**SFCS Claims Servicing Functions using B2G/XML**

**1/2016**

HUD implemented the ability to perform B2G/XML transactions to match the functions currently available through FHA Connection: Claim Status, Title Approval, and Claim Input. These functions are for claim types 01A, 01B, 02, 06, 07, 31, 32, 32 HAMP, 33 (excluded from Claims Input) and 33 HAMP. The following is the URL for the hud.gov web page that contains basic information about B2G/XML, XSD’s and XML shell files are available for download in the claims folder under servicing functions <http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/f17c>. The transmitter's ID will be stored with incoming transmissions, passwords will expire based on the current FHAC password expiration rules. XML for password resets can be downloaded from the HUD portal above in the Password Rotation folder under Origination Functions. Below is a summary of each of the XML transaction types followed by detailed information for each function, sample error messages and claim input help information.

The Claims Servicing Functions can be run by posting the input file to:

Pilot URL: <https://hwvalwd4635.hud.gov/b2b/sfcs/b2g_xml.cfm>

Production URL: <https://entp.hud.gov/b2b/sfcs/43C_b2g_xml.cfm>

**Claims Servicing Functions:**

1. **Claim Status Query**– Claim Status queries can be performed by Case Number or Date Range. There is greater flexibility in the Claim Status queries in XML than those available using the web FHAC screens. Multiple case numbers or date ranges can be requested in a single query or a combination of both. Reference the Claim Status Input Help information below for all available selection criteria and defaults for both date range and case number queries.

***Date Range queries*** allow a number of criteria to be used to narrow the selection of the data such as, the status, claim type of the claims returned and the sequencing of the data returned. The return xml has a maximum limit of 4000 cases per date range transmission.

***Case Number queries*** can include a claim type and block 9 date to return a specific claim, but neither is required. If Case Number, claim type and block 9 date is included in the query, claim data for a specific claim will be returned. If no claim type and block9 date is included in the query, all claims for the case number will be returned. Additional criteria can be used to narrow the retrieved data. A maximum limit of 200 cases can be queried per transmission.

1. **Title Approval Query** – Title Approval queries can also be performed by Case Number or Date Range. Multiple case numbers or date ranges can be requested in a single query or a combination of both. Reference the Title Approval Input Help information below for all available selection criteria and defaults for both date range and case number queries.

***Date Range queries*** include several additional options to narrow the amount and type of data returned. The return xml has a maximum limit of 4000 cases per date range transmission for the Summary list function and a 200 case limit per date range using the Detail list function.

***Case Number queries*** always return detail data and the case number is the only field needed. A maximum limit of 200 cases can be queried per transmission.

1. **Claims Input -** Claims can be submitted through B2G/XML. Claim types include 01A, 01B, 02, 06, 07, 31, 32, 32 HAMP, and 33 HAMP. XML shells A Loss Mitigation Claim Type 32 sample has been included in this document along with the Claim Input Help information.

The XML post can include one or multiple claims; any combination of Claim types can be included in the same XML posting transaction a maximum of 200 claims per transmission. Whether to combine multiple claims in a submission is a decision that each lender makes. The same types of edits performed in FHA Connection are performed on the XML data in addition to the length of data allowed for a data element. The XML response will indicate the status of each claim submitted or errors present for each claim submitted.

The processing of claims follows the same processing schedule as those currently submitted in FHA Connection. Claims submitted via XML on 10/28/2015 can be queried two business days after submission using the Claim Status Query by date range with the start and end dates of 10/28/2015.

