sup> In accordance with its admission policies, the PHA must screen temporary or court appointed adult guardians to determine eligibility to become the new HOH.

Once the PHA has confirmed the death of the HOH, the PHA must remove the deceased HOH and replace with a new HOH, if one is identified, within 60 days from the date EIV received the death information. If an eligible HOH is not identified within the 60-day timeframe, the PHA will file an EOP.

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<sup>4</sup> The Form HUD-50058, HUD-50058-MTW, and HUD-50058 MTW Expansion Instruction Booklet contains further guidance on form requirements. Forms can be found on [HUDClips](#).

<sup>5</sup> Mixed family means a family whose members include those with citizenship or eligible immigration status, and those without citizenship or eligible immigration status (24 CFR 5.504).

<sup>6</sup> For the Housing Choice Voucher program, this is required by 24 CFR 982.54(d)(18).

Policies for updating unit size/subsidy standards and household income depend on PHA policies and the specific circumstances of the change. See [Notice PIH 2023-27](#), Attachment I, for guidance on the effective date of interim rent changes.

## **IX. UPDATES TO DECEASED TENANTS REPORT AFTER CORRECTIVE ACTIONS ARE TAKEN**

Individuals who appear on the Deceased Tenants Report reflect current information reported on Form HUD-50058. The Deceased Tenants Report is updated each weekend. A deceased individual will be removed from the report when PHAs complete the following actions:

- Transmit an updated Form HUD-50058 that does not contain the previously identified deceased household member in Section 3 (Household) of Form HUD-50058; or
- HUD obtains the updated and corrected information from SSA.

Example 1: Mr. Jones appeared on the Deceased Tenants Report dated December 3, 2024, with a deceased date of November 20, 2024. On December 9, 2024, the PHA confirmed that Mr. Jones was alive and advised Mr. Jones to visit his local SSA office to have the error corrected. SSA corrected their records on December 26, 2024, and Mr. Jones provided written evidence from the SSA to the PHA. Consequently, Mr. Jones no longer appeared on the Deceased Tenants Report as of the update on the weekend of January 11. When the PHA accessed the Deceased Tenants Report on January 16, 2025, Mr. Jones was no longer on the report. Since the information Mr. Jones reported to the PHA did not change, the PHA is not required to submit an updated Form HUD-50058.

Example 2: Mr. Williams appeared on the Deceased Tenants Report dated January 3, 2025, with a deceased date of November 10, 2024. This is a single-member household. On January 6, 2025, the PHA confirmed that Mr. Williams was deceased. The PHA promptly submitted an EOP HUD-50058. The Deceased Tenants Report was updated the weekend of January 11, 2025, so the next time the PHA accesses the Deceased Tenants Report, Mr. Williams is no longer on the report.

## **X. FAMILY SELF-SUFFICIENCY**

If the HOH for FSS purposes (FSS HOH) dies, the remaining members of the FSS family shall have the right to take over the Contract of Participation (CoP) and designate a new FSS HOH (24 CFR 984.305(d)). If there are no other adults in the household who wish to take over the FSS CoP, the PHA must make a determination as to whether the FSS HOH met the requirements of graduation prior to their death (24 CFR 984.303(g)). If so, the PHA must complete the CoP as a graduation and make escrow funds available to the remaining members of the FSS Household. If the deceased FSS HOH did not meet the requirements for graduation prior to death, the CoP will be terminated (24 CFR 984.303(h)) and any accumulated escrow will be forfeited (24 CFR 984.305(f)).

For a single member household, the CoP will be terminated (24 CFR 984.303(h)) and any accumulated escrow will be forfeited (24 CFR 984.305(f)). Graduation or termination of the FSS CoP must be properly reported in IMS/PIC.

## **XI. REMOVAL OF PERSONAL BELONGINGS FROM A PUBLIC HOUSING UNIT**

Upon notification of the death of a single person household in public housing, either by HUD's EIV system or a third party, HUD recommends that PHAs provide the family or designee of the deceased tenant's estate a minimum of 14 consecutive days, beginning the day after the date of notification, to remove personal belongings from the unit in accordance with the guidance below. This guidance is designed to provide families a reasonable timeframe to remove personal belongings from the public housing unit and enable the PHA to prepare the unit as quickly as possible for occupancy by the next eligible family in need of affordable housing. However, a 14-day period is not appropriate in the following circumstances:

- There is a State or local law which requires a shorter or longer timeframe to remove personal belongings. In those instances, the PHA must comply with local and/or State law; or
- The rent has been paid for the month in which the death occurs, in advance of the date of death. In those instances, the family or designee of the deceased tenant's estate should be allotted time through the end of the month or 14 consecutive days from the date the PHA is notified of the death, whichever is greater.

