

## Transaction Set 264 - Mortgage Loan Default Status

Transaction set (TS) 264 is used for the submission and processing of mortgage loan default data. HUD's Single Family Default Monitoring System (SFDMS) is currently used to monitor more than 13,000 mortgagees who have been approved by HUD to finance or service FHA-insured family properties. Mortgagees are required to submit form HUD-92068A when an FHA mortgagor is 90 days delinquent. They are required to resubmit the form every 30 days until the mortgage is settled or terminated. Some mortgagees and servicers provide tapes to HUD Headquarters where they must be reformatted, input into the application, and verified. Mortgagee Letter 96-14, Attachment #1 dated April 1996 provided a schedule for large volume mortgagees to complete EDI implementation of Forms HUD-92068A (Monthly Delinquent Loan Report), HUD 92080 (Mortgage Record Change), and HUD-27050-A (Mortgage Insurance Termination). All trading partners are mandated to be EDI-capable by December 1997 for defaults and mortgage record changes, the mandate for claims was August 31, 1997. Mortgagees need not wait to begin reporting via EDI until the end of 1997; EDI-communication on claims, defaults, mortgage record changes and terminations is happening right now.

This subsection of the Implementation Guide describes the relevant processes involved in using EDI for the collection and dissemination of single family mortgage loan default reports. Paperless default reporting has the following advantages:

- The number of times the same information is manually processed is reduced;
- With the implementation of the form generation specifications provided to mortgagees for HUD-92068A preparation, a majority of the current data errors are eliminated;
- EDI improves the communication between HUD and mortgagees and decreases the staff time required for mortgage loan default reporting;
- EDI allows HUD to provide feedback to mortgagees on default error cases electronically; and
- EDI allows mortgagees to submit corrections electronically within the same reporting cycle.

Under EDI, mortgagees and servicers will electronically transmit loan default data from their computers to HUD Headquarters through a VAN. The information is in a standard X12 format (TS 264). Upon receipt and acceptance of the electronic input, the loan default information will be verified for completeness, and then passed to HUD's SFDMS for processing. The sender will receive an acknowledgment of HUD receipt in the form of an X12 TS 997, Functional

### Acknowledgment.

Electronic loan default data is either moved forward in processing, or a TS 824 is communicated back to the sender requesting corrections. An 824, Application Advice, used as a request for correction will require the sender to resubmit a corrected TS 264.

Detailed step-by-step instructions are provided in the following pages for implementation of the TS 264, including mapping of the transaction set to the components of the form HUD-92068A. The 264 is an approved X12 Draft Standard for Trial Use (DSTU). Figure VI-5 (page 189) is an example of the form HUD-92068A.

## Business Forms

### Basic Trading Partner Agreement

#### 1.0 INTRODUCTION

This agreement between HUD and the mortgagee, hereafter known as Trading Partner, prescribes the general procedures and policies to be followed when Electronic Data Interchange (EDI) is used for transmitting and receiving electronic documents in lieu of one or more paper documents normally associated with conducting business with HUD.

#### 1.1 DEFINITIONS

- Trading Partner — the HUD-approved lender (identifiable by the HUD-issued 10-digit ID number) who consents to the electronic exchange of pertinent business documents in accordance with all specifications of the agreement.
- HUD Value-Added Network (VAN) — the data network service used by HUD for the receipt and transmission of electronic business documents with the Trading Partner under the terms of this agreement.
- Trading Partner Value-Added Network (VAN) — the data network service used by the Trading Partner for the receipt and transmission of electronic business documents with HUD under the terms of this agreement.
- HUD VAN Mailbox — the repository within the HUD VAN which contains electronic business documents submitted by HUD's Trading Partner.
- Trading Partner VAN Mailbox — the repository within the Trading Partner's VAN which contains electronic business documents transmitted by HUD.
- HUD's Gateway Processor — the HUD-owned computer which receives electronic business documents from the VAN or point-to-point communications system for subsequent processing by the appropriate HUD computer application program.
- HUD EDI Implementation Guide — a HUD-provided manual which describes the electronic submission of business documents to HUD, as an aid to the Trading Partner in achieving the information interchange specified in this agreement.
- Service Bureau — an agent of the Trading Partner authorized by the Trading Partner to submit business documents electronically to HUD. The Trading Partner must specify this relationship in a completed EDI Information Request Form.
- HUD Business Day — A HUD business day is a day in which HUD is officially open for normal business at its Washington, DC headquarters office.
- Transaction Set — A transaction set is the data that is exchanged electronically in order to convey meaning between parties engaged in EDI, consisting of a specific group of segments that represent a business document. The business information included in a transaction set is equivalent to the information in a conventionally printed document.