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| --- | --- | --- |
| **Claim Status Query By Date Range Data Elements** | | |
| **Data Element** | **Valid Entries** | **Description** |
| START\_DATE  END\_DATE | Required: Valid format: MM/DD/CCYY | Start/End date range based on the date HUD processed the claim. |
| CLAIM\_TYPE | Optional:  01A  01B  02  03  04  05  06  07  31  32  32 HAMP  33  33 HAMP  LM  DP | Data is optional for this tag. If provided, the value must be valid. If not provided, Claim Type defaults to all claim types for the case requested.  01A - Conveyance FORM A  01B - Conveyance FORM B  02 - ACD601  05 - Supplemental  06 – NonConveyance 07 - PreForeclosure  31 - Special Forbearance  32 - Loan Modification  32 - HAMP-Loan Mod  33 – Partial Claim  33 - HAMP-Partial Claim  LM - All Loss Mitigation Claims 31, 32, 32 HAMP, 33 and 33 HAMP  DP - All Disposition Claims 01A, 01B, 02, 05, 06, 07 |
| ORDER\_BY | C – Case Number P – Process Date | Defaults to sort by Case Number (C) |
| STATUS | A – All Claim Status  P – Paid Claims Only S – Suspended Claims Only  D - Deleted Claims Only | Default returns all claims (A)  Note: ReProcessed status will only be returned when ‘A’ All Claim Status is requested |
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| **Claim Status** **Query By Case Number Data Elements** | | |
| **Data Element** | **Valid Entries** | **Description** |
| FHA\_CASE\_NUMBER | Valid format: NNN-NNNNNNN | FHA Case Number assigned to the loan. |
| CLAIM\_TYPE | Optional:  01A  01B  02  03  04  05  06  07  31  32  32 HAMP  33  33 HAMP | Data is optional for this tag. If provided, the value must be valid and block9 date must be included. If not provided all claims for the case will be returned.  01A - Conveyance FORM A  01B - Conveyance FORM B  02 - ACD601  05 - Supplemental  06 – NonConveyance 07 - PreForeclosure  31 - Special Forbearance  32 - Loan Modification  32 - HAMP-Loan Mod  33 - Partial Claim  33 - HAMP-Partial Claim |
| BLOCK9\_DATE | Valid format: MM/DD/CCYY | If not provided, all claims for the case will be returned. |
| ORDER\_BY | C – Case Number P – Process Date | Defaults to sort by Case Number (C) |
| STATUS | A – All Claim Status  P – Paid Claims Only S – Suspended Claims Only  D- Deleted Claims Only | Default returns all claims (A) |
| REQUEST\_DETAIL | L – List (Summary) D – Detail | Defaults to Summary list (L) |

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| --- | --- | --- |
| **Title Approval Query By Date Range** | | |
| **Data Element** | **Valid Entries** | **Description** |
| START\_DATE  END\_DATE | Required: Valid format: MM/DD/CCYY | Start/End date range based on the date HUD processed the title approval. |
|  |  |  |
| ORDER\_BY | C – Case Number P – Process Date | Defaults to sort by Case Number (C). |
| STATUS | A - Approved C - Corrected R - Rescinded | Defaults to all record types (A). |
| REQUEST\_DETAIL | L – List (Summary) D – Detail | Defaults to a Summary list (L) |

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| --- | --- | --- |
| **Title Approval Query By Case Number** | | |
| **Data Element** | **Valid Entries** | **Description** |
| FHA\_CASE\_NUMBER | Valid format: NNN-NNNNNNN | Number assigned to the loan |
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**The following represent error messages that result from Claim Status Query by Date Range or Case Number and Title Approval Query by Date Range or Case Number.**

**Instead of the ProcessStatusCode>Success>/ProcessStatusCode> being returned the xml would return the following**

**<ProcessStatus>**

**<ProcessStatusCode>Error</ProcessStatusCode>**

**<ProcessStatusMessage>error message(s) would be returned</ProcessStatusMessage>**

**When an Error is returned the query was not accepted by the system, correct the error and resubmit.**

**Claim Status Query by Date Range Errors:**

“Either Case Number or Date is required”

“Both Case Number and Date cannot be entered”

“Start Date is required”

“End Date is required”

“Invalid Date Format”

“End Date cannot be greater than or equal to current date”

“Start Date cannot be greater than End Date”

“No cases found for the search criteria”

“Invalid Claim Type”

“Detail claim list for date range is not allowed”

“Max 4000 Record Select Reached”

“The System is currently offline”

**Claim Status Query by Case Number Errors:**

“Either Case Number or Date is required”

“Both Case Number and Date cannot be entered”

“Valid Case Number format is nnn-nnnnnnn”

“Case Number: Check Digit Error!”

“Case Not Found”

“Not authorized for case number”

“BLOCK9\_DATE Invalid Format”

“BLOCK9\_DATE Date needed”

“The System is currently offline”

**Title Approval Query by Case Number Errors:**

“Either Case Number or Date is required”

“Both Case Number and Date cannot be entered”

“Valid Case Number format is nnn-nnnnnnn”

“Case Number: Check Digit Error!”

