

## Transaction Set 824 - Application Advice

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

HUD will use TS 824, Application Advice to notify mortgagees/lenders of errors within Application for Mortgage Insurance Benefits (TS 260); Mortgage Loan Default Status (TS 264); and Mortgage Record Change (TS 266).

For HUD, TS 824 will indicate the specific loan default report in error and detail the problem found during the edit of TS 264. Mortgagees/lenders will need to submit a corrected entry for that default case with a corrected TS 264.

***TS 824 for TS 264 Outline***

The following pages contain the 824 transaction set outline, as defined by the X12 standard version 004040, to be used in relation with TS 264.

# 824 Application Advice

Functional Group ID=**AG**

## Introduction:

This standard for use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgment sent in response to a purchase order).

## Heading:

	<u>Pos. No.</u>	<u>Seg. ID</u>	<u>Name</u>	<u>Req. Des.</u>	<u>Max.Use</u>	<u>Loop Repeat</u>	<u>Notes and Comments</u>
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
						LOOP ID - N1	>1
	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Identification	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

## Summary:

	<u>Pos. No.</u>	<u>Seg. ID</u>	<u>Name</u>	<u>Req. Des.</u>	<u>Max.Use</u>	<u>Loop Repeat</u>	<u>Notes and Comments</u>
						LOOP ID - OTI	>1
Must Use	010	OTI	Original Transaction Identification	M	1		n1
	020	REF	Reference Identification	O	12		n2
	030	DTM	Date/Time Reference	O	2		n3
Not Used	040	PER	Administrative Communications Contact	O	3		n4
Not Used	050	AMT	Monetary Amount	O	>1		n5
Not Used	060	QTY	Quantity	O	>1		n6
Not Used	065	NM1	Individual or Organizational Name	O	9		n7
						LOOP ID - TED	>1
Not Used	070	TED	Technical Error Description	O	1		
Not Used	080	NTE	Note/Special Instruction	O	100		
Not Used	082	RED	Related Data	O	100		n8
						LOOP ID - LM	>1
	085	LM	Code Source Information	O	1		n9

			LOOP ID - LQ	100		
Must Use	086	LQ	Industry Code	M	1	
Not Used	087	RED	Related Data	O	100	n10
Must Use	090	SE	Transaction Set Trailer	M	1	

### Transaction Set Notes

1. The OTI loop is intended to provide a unique identification of the transaction set that is the subject of this application acknowledgment.
2. The REF segment allows for the provision of secondary reference identification or numbers required to uniquely identify the original transaction set. The primary reference identification or number should be provided in elements OTI02-03.
3. The DTM segment allows for the provision of date, time, or date and time information required to uniquely identify the original transaction set.
4. The PER segment should be utilized if administrative communications contact information is important to the unique identification of the original transaction set.
5. The AMT segment should be utilized if monetary amount information is important to the unique identification of the original transaction set.
6. The QTY segment should be utilized if quantity information is important to the unique identification of the original transaction set.
7. The NM1 segment allows for the provision of entity identification information required to uniquely identify the original transaction set.
8. The RED segment may be used to provide data related to the error condition specified in the associated TED01 element.
9. The LM loop is used to identify industry-based or proprietary application error conditions.
10. The RED segment may be used to provide data related to the error condition specified in the associated LQ02 element.

### ***Data Mapping Guide***

The following data mapping guide for TS 824 for TS 264 is based on version 004040 of TS 824 as defined by the X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

**Data Mapping Guide**  
**Transaction Set 824**  
**Application Advice**

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

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element</u>		
Must Use	ST01	143	<b>Transaction Set Identifier Code</b> Code uniquely identifying a Transaction Set	M ID 3/3
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.	
			824 Application Advice	
Must Use	ST02	329	<b>Transaction Set Control Number</b> Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	M AN 4/9

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

**Comments:**  
**Notes:** The BGN segment is required each time a Transaction Set is sent.

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	BGN01	353	<b>Transaction Set Purpose Code</b>	Code identifying purpose of transaction set HUD will send code "00" to identify the first transmission of an application advice to mortgagee in response to a previously sent TS 264 (default status report) from the mortgagee. HUD will send code "41" to identify a "resubmit" TS 824 to mortgagee, if the original TS 824 advice is sent in error, and a corrected transaction is now sent to replace the original TS 824.	M ID 2/2
			00	Original	
			41	Corrected and Verified	
Must Use	BGN02	127	<b>Reference Identification</b>	Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier HUD will send "TS264" to indicate this transaction set contains application advice for a TS 264 received previously from the mortgagee.	M AN 1/30
Must Use	BGN03	373	<b>Date</b>	Date expressed as CCYYMMDD	M DT 8/8
	BGN04	337	<b>Time</b>	Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	X TM 4/8
	BGN05	623	<b>Time Code</b>	Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 004040 Data Element Dictionary for acceptable code values.	O ID 2/2
	BGN06	127	<b>Reference Identification</b>	Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	O AN 1/30