#### 2.0 PURPOSE

The agreement ensures that EDI transmissions between HUD and the Trading Partner will be treated as equivalent to paper-based transmissions of data. It ensures that the use of any electronic equivalent of the standard HUD business document(s) referenced in the addenda to this agreement will be deemed an acceptable business practice and that the Trading Partner will not challenge the admissibility of the electronic information in evidence, except in circumstances in which an analogous paper document could be challenged.

**3.0 TERMS AND CONDITIONS**

- 3.1 Communications between HUD and its electronic Trading Partner will occur via a VAN. Each participant, i.e., HUD and the Trading Partner, will maintain a mailbox with its respective VAN for the receipt of electronic documents created and transmitted in a standard format.
- 3.2 The standards for business documents shall be in accordance with the American National Standards Institute (ANSI) Accredited Standards Committee (ASC) X12 specifications and represent the most current version of those standards in use at HUD, as specified in this Trading Partner Agreement and its addenda. Any changes to the ASC X12 standard HUD intends to employ with its Trading Partner will be subject to the provisions stated in Paragraphs 6.0 and 9.0.
- 3.3 Trading Partner must deliver transactions destined for HUD to the HUD EDI address designated in the EDI Information Request Form.
- 3.4 All electronic documents transmitted to HUD will be considered "postmarked" at the time of delivery to the HUD VAN mailbox. Electronic documents will be considered delivered at the time of receipt by HUD's EDI gateway processor.
- 3.5 All transactions received by either party in an electronic exchange will be acknowledged by returning the sender an X12 Functional Acknowledgment, Transaction Set (TS) 997. A copy of TS 997 and related documentation are presented in this Implementation Guide. In response to an incoming business document, HUD will send a functional acknowledgment no later than the close of business of the next HUD business day following its delivery to the HUD VAN mailbox ("postmark").
- 3.6 HUD will bear the cost of placing business documents and acknowledgments in the Trading Partner's electronic mailbox, and receiving the documents and acknowledgments placed in its VAN mailbox. The Trading Partner is responsible for all costs associated with receiving documents and acknowledgments from the Trading Partner's electronic mailbox and transmitting transactions to HUD's VAN mailbox.
- 3.7 Trading Partner will be able to submit or exchange electronic business documents any time during the normal operating hours of HUD's VAN.
- 3.8 If any errors occur in a transmission received by a Trading Partner, HUD will be responsible only for those errors occurring on the HUD system. If a Trading Partner receives a garbled transmission, HUD must be contacted immediately to arrange a retransmission. Procedures for error reporting are defined in the relevant part of the HUD EDI Implementation Guide for the business documents being exchanged.
- 3.9 HUD will not be responsible for any damages incurred by the Trading Partner as a result of missing or delayed transmissions, when the problem is not with or caused by HUD or its VAN provider.
- 3.10 Each EDI business process to be implemented with the Trading Partner will undergo a period of testing, of up to approximately one (1) month; and a period of evaluation of up to approximately two (2) months, during which documents must be sent to HUD Headquarters both electronically and by mail. This test and evaluation process will ensure the exchange of correct information with the Trading Partner.
- 3.11 Upon successful completion of this test and evaluation period, HUD will approve and notify the Trading Partner. The EDI Information Request Form will set dates for beginning official EDI transmissions and for removing the general requirement to mail hard copy documents or tapes to HUD.
- 3.12 Any document from HUD's system placed into a Trading Partner's VAN mailbox is to be considered a valid and authentic document backed by the same guarantees and legitimacy as are found in an equivalent paper transaction. Likewise, any document from a Trading Partner placed into HUD's VAN mailbox will be considered a valid and authentic document backed by the same guarantees of legitimacy as are found in an equivalent paper transaction.

#### 4.0 FORCE MAJEURE

None of the parties in this agreement will be liable for failure to properly conduct EDI in the event of war, accident, riot, fire, flood, epidemic, power outage, labor dispute, act of God, act of public enemy, malfunction or inappropriate design of hardware or software, or any other cause beyond such party's control. If, in HUD's judgment, standard business cannot be conducted by EDI, HUD will, at its discretion, return to paper- or tape-based systems, as appropriate, for processing the business documents described in this agreement and its addenda.