“Case Not Found”

“Not authorized for case number”

**Title Approval Query by Date Range Errors:**

“Start Date is required”

“End Date is required”

“Invalid Date Format”

“Start Date is Greater Than End Date”

“End Date cannot be greater than or equal to current date”

“Start Date cannot be greater than End Date”

“No cases found for the search criteria”

**CLAIM INPUT**

**The Loss Mitigation Claims Input Shell provided should be used for Claim Type 31, 32, 32 HAMP & 33 HAMP, Claim input shells can also be downloaded for Part A, Part B, Combined Part A & B and Comments. XSD’s for the input and output are also available for download.**

**All Data tags submitted will be returned with the addition of a data tag for DATE\_RECEIVED. This tag was added to satisfy HUD’s audit requirements. Refer to the output XSD available for download.**

Each claim submitted will receive either a “Success” or “Error” message. Below is a sample Process Status message after a successful submission

[<PROCESSSTATUS>](file:///C:\Users\Pamela\Documents\Pyramid%20Documents\Documents\A43C%20XML\Pams%20Test%20files\claimtype31-33_Output_341-1119447_33.xml)

<PROCESSSTATUSCODE>Success</PROCESSSTATUSCODE>

<PROCESSSTATUSMESSAGE> Processing Claim Type: Loss Mitigation Claim Input FHA Case Number: nnn-nnnnnnn </PROCESSSTATUSMESSAGE>

</PROCESSSTATUS>

**Claims submitted have edits similar to the edit’s performed on FHA Connection with the addition of the acceptable length and format of the data in each tag. If Errors are returned, the claim was not submitted, correct the Errors and resubmit. Multiple error messages may be returned below are examples of some of the types of messages that can be generated.**

[<PROCESSSTATUS>](file:///C:\Users\Pamela\Documents\Pyramid%20Documents\Documents\A43C%20XML\QA%20Testing\xml%20LM%20Claim%20Input\CT%2033%20HAMP%20Output%20messages%20Elements%20Not%20allowed.xml)

<PROCESSSTATUSCODE>Error</PROCESSSTATUSCODE>

<PROCESSSTATUSMESSAGE> Modified Mortgage Amount valid for Claim Type 32 only. Please clear the field. Modified Interest Rate is valid for Claim Type 32 only. Please clear the field. Last Arm Rate is valid for Claim Type 32 only. Please clear the field. New Maturity Date is valid for Claim Type 32 only. Please clear the field. </PROCESSSTATUSMESSAGE>

</PROCESSSTATUS>

[<PROCESSSTATUS>](file:///C:\Users\Pamela\Documents\Pyramid%20Documents\Documents\A43C%20XML\QA%20Testing\xml%20LM%20Claim%20Input\CT%2032%20HAMP%20Output%20Msg%20Invalid%20Data%20Input.xml)

<PROCESSSTATUSCODE>Error</PROCESSSTATUSCODE>

<PROCESSSTATUSMESSAGE> Mortgagor Name (First plus Last) must be 22 characters or less. Property Street must be 19 characters or less. Property City must be 18 characters or less. . FHA Insurance Amount contains invalid format; dollar amount cannot exceed 7 digits. Taxes Amount contains invalid format; dollar amount cannot exceed 7 digits. Original Mortgage Amount contains invalid format; dollar amount cannot exceed 7 digits. Comments cannot exceed 420 characters. </PROCESSSTATUSMESSAGE>

</PROCESSSTATUS>

The FHA Connection Loss Mitigation Claim Input Help page has been modified to reflect the data tags used for xml claim input, maximum characters and formatting requirements.

**Single Family B2G Loss Mitigation Claims Input Help**

General Information

The CLAIM\_TYPE element can be used to enter loss mitigation incentive claims and transmit them to HUD. This document is for the following claim types:

* 31-Special forbearance “31”
* 32-Loan Modification “32”
* 32-HAMP-Loan Mod “32 HAMP”
* 33-HAMP-Partial Claim “33 HAMP”

Mortgagees are fully responsible for the accuracy of any claims they file. Electronic submission of the claim constitutes certification that the statements and information contained in the claim are true and correct. Access to Claim Input for B2G/XML uses the same authorization as the FHAC Claim Input function and is granted only upon mortgagee's request. The transmitter's ID will be stored with incoming transmissions, passwords will expire based on the current FHAC password expiration rules. XML for password resets can be downloaded from the HUD portal in the Password Rotation folder under Origination Functions.