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<b>BGN07</b>	<b>640</b>	<b>Transaction Type Code</b>	<b>O</b>	<b>ID 2/2</b>
		Code specifying the type of transaction Refer to 004040 Data Element Dictionary for acceptable code values.		
<b>BGN08</b>	<b>306</b>	<b>Action Code</b>	<b>O</b>	<b>ID 1/2</b>
		Code indicating type of action Refer to 004040 Data Element Dictionary for acceptable code values.		
<b>BGN09</b>	<b>786</b>	<b>Security Level Code</b>	<b>O</b>	<b>ID 2/2</b>
		Code indicating the level of confidentiality assigned by the sender to the information following Refer to 004040 Data Element Dictionary for acceptable code values.		



<b>Segment:</b>	<b>N1</b> Name
<b>Position:</b>	030
<b>Loop:</b>	N1 Optional
<b>Level:</b>	Heading:
<b>Usage:</b>	Optional
<b>Max Use:</b>	1
<b>Purpose:</b>	To identify a party by type of organization, name, and code
<b>Syntax Notes:</b>	<ol style="list-style-type: none"> <li>1 At least one of N102 or N103 is required.</li> <li>2 If either N103 or N104 is present, then the other is required.</li> </ol>
<b>Semantic Notes:</b>	
<b>Comments:</b>	<ol style="list-style-type: none"> <li>1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.</li> <li>2 N105 and N106 further define the type of entity in N101.</li> </ol>
<b>Notes:</b>	<p>N1 contains the name of the receiving party, who is always the Servicing Mortgagee, along with the 10 digit HUD-assigned Mortgagee number.</p> <p>HUD's application advice to the mortgagees consists of a standard set of 8 data elements, (7 mandatory and 1 optional) referenced in this Data Mapping Guide under the label: Loan Default Notification Data.</p> <p>[M] is used to indicate Mandatory requirement.</p> <p>[O] is used to indicate Optional requirement.</p>

**Data Element Summary**

<b>Ref.</b>	<b>Data</b>	<b>Attributes</b>
<b>Des.</b>	<b>Element Name</b>	
Must Use	<b>98 Entity Identifier Code</b> Code identifying an organizational entity, a physical location, property or an individual Loan Default Notification Data: 1. Submitting Organization LV Loan Servicer	<b>M ID 2/3</b>
	<b>93 Name</b> Free-form name	<b>X AN 1/60</b>
	<b>66 Identification Code Qualifier</b> Code designating the system/method of code structure used for Identification Code (67) Loan Default Notification Data: 2. [M] Mortgagee Number (Lender ID) 62 Servicing Mortgagee Number	<b>X ID 1/2</b>
	<b>67 Identification Code</b> Code identifying a party or other code Format: Maximum 10 AN characters, left justified.	<b>X AN 2/80</b>
	<b>706 Entity Relationship Code</b> Code describing entity relationship Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O ID 2/2</b>
	<b>98 Entity Identifier Code</b> Code identifying an organizational entity, a physical location, property or an individual Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O ID 2/3</b>

<b>Segment:</b>	<b>OTI</b> Original Transaction Identification
<b>Position:</b>	010
<b>Loop:</b>	OTI Mandatory
<b>Level:</b>	Summary:
<b>Usage:</b>	Mandatory
<b>Max Use:</b>	1
<b>Purpose:</b>	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result
<b>Syntax Notes:</b>	1 If OTI09 is present, then OTI08 is required.
<b>Semantic Notes:</b>	<ol style="list-style-type: none"> <li>1 OTI03 is the primary reference identification or number used to uniquely identify the original transaction set.</li> <li>2 OTI06 is the group date.</li> <li>3 OTI07 is the group time.</li> <li>4 If OTI11 is present, it will contain the version/release under which the receiver translated the original electronic transaction.</li> <li>5 OTI12 is the purpose of the original transaction set, and is used to assist in its unique identification.</li> <li>6 OTI13 is the type of the original transaction set, and is used to assist in its unique identification.</li> <li>7 OTI14 is the application type of the original transaction set, and is used to assist in its unique identification.</li> <li>8 OTI15 is the type of action indicated or requested by the original transaction set, and is used to assist in its unique identification.</li> <li>9 OTI16 is the action requested by the original transaction set, and is used to assist in its unique identification.</li> <li>10 OTI17 is the status reason of the original transaction set, and is used to assist in its unique identification.</li> </ol>
<b>Comments:</b>	<ol style="list-style-type: none"> <li>1 OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification.</li> <li>2 If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender.</li> <li>3 If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.</li> </ol>