#### 5.0 EFFECTIVE DATE

The terms and conditions set forth in this document become effective upon receipt by HUD of the completed EDI Information Request Form.

#### 6.0 AGREEMENT REVIEW AND UPDATE

- 6.1 This agreement will be reviewed at least annually by HUD to make mutually agreeable changes, additions or deletions, as necessary.
- 6.2 Trading Partner will notify HUD's EDI Contact, identified below, in writing within 15 calendar days after any change of company name.
- 6.3 Trading Partner will notify HUD's EDI Contact in writing at least 30 calendar days in advance of any change in VAN or service bureau.
- 6.4 HUD will note changes, such as those described in 6.2 and 6.3, and will incorporate them into the Trading Partner Agreement at the annual review.
- 6.5 Trading Partner will alert HUD's EDI Contact within 10 calendar days if there is a change in the corporate charter which will necessitate a change in mortgagee number. The Trading Partner would then need to complete a new EDI Information Request Form with the new mortgagee number and name of the new organization.
- 6.6 HUD will notify Trading Partner in writing at least 60 days in advance of any change in the technical provisions of the addenda, that is: HUD's VAN, ID qualifier, EDI address, interchange envelope, control ID, document format, or document version. Such notification will supersede the technical provisions of the addenda in force until such time as the addenda are updated, as specified in Paragraph 6.1.
- 6.7 All notifications required under this agreement will be submitted in writing to:

U. S. Department of HUD  
EDI Desk  
PO Box 44131  
Washington, DC 20026-4131

#### 7.0 TERMINATION

This agreement may be terminated by either HUD or the Trading Partner, effective 30 days after receipt of written notice by either party. Termination notice will have no effect on transactions occurring prior to the effective date of termination.

#### 8.0 USE OF A SERVICE BUREAU

If the Trading Partner uses a service bureau for delivery and receipt of business documents electronically, the Trading Partner's obligations under this agreement and applicable HUD reference procedures remain fully in force. The identification of any service bureau relationship must be clearly documented in the EDI Information Request Form.

**9.0 WHOLE AGREEMENT**

- 9.1 This agreement, all addenda, attachments and the EDI Information Request Form constitute the entire agreement between the parties. In the event a court of competent jurisdiction negates any of the provisions of this agreement, the remainder of the agreement will remain in full force and effect.
- 9.2 HUD will prepare a new addendum for each new EDI-based business process it develops. A new EDI Information Form will be completed by the Trading Partner and appended to this agreement.
- 9.3 In any case where there is a conflict between this agreement and HUD's regulations, the regulations will control.

## Addendum B to the Basic Trading Partner Agreement

MORTGAGE LOAN DEFAULT STATUS  
ASC X12 DRAFT STANDARD FOR TRIAL USE (DSTU)  
TRANSACTION SET #264**1.0 PURPOSE**

This attachment to the Trading Partner Agreement provides additional detail on the use of electronic data interchange (EDI) by HUD to approved FHA mortgage lenders/servicers in lieu of providing paper form HUD 92068-A, 90 or More Days Delinquent Loan Report - Single Family Default Monitoring System.

**2.0 IMPLEMENTATION**

Trading Partner will electronically transmit a monthly status report to HUD Headquarters using the American National Standards Institute (ANSI) X12 Transaction Set (TS) 264, in accordance with specifications provided in HUD's EDI Implementation Guide, in lieu of a paper Form 92068-A, beginning on the date provided by HUD when a copy of the completed EDI Information Request Form is returned to Trading Partner.

**3.0 TERMS AND CONDITIONS**

Trading Partner will comply with all HUD filing requirements specified in the current version of HUD Handbook 4330.1, Administration of Insured Home Mortgages, Mortgagee Letter 93-24, and related mortgagee letters, especially with regard to information accuracy, completeness, and filing time requirements.

**4.0 TECHNICAL PROVISIONS**

HUD will use SprintEDI as a third-party service provider for receiving TS 264 and TS 997 and transmitting related business document transaction sets, including TS 824 and TS 997. Trading Partner will use **(as indicated on the EDI Information Form)** as its third-party network.

Trading Partner will transmit its TS 264 submissions to HUD's third-party service provider. HUD will transmit a TS 977 within one HUD business day following delivery of a TS 824 to the HUD VAN mailbox. Within two HUD business days after receipt of a TS 264, HUD will transmit a TS 824 to the Trading Partner confirming the status of all default cases received.