XML data elements normally reference field names from FHAC which correspond to the HUD 27011, Parts A and B. Claims will not be accepted with invalid entries. A status of Error followed by error messages will be returned.

### Data Element Entry Instructions for ‘New Claim’ and ‘Correction’:

|  |  |  |
| --- | --- | --- |
| **XML Element** | **Valid Formats** | **Description** |
| CLAIM\_TYPE | Enter appropriate LM claim type: 31, 32, 32 HAMP or  33 HAMP | **Required** |
| FHA\_CASE\_NUMBER | NNN-NNNNNNN | **Required** FHA Case Number assigned to loan, including check digit |
| CLAIM\_STATUS | New Claim or Correction | **Required** |
| SECTION\_CODE | NNNN | Enter the ADP Section of Act code with leading zero. |
| REASON\_CODE | Enter appropriate default reason | **Required** Valid codes are: 1-17, 19, 22-23, 26-27, 29-31, IN. |
| ENDORSEMENT\_DATE | MM/DD/YYYY | **Required** |
| PREPARED\_DATE | MM/DD/YYYY | **Required** |
| DUE\_DATE\_OF\_FIRST\_PAYMENT\_TO\_PRINCIPAL\_AND\_INTEREST (a). ORIGINAL\_DATE (b). MODIFIED\_DATE | MM/DD/YYYY for (a) and (b). | **(a).** **Required** due Date of first payment to principal and interest for the original loan for all claims. **(b). (Required for Claim type 32 and HAMP Loan Modification)** New first payment date of the modified loan. |
| LAST\_COMPLETE\_INSTALLMENT\_DATE | MM/DD/YYYY | **Required**  Due date of last complete installment paid **by the mortgagor.** |
| BLOCK9\_DATE | MM/DD/YYYY | **Required** **Claim type 31:** Date special forbearance agreement is executed. **Claim type 32 and HAMP Loan Modification:** Date loan modification is executed. **Claim type 33 HAMP Partial Claim:** Date subordinate mortgage is executed. |
| DATE\_FORECLOSURE\_PROCEEDING (a). INSTITUTED\_DATE (b). DEED\_IN\_LIEU\_DATE | MM/DD/YYYY | **Optional.**  **If applicable:** (a)the date foreclosure was initiated. (b) the date the Deed in Lieu was obtained |
| HOLDING\_MORTGAGEE\_NUMBER | Maximum of ten digits | **Required** HUD ID for the mortgage holder |
| SERVICER\_MORTGAGEE\_NUMBER | Maximum of ten digits | **Required** HUD ID for the servicer |
| MORTGAGEE\_REFERENCE\_NUMBER | Maximum of 15 alphanumeric characters | **Optional.** mortgagee's loan number |
| MORTGAGE\_AMOUNT (a). ORIGINAL\_AMOUNT (b). MODIFIED\_AMOUNT | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required**  **(a) For all claim types,** the original mortgage amount. **(b) For claim type 32 and HAMP Loan Modification,** the new modified mortgage amount. |
| UNPAID\_LOAN\_BALANCE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required** The unpaid principal balance as of the due date of last complete installment paid. |
| DATE\_OF\_EXTENSION | MM/DD/YYYY | **Required** for claim type 32, loan modification and HAMP loan modification. Date trial payment plan was offered to mortgagor. |
| IS\_PROPERTY\_VACANT | Y/N | "N" is default entry. |
| MORTGAGOR\_INFORMATION  LAST\_NAME FIRST\_NAME | Max of 22 characters when added together | **Required** |
| SSN | NNN-NN-NNNN | **Required** |
| CO\_MORTGAGOR\_SSN | NNN-NN-NNNN | **Optional** |
| PROPERTY\_INFORMATION  ADDRESS  CITY  STATE  ZIP\_CODE | Address – Max of 19 characters  CITY – Max of 18 characters  STATE – Max of 2 characters  Zip Code – 5 digits plus 4 digits | **All data Required**  **5 digits of zip code required** |
| AMOUNT\_OF\_MONTHLY\_PAYMENT  (a). FHA\_INSURANCE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** |
| AMOUNT\_OF\_MONTHLY\_PAYMENT  (b). TAXES | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** |
| AMOUNT\_OF\_MONTHLY\_PAYMENT (c). HAZARD\_INSURANCE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** |
| AMOUNT\_OF\_MONTHLY\_PAYMENT  (d). INTEREST\_PRINCIPAL | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required for claim type 33  HAMP Partial Claim.** |
| MODIFIED\_INTEREST\_RATE | NN.NNN examples: 7.500, 8.125, 10.250 | **Required for claim type 32 and  HAMP Loan Modification.** The new interest rate of modified loan. |
| NEW\_MATURITY\_DATE | MM/DD/YYYY | **Required for claim type 32 and  HAMP Loan Modification.** The new maturity date of modified loan. |
| LAST\_ARM\_RATE | NN.NNN examples: 7.500, 8.125, 10.250 | **Required for claim type 32 and  HAMP Loan Modification.** |
| ADJUSTMENT\_TO\_LOAN\_BALANCE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required** **for claim type 33  HAMP Partial Claim.** |
| TITLE\_SEARCH\_FEE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** Use only for claim type 32 and  HAMP Loan Modification. |
| ADMINISTRATIVE\_FEE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required** |
| TOTAL\_CLAIM\_AMOUNT | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required** |
| CONTACT\_INFORMATION PHONE\_NUMBER | Numeric. (nnn) nnn-nnnn Extension of up to 4 digits, if applicable. | **Required** Enter phone number of mortgagee contact. |
| CONTACT\_INFORMATION NAME | Alphanumeric characters, up to maximum of 20. | **Required** Enter name of mortgagee contact. |
| MORTGAGEE\_COMMENTS | Alphanumeric characters, up to maximum of 420. | **Optional.** |