#### Data Element Summary

<b>Ref.</b>	<b>Data</b>	<b>Attributes</b>
<b>Des.</b>	<b>Element Name</b>	<b>ID</b>
<b>Must Use</b>	<b>OTI01</b> <b>110</b> <b>Application Acknowledgment Code</b> Code indicating the application system edit results of the business data HUD will send code "BP" in every iteration of Loop OTI, each of which contains an application advice for a single FHA loan reported previously by mortgagee in TS 264. BP Batch Partial Accept/Reject	<b>M</b> <b>ID 1/2</b>
<b>Must Use</b>	<b>OTI02</b> <b>128</b> <b>Reference Identification Qualifier</b> Code qualifying the Reference Identification Loan Default Notification Data: 3. FHA Case Number Z8 Federal Housing Administration Case Number The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan	<b>M</b> <b>ID 2/3</b>

<b>Must Use</b>	<b>OTI03</b>	<b>127</b>	<b>Reference Identification</b> Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier Format: Maximum 11 AN characters, left justified. Include hyphen.	<b>M</b>	<b>AN 1/30</b>
	<b>OTI04</b>	<b>142</b>	<b>Application Sender's Code</b> Code identifying party sending transmission; codes agreed to by trading partners	<b>O</b>	<b>AN 2/15</b>
	<b>OTI05</b>	<b>124</b>	<b>Application Receiver's Code</b> Code identifying party receiving transmission. Codes agreed to by trading partners	<b>O</b>	<b>AN 2/15</b>
	<b>OTI06</b>	<b>373</b>	<b>Date</b> Date expressed as CCYYMMDD	<b>O</b>	<b>DT 8/8</b>
	<b>OTI07</b>	<b>337</b>	<b>Time</b> Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	<b>O</b>	<b>TM 4/8</b>
	<b>OTI08</b>	<b>28</b>	<b>Group Control Number</b> Assigned number originated and maintained by the sender	<b>X</b>	<b>N0 1/9</b>
	<b>OTI09</b>	<b>329</b>	<b>Transaction Set Control Number</b> Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	<b>O</b>	<b>AN 4/9</b>
	<b>OTI10</b>	<b>143</b>	<b>Transaction Set Identifier Code</b> Code uniquely identifying a Transaction Set Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 3/3</b>
	<b>OTI11</b>	<b>480</b>	<b>Version / Release / Industry Identifier Code</b> Code indicating the version, release, sub-release, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and sub-release, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>AN 1/12</b>
	<b>OTI12</b>	<b>353</b>	<b>Transaction Set Purpose Code</b> Code identifying purpose of transaction set Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 2/2</b>
	<b>OTI13</b>	<b>640</b>	<b>Transaction Type Code</b> Code specifying the type of transaction Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 2/2</b>
	<b>OTI14</b>	<b>346</b>	<b>Application Type</b> Code identifying an application Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 2/2</b>
	<b>OTI15</b>	<b>306</b>	<b>Action Code</b> Code indicating type of action Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 1/2</b>
	<b>OTI16</b>	<b>305</b>	<b>Transaction Handling Code</b> Code designating the action to be taken by all parties Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O</b>	<b>ID 1/2</b>
	<b>OTI17</b>	<b>641</b>	<b>Status Reason Code</b>	<b>O</b>	<b>ID 3/3</b>

Code indicating the status reason

Refer to 004040 Data Element Dictionary for acceptable code values.