Trading Partner will be responsible for verifying that HUD has received all the default cases transmitted by comparing the TS 824 confirmations received from HUD with the default cases transmitted through TS 264.

HUD's ID Qualifier is: ZZ

HUD's EDI Address is: **(as indicated on the EDI Information Form for the transaction set)**

Trading Partner's ID Qualifier is: ZZ

Trading Partner's EDI Address is: **(HUD-issued, 10-digit mortgagee identifier)**

HUD Interchange Control Header, Standards Identifier, and Version Number are: ISA,U,00303

HUD Document format and version are: X,003032

Trading Partner will use the Service Bureau as indicated on the EDI Information Request Form to send and receive all TS 264 transmissions.

The Edi Information Request Form is shown on the following two pages. **Please note that these pages do not show page numbers.**





## INSTRUCTIONS TO MORTGAGEE FOR COMPLETING THIS FORM

**Please read these instructions before completing the form.**

Your organization needs to establish a means of creating EDI transactions and connecting to HUD's EDI gateway. This involves using a third party carrier, i.e., a Value Added Network (VAN) or a Service Bureau. Before completing this form you need to know which approach your organization is taking. Please refer to the Implementation Guide for Doing EDI With HUD for details. Complete an EDI Information Request form for each VAN or Service Bureau your organization will be using. On each form, you need to indicate the specific HUD insurance application you will be submitting via the service bureau or VAN indicated on this form.

The **HUD Mortgagee ID#** is the 10 digit number assigned to your organization by HUD. It is currently being used by your organization on forms for FHA Single Family Loans such as HUD form 92080, 27050A, 92068A and 27011.

Place a **check mark** beside the **application** for which this form is being completed. Check Other EDI if the application is not listed and write the application name in the space provided.

**Complete either the service bureau or VAN section.**

Enter your **service bureau** name, address, contact name and phone number of contact. Or enter the name of the **VAN (third party carrier)** being used to exchange EDI files with HUD's Sprint mailbox.

HUD's **ISA, GS02 and VAN** information have been provided. You need to complete your **ISA, GS02 and VAN or service bureau** information. If you are unsure of what to enter, please contact your VAN service bureau or your EDI technician for this data.

TS Type	ISA Qualifier	ISA Interchange	GS02	VAN/SB
Claims	<i>ZZ</i>	9999609998	9999609998	SprintEDI
Defaults	<i>ZZ</i>	9999609997	9999609997	SprintEDI
MRCs	<i>ZZ</i>	9999609997	9999609997	SprintEDI
Upfront Premiums	<i>ZZ</i>	043000096H	043000096H	SprintEDI

HUD will return a dated copy of this form authorizing you to begin EDI transmission of data to HUD as of the date entered by HUD.

Please call the HUD EDI HELP DESK at 1-800-483-4334 (1-800-HUD-4EDI) if you need further assistance. Mail or FAX this form to the address on the front bottom of the form.

**Figure VI-5**

For a current copy of form HUD-92068-A, contact your local HUD office or visit the HUD home page on the internet at [www.hud.gov](http://www.hud.gov).

### ***Transaction Set 264 Outline***

Transaction set (TS) 264 will be used by mortgage lenders to file single family mortgage loan default information with government agencies and private mortgage insurers. The information in a standard format will allow all notifications of mortgage loan default/foreclosure status to be filed similarly, whether they be to an insurer or guarantor. The following pages contain the 264 transaction set outline.

# 264 Mortgage Loan Default Status

Functional Group ID=**MG**

## Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Mortgage Loan Default Status Transaction Set (264) for use within an Electronic Data Interchange (EDI) environment. This package of information in the standard format will allow all notifications of mortgage loan default/foreclosure status to be filed similarly, whether they be to an insurer or guarantor. The transaction set can be used to initiate two types of monthly reports (monthly and quarterly) that will facilitate monitoring of delinquent mortgage loans. This transaction set is expected to be used by mortgage lenders to submit advance notification of delinquent mortgage loans that could potentially result in foreclosure activity leading to the collection of a third-party guarantee/insurance benefit. This standard can be used by mortgage lenders to file default status reports with both government agencies and private mortgage insurers.