The FHA Connection Disposition Claim Input Help pages have been modified to reflect the data tags used for xml claim input, maximum characters and formatting requirements.

### Single Family B2G Claims Input Help Part A

The following claim input data elements enter disposition claims Part A and transmit them to HUD. Part A is submitted for 01A, Parts A and B are combined in a single transmission for claim types 02, 06 and 07.

* 01 Conveyance
* 02 ACD-601
* 06 Non-Conveyance
* 07 Pre-foreclosure

Claim input instructions lists the data element names that represent the data items from the HUD 27011, Part B. Claims will not be accepted with invalid entries. Error messages will be returned. Errors must be corrected and the claim retransmitted.

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| --- | --- | --- |
| **Data Item** | **Valid Formats** | **Description** |
| CLAIM\_TYPE | Enter appropriate Claim Type: 01A, 02, 06, or 07 | **Required** |
| FHA\_CASE\_NUMBER | NNN-NNNNNNN | **Required** FHA Case Number assigned to loan, including check digit |
| CLAIM\_STATUS | New Claim or Corrected | **Required** |
| SECTION\_CODE | NNNN | **Optional**  The ADP Section of Act code with leading zero. |
| REASON\_CODE | Max of 2 characters | **Required** Valid codes are: 1-17, 19, 22-23, 26-27, 29-31, IN. |
| ENDORSEMENT\_DATE | MM/DD/YYYY | **Required** |
| PREPARED\_DATE | MM/DD/YYYY | **Required** |
| DUE\_DATE\_OF\_FIRST\_PAYMENT\_TO\_PRINCIPAL\_AND\_INTEREST (a).ORIGINAL\_DATE (b). MODIFIED\_DATE | MM/DD/YYYY for (a) and (b). | **(a). Required for 01 and 02, optional for 06 and 07**  **(b). Not applicable** |
| LAST\_COMPLETE\_INSTALLMENT\_DATE | MM/DD/YYYY | **Required** |
| BLOCK9\_DATE | MM/DD/YYYY | **Required for claim types 01, 06 and 07, optional for 02**  Date of Possession and Acquisition of Marketable title |
| DEED\_DATE | MM/DD/YYYY | **Required for Claim Type 01, 02 and 07**, n**ot applicable for 06**. Date of Deed or Assignment Filed for Record or Date of Closing or Appraisal |
| DATE\_FORECLOSURE\_PROCEEDING (a). INSTITUTED\_DATE (b). DEED\_IN\_LIEU\_DATE | MM/DD/YYYY | **(Required for Claim Type 01 and 06)** (a)Enter date foreclosure initiated if applicable. (b) Enter Date of Deed in Lieu if applicable **(Optional for Claim Type 02 and 07)** |
| HOLDING\_MORTGAGEE\_NUMBER | Ten digits | **Required** Enter the HUD ID for the mortgage holder |
| SERVICER\_MORTGAGEE\_NUMBER | Ten digits | **Optional**  Enter the HUD ID for the servicer |
| MORTGAGEE\_REFERENCE\_NUMBER | Up to 15 alphanumeric characters | **Optional** Enter mortgagee's loan number |
| MORTGAGE\_AMOUNT (a). ORIGINAL\_AMOUNT (b). MODIFIED\_AMOUNT | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **(a) Required for all claim types.** Enter original mortgage amount. **(b) Not applicable.** |