**Segment:** **REF** Reference Identification  
**Position:** 020  
**Loop:** OTI Mandatory  
**Level:** Summary:  
**Usage:** Optional  
**Max Use:** 12  
**Purpose:** To specify identifying information  
**Syntax Notes:** 1 At least one of REF02 or REF03 is required.  
 2 If either C04003 or C04004 is present, then the other is required.  
 3 If either C04005 or C04006 is present, then the other is required.  
**Semantic Notes:** 1 REF04 contains data relating to the value cited in REF02.  
**Comments:**

**Data Element Summary**

	<u>Ref.</u> <u>Des.</u>	<u>Data</u> <u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	REF01	128	<b>Reference Identification Qualifier</b> Code qualifying the Reference Identification Loan Default Notification Data: 4. Mortgage Loan Number LD Loan Number	M ID 2/3
	REF02	127	<b>Reference Identification</b> Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier Format: Maximum 20 AN characters, left justified. Include hyphens, if used.	X AN 1/30
	REF03	352	<b>Description</b> A free-form description to clarify the related data elements and their content	X AN 1/80
	REF04	C040	<b>Reference Identifier</b> To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier	O
Must Use	C04001	128	<b>Reference Identification Qualifier</b> Code qualifying the Reference Identification Refer to 004040 Data Element Dictionary for acceptable code values.	M ID 2/3
Must Use	C04002	127	<b>Reference Identification</b> Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	M AN 1/30
	C04003	128	<b>Reference Identification Qualifier</b> Code qualifying the Reference Identification Refer to 004040 Data Element Dictionary for acceptable code values.	X ID 2/3
	C04004	127	<b>Reference Identification</b> Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	X AN 1/30
	C04005	128	<b>Reference Identification Qualifier</b> Code qualifying the Reference Identification Refer to 004040 Data Element Dictionary for acceptable code values.	X ID 2/3
	C04006	127	<b>Reference Identification</b> Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	X AN 1/30

**Segment:** **DTM** Date/Time Reference  
**Position:** 030  
**Loop:** OTI Mandatory  
**Level:** Summary:  
**Usage:** Optional  
**Max Use:** 2  
**Purpose:** To specify pertinent dates and times  
**Syntax Notes:**

- 1 At least one of DTM02 DTM03 or DTM05 is required.
- 2 If DTM04 is present, then DTM03 is required.
- 3 If either DTM05 or DTM06 is present, then the other is required.

**Semantic Notes:****Comments:****Notes:**

The DTM segment provides the month ending date.

**Data Element Summary**

Ref.	Data	Attributes	
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>ID</u>
Must Use	DTM01	374	M ID 3/3
		<b>Date/Time Qualifier</b>	
		Code specifying type of date or time, or both date and time	
		Loan Default Notification Data:	
		5. Period Ending Date	
		174 Month Ending	
	DTM02	373	X DT 8/8
		<b>Date</b>	
		Date expressed as CCYYMMDD	
	DTM03	337	X TM 4/8
		<b>Time</b>	
		Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	
	DTM04	623	O ID 2/2
		<b>Time Code</b>	
		Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 004040 Data Element Dictionary for acceptable code values.	
	DTM05	1250	X ID 2/3
		<b>Date Time Period Format Qualifier</b>	
		Code indicating the date format, time format, or date and time format	
		D8 Date Expressed in Format CCYYMMDD	
	DTM06	1251	X AN 1/35
		<b>Date Time Period</b>	
		Expression of a date, a time, or range of dates, times or dates and times	

<b>Segment:</b>	<b>NM1</b> Individual or Organizational Name
<b>Position:</b>	065
<b>Loop:</b>	OTI
<b>Level:</b>	Summary:
<b>Usage:</b>	Optional
<b>Max Use:</b>	9
<b>Purpose:</b>	To supply the full name of an individual or organizational entity
<b>Syntax Notes:</b>	1 If either NM108 or NM109 is present, then the other is required. 2 If NM111 is present, then NM110 is required.
<b>Semantic Notes:</b>	1 NM102 qualifies NM103.
<b>Comments:</b>	1 NM110 and NM111 further define the type of entity in NM101.