## 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		n1
	030	MIS	Mortgagee Information Status	O	1		n2
						LOOP ID - 0100	2
Must Use	040	N1	Name	M	1		n3
Not Used	050	N2	Additional Name Information	O	1		
	060	N3	Address Information	O	1		
	070	N4	Geographic Location	O	2		n4
Not Used	080	PER	Administrative Communications Contact	O	2		

## Detail:

	<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 - 0200	>1
Must Use	010	LX	Assigned Number	M	1		n5
Not Used	020	N1	Name	O	1		
Not Used	030	N2	Additional Name Information	O	1		
Not Used	040	N3	Address Information	O	1		
Not Used	050	N4	Geographic Location	O	1		
	060	REF	Reference Numbers	O	2		
Must Use	070	PER	Administrative Communications Contact	M	2		
Not Used	080	QTY	Quantity	O	2		
Not Used	090	AMT	Monetary Amount	O	1		
						LOOP ID - 0210	>1

Must Use	100	DTP	Date or Time or Period	M	1	n6
Must Use	110	REF	Reference Numbers	M	10	n7
<b>LOOP ID - 0211</b>						<b>&gt;1</b>
Must Use	120	N1	Name	M	1	n8
Not Used	130	N2	Additional Name Information	O	1	
Not Used	140	N3	Address Information	O	1	n9
Not Used	150	N4	Geographic Location	O	1	
Not Used	160	PER	Administrative Communications Contact	O	2	
	170	LS	Loop Header	O	1	
<b>LOOP ID - 0212</b>						<b>1</b>
	180	REC	Real Estate Condition	O	1	n10
	190	N3	Address Information	O	1	n11
	200	N4	Geographic Location	O	1	
	210	DFI	Default Information	O	1	n12
Not Used	220	QTY	Quantity	O	1	
	230	AMT	Monetary Amount	O	10	
Not Used	240	INT	Interest	O	1	
	250	SOM	Status of Mortgage	O	1	
	260	DTP	Date or Time or Period	O	14	
	270	MRC	Mortgagor Response Characteristics	O	2	
Not Used	280	MSG	Message Text	O	11	n13
	290	LE	Loop Trailer	O	1	

### 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>
Not Used	010	QTY	Quantity	O	2		n14
Not Used	020	AMT	Monetary Amount	O	1		
Must Use	030	SE	Transaction Set Trailer	M	1		

### Transaction Set Notes

1. The BGN segment indicates whether the set is a corrected and verified or an advance notification transmission.
2. The MIS segment provides information on the name and address change of the sending party.
3. Loop 0100 identifies the sending and or the receiving parties.
4. N4 may also contain the geographical location of the sender's principal servicing office, if any.
5. Each iteration of loop 0200 is used to provide mortgagee information associated with a specific group of mortgages.
6. Loop 0210 is used to provide detail loan default information on a specific mortgage loan. The DTP segment contains the reporting date of loan defaults.
7. The REF segment provides the associated reference numbers for a specific mortgage loan.
8. Loop 0211 provides information on the mortgagor, or the property owner, or the investor.

9. The N3 and N4 segments contain the address information for the property.
10. Loop 0212 contains detail loan default and foreclosure information on a specific mortgage loan.  
The REC segment provides information on the real estate condition of the property. REC04 and REC05 provide information on damage and number of living units on the property and are not used in transaction set 264.
11. The N3 and N4 segments provide the address information for the property.
12. The DFI, QTY, AMT, INT, SOM, DTP and MRC segments provide detail default information on the mortgage loan.
13. The MSG segment provides loan detail remarks or comments.
14. QTY and AMT provide loan administration summaries for all mortgages reported in Table 2.

**NOTES**

- 1/020 The BGN segment indicates whether the set is a corrected and verified or an advanced notification transmission.
- 1/030 The MIS segment provides information on the name and address change of the sending party.
- 1/040 LOOP 0100 identifies the sending and or the receiving parties.
- 1/070 N4 may also contain the geographical location of the sender's principal servicing office, if any.
- 2/010 Each iteration of loop 0200 is used to provide mortgagee information associated with a specific group of mortgages.
- 2/100 LOOP 0210 is used to provide detail loan default information on a specific mortgage loan.
- 2/100 The DTP segment contains the reporting date of the loan defaults.
- 2/110 The REF segment provides the associated reference numbers for a specific mortgage loan.
- 2/120 LOOP 0211 provides information on the mortgagor, or the property owner, or the investor.
- 2/140 The N3 and N4 segments contain the address information for the property.
- 2/180 LOOP 0212 contains detail loan default and foreclosure information on a specific mortgage loan.
- 2/180 The REC segment provides information on the real estate condition of the property. REC04 and REC05 provide information on damage and number of living units on the property and are not used in Transaction Set 264.
- 2/190 The N3 and N4 segments provide the address information for the property.
- 2/210 The DFI, QTY, AMT, INT, SOM, DTP, MRC segments provide detail default information on the mortgage loan.
- 2/280 The MSG segment provides loan detail remarks or comments.
- 3/010 QTY and AMT provide loan administration summaries for all mortgages reported in Table 2.