| HOLDING\_MORTGAGEE\_EIN | 9 digits numeric | **Optional** |
| UNPAID\_LOAN\_BALANCE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required** Enter the unpaid principal balance as of the due date of last paid installment |
| FIRM\_COMMITMENT\_DATE | MM/DD/YYYY | **Optional** |
| EXPIRATION\_DATE\_OF\_EXTENSION | MM/DD/YYYY | **Optional** |
| NOTICE\_TO\_CONVEY\_DATE | MM/DD/YYYY | **(Required for Claim Type 02 only)** |
| BANKRUPTCY\_RELEASE\_DATE | MM/DD/YYYY | **Optional** |
| IS\_PROPERTY\_VACANT | Enter Y/N | Must be "Y" or “N”, default is “N”. |
| PROPERTY\_VACANT\_APPROVAL\_DATE | MM/DD/YYYY | **Required** for Claim Type 01 if Property Vacant is "No".  Optional for Claim Type 02, 06 and 07. |
| IS\_PROPERTY\_DAMAGED | Enter Y/N | Must be "Y" or "N", default is “N”. |
| a. PROPERTY\_DAMAGE\_DATE b. CERTIFICATION\_DATE | MM/DD/YYYY for (a) and (b). | **Required for Claim Type 01, and 02** if Property Damaged is "Y". Optional for Claim Type 07. |
| DAMAGE\_TYPE | 1 - Tornado 2 - Boiler Explosion (Condominium units only) 3 - Fire 4 - Damage (203.377) 5 - Flood 6 - Earthquake | **Required for Claim Type 01, 02** if Property Damaged "Y".  Not applicable for Claim Type 06 and 07. |
| RECOVERY\_ESTIMATE\_DAMAGE | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required for Claim Type 01, 02** if Property Damaged is "Yes" and Property Damage Date (a) or Certification Date (b) are provided |
| MORTGAGEE\_SUCCESSFUL\_BIDDER | Enter Y/N | "Y" or "N" Default "N" |
| DEFICIENCY\_CODE | N, 1-4 | **Required for 01, and 06 (Optional for 02 and 07)** |
| AUTHORIZED\_BID\_AMOUNT | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **(Required for Claim Type 06 and 07)** |
| MORTGAGEE\_REPORTED\_CURTAILMENT\_DATE | MM/DD/YYYY | **Optional** |
| MORTGAGOR\_INFORMATION  FIRST\_NAME  LAST\_NAME | Up to 22 alpha characters allowed for combined last and first name. | **Required** |
| SSN  CO\_MORTGAGOR\_SSN | NNN-NN-NNNN | **SSN Required** Enter social security number(s) with dashes.  CO SSN Optional |
| PROPERTY\_INFORMATION  ADDRESS  CITY  STATE  ZIP\_CODE | Address – Max of 19 characters  CITY – Max of 18 characters  STATE – Max of 2 characters  Zip Code – 5 digits plus 4 digits | **All data Required**  **5 digits of zip code required** |
| **CONTACT\_INFORMATION** PHONE | (nnn) nnn-nnnn Extension of up to 4 digits, if applicable. | **Required** Enter phone number of mortgagee contact. Include extension, if applicable. |
| **CONTACT\_INFORMATION:** NAME | Max of 20 characters | **Required** Enter name of mortgagee contact. |
| MORTGAGEE\_COMMENTS | Max of 420 characters | **Optional** |

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The FHA Connection Disposition Claim Input Help pages have been modified to reflect the data tags used for xml claim input, maximum characters and formatting requirements.