## Data Element Summary

	<b>Ref.</b>	<b>Data</b>	<b>Attributes</b>
	<b>Des.</b>	<b>Element Name</b>	
Not Used	NM101	98 <b>Entity Identifier Code</b> Code identifying an organizational entity, a physical location, property or an individual Refer to 004040 Data Element Dictionary for acceptable code values.	<b>M ID 2/3</b>
Not Used	NM102	1065 <b>Entity Type Qualifier</b> Code qualifying the type of entity Refer to 004040 Data Element Dictionary for acceptable code values.	<b>M ID 1/1</b>
Not Used	NM103	1035 <b>Name Last or Organization Name</b> Individual last name or organizational name	<b>O AN 1/35</b>
Not Used	NM104	1036 <b>Name First</b> Individual first name	<b>O AN 1/25</b>
Not Used	NM105	1037 <b>Name Middle</b> Individual middle name or initial	<b>O AN 1/25</b>
Not Used	NM106	1038 <b>Name Prefix</b> Prefix to individual name	<b>O AN 1/10</b>
Not Used	NM107	1039 <b>Name Suffix</b> Suffix to individual name	<b>O AN 1/10</b>
Not Used	NM108	66 <b>Identification Code Qualifier</b> Code designating the system/method of code structure used for Identification Code (67) Refer to 004040 Data Element Dictionary for acceptable code values.	<b>X ID 1/2</b>
Not Used	NM109	67 <b>Identification Code</b> Code identifying a party or other code	<b>X AN 2/80</b>
	NM110	706 <b>Entity Relationship Code</b> Code describing entity relationship Refer to 004040 Data Element Dictionary for acceptable code values.	<b>X ID 2/2</b>
	NM111	98 <b>Entity Identifier Code</b> Code identifying an organizational entity, a physical location, property or an individual Refer to 004040 Data Element Dictionary for acceptable code values.	<b>O ID 2/3</b>

**Segment:** **LM** Code Source Information  
**Position:** 085  
**Loop:** LM Optional  
**Level:** Summary:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To transmit standard code list identification information  
**Syntax Notes:**  
**Semantic Notes:**  
**Comments:** 1 LM02 identifies the applicable industry code list source information.

## Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element</u>		
Must Use	LM01	559	Agency Qualifier Code Code identifying the agency assigning the code values HUD will send code "HU" to identify itself as the party assigning the Notice code. Code values in LQ02, data element 1271 - Industry Code. HU Department of Housing and Urban Development	M ID 2/2
	LM02	822	Source Sub-qualifier A reference that indicates the table or text maintained by the Source Qualifier	O AN 1/15



**Segment:** **LQ** Industry Code  
**Position:** 086  
**Loop:** LQ Mandatory  
**Level:** Summary:  
**Usage:** Mandatory  
**Max Use:** 1  
**Purpose:** Code to transmit standard industry codes  
**Syntax Notes:** 1 If LQ01 is present, then LQ02 is required.  
**Semantic Notes:**  
**Comments:**  
**Notes:** HUD will send a Status Notice Code or Fatal Error Code(s) to mortgagee in the LQ segment.

**Data Element Summary**

<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
LQ01	1270	<b>Code List Qualifier Code</b> Code identifying a specific industry code list Refer to 004040 Data Element Dictionary for acceptable code values. Reserved for Future Use.	O ID 1/3
LQ02	1271	<b>Industry Code</b> Code indicating a code from a specific industry code list Loan Default Notification Data: 8. [M] Notice Codes. Format: Always 2 AN characters. Status Notice codes are alpha-numeric.  <b>Fatal Error Codes:</b> R2 Bad FHA Case Number R3 Bad Opening Status / Invalid Mortgage Status R4 Invalid Oldest Unpaid Installment (OUI) Date R5 Invalid Oldest Unpaid Installment (OUI) Date Format ZY Invalid Mortgage Status FHA Insurance Terminated ZX Invalid Mortgage Status FHA Insurance Claim Terminated R7 Invalid Submitter Authorization RA Bad Unpaid Principal Balance (UPB) RB Bad Occupancy Status RC Bad Occupancy Date RD Bad Default Status Date RE Bad Reason of Default RF General Error  <b>Non-Fatal Error Code:</b> B2 Bad Loan Number	X AN 1/30

**Status Notice codes:**

06 Formal Forbearance Plan  
08 Trial Payment Plan  
09 Special Forbearance  
10 Partial Claim Started  
11 Promise to Pay  
12 Repayment/Informal Forbearance Plan  
13 Paid in Full  
15 Pre-foreclosure Acceptance Plan Available  
17 Pre-foreclosure Sale Completed  
1A Foreclosure Sale Held  
1E Eviction Started  
20 Reinstated by Mortgagor Who Retains Homeownership w/o Loss Mitigation Intervention  
21 Reinstated by Assumptor  
24 Government Seizure  
25 Cancel  
26 Refinance Started  
28 Modification Started  
29 Charge-off  
30 Third Party Sale  
31 Probate  
32 Military Indulgence  
33 Contested Foreclosure  
34 Natural Disaster  
36 FHA-HAMP Standalone Partial Claim Started  
37 FHA-HAMP Standalone Modification Started  
38 Recovery Modification Started without a Partial Claim  
39 FHA-HAMP Trial Payment Plan  
3A Advance Modification Started  
3B Prequalified for 601  
41 FHA-HAMP Modification/Partial Claim Started  
44 Deed-in-Lieu Started  
46 Property Conveyed to Insurer  
47 Deed-in-Lieu Completed & Property Conveyed  
48 Claim without Conveyance of Title  
49 Assignment Completed  
53 Combination Partial Claim/Modification Started (Non FHA-HAMP)  
59 Chapter 12 Bankruptcy  
61 Recovery Modification Started with a Partial Claim  
65 Chapter 7 Bankruptcy  
66 Chapter 11 Bankruptcy  
67 Chapter 13 Bankruptcy  
68 First Legal Action to Commence Foreclosure  
69 Bankruptcy Plan Confirmed  
73 Property Redeemed  
76 Bankruptcy Court Clearance Obtained  
78 Borrower Program Assistance Received  
95 State Mandated Delay &/or Mediation