Example 1: On August 1, 2024, Joe Jones paid rent through August 31, 2024. Mr. Jones died on August 22, 2024, and the PHA is notified of the death by Mr. Jones's sister on August 23, 2024. The PHA allows the family or designee of the deceased tenant's estate until September 6, 2024, to remove personal belongings from the unit, unless State or local landlord laws authorize a shorter or longer timeframe.

Example 2: John Doe died on August 10, 2024, and, as of that date, he had not paid rent for August 2024. The PHA is notified of the death by Mr. Doe's friend on August 12, 2024. The family or designee of the deceased tenant's estate has until August 26, 2024, to remove personal belongings from the unit, unless State or local landlord laws authorize a shorter or longer timeframe.

## **XII. OWNER REPAYMENT OF OVERPAID HAP**

For the HCV, PBV, and Mod Rehab programs, if an owner receives HAP for any month in which the owner is ineligible to receive HAP because of a deceased tenant, the PHA must immediately notify the owner in writing of the ineligible HAP and require the owner to repay the overpayment to the PHA within 30 days. If the owner does not comply, the PHA may exercise any of its rights and remedies under the HAP contract, including deducting the overpayment from any amounts due to the owner (under any other HAP contract). If there is no other HAP contract with the owner, the PHA may seek and obtain additional relief by judicial order or action in accordance with State and local laws.

Example: The Deceased Tenants Report dated May 17, 2024, indicates that Mr. Robert died on March 9, 2024. The owner is not eligible for HAP in any month following March 2024. The PHA erroneously paid the owner HAP of \$500 each month during the period of April 2024 through May 2024. The owner must repay the PHA \$1,000 (\$500 X 2 months).

### **XIII. PENALTIES FOR NONCOMPLIANCE WITH USE OF EIV'S DECEASED TENANTS REPORT**

As described in [Section V](#), PHAs must review the Deceased Tenants Report in the EIV system at least monthly. HUD monitors each PHA's Deceased Tenants Report and notifies PHAs if the PHA has failed to remove deceased individuals no later than 60 days from the date that EIV received the death information. PHAs are required to provide HUD with documentation of corrections taken to address the deficiencies.

PHAs may be subject to monetary sanctions (24 CFR 5.233) for failure to:

- Recover or attempt to recover improper subsidy payments made in error,
- Correct noted deficiencies identified on the Deceased Tenants Report in accordance with HUD regulations and/or administrative guidance, or
- Provide documents in response to HUD's request.

#### **A. HCV, PBV, and Mod Rehab**

If the PHA overpaid HAP on behalf of a single-member deceased household and fails to collect the overpayment from the owner, the PHA is required to reimburse 100 percent of the overpayment to the HCV HAP account from the Unrestricted Net Position (UNP), also known as administrative fee reserves, or other non-Federal funds. In addition, if such errors impacted any funding baseline determinations, funding for the affected renewal periods may be adjusted.

#### **B. Public Housing**

HUD may offset the PHA's monthly operating subsidy by the amount of the imposed penalty or require the PHA to pay the amount of the penalty from non-Federal funds directly to HUD.

In addition, HUD may impose a sanction on any PHA who does not have or maintain access to the EIV system or any PHA that has access to the system but has not used the system within the last 6 months.

### **XIV. EIV RESOURCES**

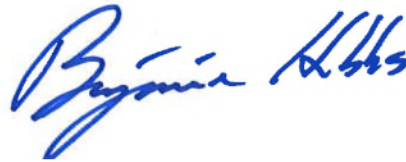
For the most up-to-date information, visit HUD's EIV webpage: <https://www.hud.gov/helping-americans/public-indian-housing-eiv>. This webpage contains all relevant EIV information, such as the most recent notices, slides from past trainings, and user manuals.

**XV. PAPERWORK REDUCTION ACT**

The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3520) and assigned OMB control number 2577-0083. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

**XVI. CONTACT**

For questions on this notice, PHAs may contact their local HUD field office. For questions about the EIV system, PHAs may contact the points of contact provided on HUD's EIV webpage.