### Single Family B2G Claims Input Help Part B

The CLAIM\_TYPE element can be used to enter disposition claims and transmit them to HUD. This document is for the following Part B claim types only:

* 01 Conveyance
* 02 ACD-601
* 06 Non-Conveyance
* 07 Pre-foreclosure

Claim input instructions lists the data element names that represent the data items from the HUD 27011, Part B. Claims will not be accepted with invalid entries. Error messages will be returned. Errors must be corrected and the claim retransmitted.

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| --- | --- | --- |
| **XML Element** | **Valid Formats** | **Description** |
| CLAIM\_TYPE\_PT\_B | 01B | **Required** for 01B only |
| FHA\_CASE\_NUMBER\_PT\_B | NNN-NNNNNNN | **Required** FHA Case Number assigned to loan, including check digit |
| CLAIM\_STATUS\_PT\_B | New Claim, or Correction | **Required** for 01B only |
| MORTGAGOR\_INFORMATION\_PT\_B FIRST\_NAME LAST\_NAME  ADDRESS  CITY  STATE  ZIP\_CODE | Name - Max of 22 characters when added together  Address – Max of 19 characters  City – Max of 18 characters  State – Max of 2 characters  Zip code 5 digits plus 4 digits, first 5 required | **All Data Required** Property Zip code, first 5 required |
| SECTION\_CODE\_PT\_B | NNNN | **Optional** Section of Act Code with leading zero. |
| MORTGAGEE\_REFERENCE\_NUMBER\_PT\_B | Max 15 characters | **Optional** Mortgagee’s loan number |
| PREPARED\_DATE\_PT\_B | MM/DD/YYYY | **Required** |
| EXPIRATION\_DATE\_PT\_B | MM/DD/YYYY | **Optional** |
| ADJUSTMENT\_LOAN\_BALANCE DEDUCTIONS ADDITIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Adjustment to Loan Balance |
| SALE\_BID\_APPRAISAL\_VALUE DEDUCTIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** |
| ESCROW\_BALANCE DEDUCTIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional** |
| DISBURSEMENTS\_PROTECTION\_PRESERVATION ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Total Disbursements for Protection and Preservation |
| TOTAL\_DISBURSEMENTS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Total Disbursements |
| ATTORNEY\_TRUSTEE\_FEES\_PAID ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Attorney/Trustee Fees Paid |
| FORECLOSURE\_ACQUISITION\_CONVEYANCE\_OTHER\_COSTS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Foreclosure, Acquisition, Conveyance, and Other Costs |
| BANKRUPTCY\_FEE ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Bankruptcy Fee (if applicable) |
| RENTAL\_INCOME DEDUCTIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Rental Income |
| RENTAL\_EXPENSE ADDITIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Rental Expense |
| TOTAL\_TAXES\_ON\_DEED ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Total Taxes on Deed |
| RECOVERY\_OR\_DAMAGE  DEDUCTIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Amount of Damage |
| ESTIMATE\_OR\_RECOVERY ESTIMATE\_OR\_RECOVERY\_FROM\_PART\_A LESS\_TOTAL\_INSURANCE\_RECOVERY ADJUSTED\_AMOUNT DEDUCTIONS ADDITIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Estimate of Damage |
| SPECIAL\_ASSESSMENTS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Special Assessments |
| MORTGAGE\_NOTE\_INTEREST FROM\_DATE TO\_DATE RATE INTEREST | NNNNNNN.NN Interest: numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas.  Rate: NN.NNN | **Optional**  Mortgage Note Interest/Forbearance Interest  Mortgage Note Rate |
| MORTGAGE\_INSURANCE\_PREMIUMS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Mortgage Insurance Premiums |
| UNAPPLIED\_SECTION\_235\_ASSISTANCE\_PAYMENTS DEDUCTIONS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Unapplied Section 235 Assistance Payments |
| OVERHEAD\_COSTS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Overhead Costs |
| UNCOLLECTED\_INTEREST INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Uncollected Interest |
| AMOUNT\_DUE\_FROM\_BUYER\_AT\_CLOSING DEDUCTIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Amount Due From Buyer at Closing |
| AMOUNT\_OWED\_TO\_BUYER\_AT\_CLOSING ADDITIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Amount Owed to Buyer |
| ADDITIONAL\_CLOSING\_COSTS ADDITIONS | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Additional Closing Costs |
| APPRAISAL\_FEE DEDUCTIONS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Appraisal Fee |
| DEFICIENCY\_JUDGEMENT\_COSTS\_FEES DEDUCTIONS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Optional**  Deficiency Judgement Costs/Fees |
| TOTALS DEDUCTIONS ADDITIONS INTEREST | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required**  Total Deduction Amount; Total Addition Amount: Total Interest Amount |
| NET\_CLAIM\_AMOUNT | NNNNNNN.NN numeric dollar amount cannot exceed 7 digits with 2 decimal places; do not use $ sign or commas. | **Required**  Net Claim Amount |
| HOLDING\_MORTGAGEE\_NUMBER | Ten digits | **Required**  HUD ID for the mortgage holder |
| SERVICER\_MORTGAGEE\_NUMBER | Ten digits | **Optional**  HUD ID for the servicer |
| CONTACT\_INFORMATION\_PART\_B  PHONE\_NUMBER | Numeric. (nnn) nnn-nnnn Extension of up to 4 digits, if applicable. | **Required**  Phone number of mortgagee contact. Extension not required |
| CONTACT\_INFORMATION\_PART\_B  NAME | Max of 20 characters | **Required**  Name of mortgagee contact |
| CONTACT\_INFORMATION\_PART\_B  MORTGAGEE\_COMMENTS | Max of 420 characters | **Optional** |