96 Federal Law Mandated Delay &/or Mediation  
98 Reinstated after Loss Mitigation Intervention  
AA Complete Financials Received and In Review  
AH Streamlined Financials Received and In Review  
AO Ineligible for Loss Mitigation  
AP Ineligible for Loss Mitigation Due to No Response  
AQ Option Failure  
AS HUD FC Moratorium

**Segment:** **SE** Transaction Set Trailer  
**Position:** 090  
**Loop:**  
**Level:** Summary:  
**Usage:** Mandatory  
**Max Use:** 1  
**Purpose:** To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments)

**Syntax Notes:**  
**Semantic Notes:**  
**Comments:** 1 SE is the last segment of each transaction set.  
**Notes:** The SE segment is required each time a Transaction Set is sent.

#### Data Element Summary

	<u>Ref. Des.</u>	<u>Data Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	SE01	96	<b>Number of Included Segments</b> Total number of segments included in a transaction set including ST and SE segments	M N0 1/10
Must Use	SE02	329	<b>Transaction Set Control Number</b> Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	M AN 4/9

### ***Paperless Default Reporting***

Changes have occurred as a result of the conversion to EDI, which impact forms and procedures. The changes are as follows:

- A revised form HUD-92068A, dated 6/2006, has replaced the previous HUD-92068A and is available at [www.hudclips.org](http://www.hudclips.org).

Mortgagees utilizing EDI to submit default information will use X12 TS 264, Mortgage Loan Default Status. One or more default cases can be reported in a single TS 264, as shown in the business scenarios and the data mapping guide.

**Batch Control and Processing.** The electronic communication process will consist of the following:

- The mortgagee, using in-house applications software, creates a TS 264 to report on one or more loans in default, i.e., have had no payments for 30 days (at least one full installment due and unpaid). The TS 264 transmission must be received at HUD by the 5th working day of the month. The default information should be completed without errors, assuming the mortgagee has updated its mortgage loan default form generation software based on the specifications provided by HUD. This information is sent to HUD electronically via the EDI process.
- HUD sends a TS 997, Functional Acknowledgment, to the EDI trading partner (HUD Servicer or EDI Service Bureau) electronically indicating whether the TS 264 was received and if accepted or rejected based on X12 compliance.
- HUD processes the contents of the TS 264. If an error is detected for any of the cases within the TS 264, HUD will send an Application Advice, TS 824, to the mortgagee indicating the specific mortgage loan default report in error and detailing the problem.
- If a TS 824 is received, the mortgagee needs to submit a corrected entry for that default case within a corrected transaction set 264.
- The mortgagee continues to submit TS 264 containing mortgagee loan defaults by the 5th working day of every month. When a specific default case is closed, either because an insurance claim is processed or the default is cured, the mortgagee indicates the reason using the proper Status Code (HUD-92068A Section 16a; groups AR, CT, or NC; or ML 06-15 Appendix 1, as appropriate) in the correct location in TS 264.

It is the mortgagee's responsibility to:

- incorporate the specifications provided by HUD into their form generation software.
- generate the TS 264 correctly and transmit it on time.
- monitor their Value Added Network (VAN) EDI mailbox or HUD Secure FTP server directory for HUD-initiated messages [response transactions], i.e. TS 997 and TS 824.
- respond to TS 824 with timely corrections.

The mortgagee will need to check their mailbox regularly. The TS 997 does not require any processing on the part of the mortgagee; however, TS 824 does. If a TS 824 is received, the mortgagee's EDI software should send a TS 997 to HUD confirming receipt. The mortgagee will use the TS 824 information to correct the loan in error and submit the corrected transaction with the appropriate code in the BGN segment to indicate, "Corrected and verified" as part of a TS 264.