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Benjamin Hobbs  
Assistant Secretary  
for Public and Indian Housing

## APPENDIX: REQUIRED PHA CORRECTIVE ACTIONS FOR EIV FAILED SSA IDENTITY TEST REPORT ERROR MESSAGES

As noted in Section III, no individual whose EIV identity verification status is failed, pending, or excluded (including individuals with an IMS/PIC-generated alternate identification number) will appear in the Deceased Tenants Report, because their information is not matched against Social Security records. The table below identifies corrective actions that PHAs must take when an individual's identity verification status is failed. See Notice PIH 2018-24 for more information on the EIV Failed SSA Identity Test Report.

<b>Identity Verification Report: Failed SSA Identity Test Report Error Messages</b>			
<b>No.</b>	<b>Error Message Description</b>	<b>Error Message Explanation</b>	<b>Required PHA Corrective Action</b>
1	SSN is verified; <b>individual is deceased, or</b> SSN is verified; <b>individual is deceased</b> MM/DD/YYYY	The tenant's SSN has been verified by SSA, and the individual is deceased. If a date follows the error message, this is the date of death as reflected in SSA records.	Contact tenant's adult family member or next of kin to confirm death. Upon confirmation of death, update family composition accordingly. If a single-member deceased household, take appropriate action in accordance with HUD administrative guidance, program requirements and PHA-established policies, including termination of HAP contract (HCV only) and transmit an End of Participation (EOP) (action type 6) Form HUD-50058. If applicable, recover HAP overpayment from landlord.
2	Verification failed - SSN not found in SSA records XXXXXXXXXX	The tenant SSN recorded on line 3n of the Form HUD-50058 is not a valid number issued by SSA. However, the SSN reflected in SSA records is listed at the end of the error message.	Update line 3n of Form HUD-50058 with the SSA-provided SSN.
3	Verification failed – SS/SSI benefits cannot be disclosed due to <b>discrepancy in date of birth</b> MM/DD/YYYY	The tenant is receiving SS/SSI benefits; however, SSA cannot disclose the benefit amount because the date of birth recorded on line 3e of the Form HUD-50058 does not match the date of birth (DOB) in SSA records is listed at the end of the error message.	Request the tenant to provide a current SS/SSI benefit letter. Update line 3e of Form HUD-50058 with the SSA-provided DOB. The tenant must follow-up with SSA to dispute the SSA-provided DOB.
4	No benefits reported by SSA MM/DD/YYYY	No benefits reported by SSA. The date of birth recorded on line 3e of the Form HUD-50058 does not match the DOB in SSA records. However, the DOB reflected in	Update line 3e of Form HUD-50058 with the SSA-provided DOB or request the family contact SSA to dispute the SSA-provided DOB.

<b>Identity Verification Report: Failed SSA Identity Test Report Error Messages</b>			
<b>No.</b>	<b>Error Message Description</b>	<b>Error Message Explanation</b>	<b>Required PHA Corrective Action</b>
		SSA records is listed at the end of the error message.	
5	Verification failed – DOB matched but surname did not match with SSA records <b>or</b> surname does not match; DOB was checked	The surname recorded on line 3b of the Form HUD-50058 is not the same surname reflected in SSA's records.	Ask the tenant to provide documentation (SSN card, birth certificate, State issued identification card, marriage license or court documents) of the other name he/she is using. Update line 3b of Form HUD-50058 with the correct surname.
6	Verification failed – SS/SSI benefits cannot be disclosed due to <b>discrepancy in name</b>	The tenant is receiving SS/SSI benefits; however, SSA can not disclose the benefit amount because the PIC-reported SSN is not assigned by SSA to the PIC-reported tenant name.	Request the tenant to provide a current SSN assignment letter or SS/SSI benefit letter. Ask the tenant to provide documentation (SSN card, birth certificate, State issued identification card, marriage license or court documents) of the other name he/she is using. Update line 3b and/or 3c of Form HUD-50058 with the correct first name and/or surname.
7	Verification failed – SSN not found in SSA records <b>XXXXXXXXXX</b>	The tenant's SSN recorded on line 3n of the Form HUD-50058 is not a valid number issued by SSA. However, the SSN reflected in SSA records is listed at the end of the error message.	Update line 3n of Form HUD-50058 with the SSA-provided SSN.
8	Verification failed – <b>SSN not found</b> in SSA records <b>or SSN is not in file</b>	The tenant's SSN recorded on line 3n of the Form HUD-50058 is not a valid number issued by SSA or listed in SSA records.	Request original SSN card from tenant. Confirm SSN displayed on the card matches the SSN reported on line 3n of Form HUD-50058. If the numbers do not match, make the necessary correction on line 3n of Form HUD-50058. For continued SSN failures, notify HUD, OIG or other law enforcement agency.