Please refer to the sample Success message returned when no errors are found and the claim is accepted and for Error message samples provided above.

### Single Family B2G Claims Input Help for Comments

The elements below can be used to submit comments for disposition claims and transmit them to HUD. This document is for the following claim types:

* 01 Conveyance
* 02 ACD-601
* 06 Non-Conveyance
* 07 Pre-foreclosure

Comment instructions below list the data element names that represent the data items from the HUD 27011 for adding comments. Comments will not be accepted with invalid entries. Error messages will be returned. Errors must be corrected and the comment retransmitted.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **XML Element** | **Valid Formats** | **Description** | | |
| CLAIM\_TYPE | Enter appropriate Claim type: 01A, 02, 06, or 07 | **Required** | | |
| FHA\_CASE\_NUMBER | NNN-NNNNNNN | **Required** FHA Case Number assigned to loan, including check digit | | |
| CLAIM\_STATUS | COMMENTS | **Required** | | |
| BLOCK9\_DATE | MM/DD/YYYY | | **Required for claim types 01, 06 and 07, optional for 01B and 02**  Date of Possession and Acquisition of Marketable title |
| HOLDING\_MORTGAGEE\_NUMBER | Ten digits | | **Required** Enter the HUD ID for the mortgage holder |
| SERVICER\_MORTGAGEE\_NUMBER | Ten digits | | **Required**  Enter the HUD ID for the servicer |
| MORTGAGEE\_REFERENCE\_NUMBER | Up to 15 alphanumeric characters | | **Optional** Enter mortgagee's loan number |
| CONTACT\_INFORMATION PHONE\_NUMBER | Numeric. (nnn) nnn-nnnn Extension of up to 4 digits, if applicable. | **Optional Enter phone number of mortgagee contact.** | | |
| CONTACT\_INFORMATION NAME | Alphanumeric characters, up to maximum of 20. | **Optional Enter name of mortgagee contact.** | | |
| MORTGAGEE\_COMMENTS | Alphanumeric characters, up to maximum of 420. | **Required** | | |

History of Changes

|  |  |
| --- | --- |
| 10/30/2015 | Initial load of software, documentation, xml shells and xsd’s after successful pilot |
| 01/20/2016 | Completed instructions especially exceptions for required elements |
| 1/27/2016 | Added Comment information |