### ***Transmission Notes for Transaction Set 264***

To successfully transmit TS 264, the following items should be reviewed:

- Ensure that the interchange control segments information for you and your trading partners is specified as discussed in Appendix C; and
- Ensure that all data is in the format required by HUD's application system.

Each bullet point is discussed in the paragraphs below.

**Interchange Control Segments.** As stated in Section III, the interchange control segments contain control information about you and your trading partner(s) and indicate the number of functional groups included in the transmission. An interchange control header (ISA) identifies the beginning of an interchange of one or more functional groups and interchange-related control segments; whereas, an interchange control trailer (IEA) defines the end of an interchange of one or more functional groups and interchange-related control segments. Ensure that all specifications, as outlined in Appendix C, are met.

**Data format.** HUD's application system requires specific formats for data elements within TS 264. These format requirements include usage of parentheses and hyphens and the acceptable length for HUD's application system when it is less than the length allowed in the X12 standards. Format requirements for individual data elements are specified in the Data Value Guidance column of the Data Mapping Guide for TS 264, presented later in this section.

## ***Business Scenarios***

A business scenario illustrates the construct of a transaction set transmission. For the 264, it provides a simple mortgage loan default status report in EDI format. To assist in the use of the TS 264, two business scenarios are provided. Following the business scenario description, a table is provided for each line of the associated EDI transmission with an explanation of the content of the transmission.

### **Business Scenario 1**

The following is an example of a mortgage loan default status report submitted in EDI X12 format. This business case describes the submission of detailed default information for loans that are 90 or more days delinquent.

*Suntrust Mortgage, Inc.*, P.O. Box 4333, Atlanta, GA 92681-4333, is reporting on six 90-day delinquent mortgages to the U.S. Department of Housing and Urban Development (HUD) for the period ending November 30, 1992. The HUD principal servicing office which holds *Suntrust's* mortgage documents is located in Savannah, Georgia. *Suntrust* is reporting to HUD on behalf of one mortgagee with two delinquent mortgages. *Suntrust* is assigned a Mortgagee Number of 3267080039 by HUD.

*Suntrust's* contact for the mortgagee is a general contact, Mary R. Richards, who can be reached at telephone number (404) 756-4911. The Mortgage Loan Number assigned by *Suntrust* to the first mortgage being reported on for this mortgagee is 5834143175 and the Federal Housing Administration (FHA) Case Number for the mortgage is 293145637. The ADP code for the FHA case number is 203. The mortgagor of the first mortgage is John R. O'Donnell and his Social Security Number is 230-32-8768. The co-mortgagor's name is Martha S. O'Donnell and her Social Security Number is 227-27-1928. The property is occupied by the borrowers and is located at 1128 West Park Avenue, Atlanta, GA 22893. The cause of default on this mortgage has been determined to be due to illness of the principal mortgagor. The due date of the first mortgage payment is February 1, 1988, and the date of the oldest unpaid installment is September 1, 1992. The mortgage status for this case is being reported as 90 or more days delinquent for the first time, and the date will be reported as November 30, 1992. Neither the mortgagor nor the co-mortgagor has filed for bankruptcy.

The Mortgage Loan Number assigned by *Suntrust* to the second mortgage being reported on for the first mortgagee is 5713414385 and the FHA Case Number for the mortgage is 736541392. The ADP code for the FHA case number is 203. The mortgagor of the second mortgage is Pauline E. Paulsen, whose Social Security Number is 330-42-9768. The property is occupied by the borrower and is located at 39 Finch Lane, Atlanta, GA 22893. The cause of default on this mortgage has been determined to be due to curtailment of income. The due date of the first mortgage payment is April 4, 1990, and the date of the oldest unpaid installment is September 16, 1992. The mortgage status for this case is being reported as 90 or more days delinquent for the first time, and the date will be reported as November 30, 1992. The mortgagor has not filed for bankruptcy.

EDI Transmission Data	Explanation
ST*264*0001 N/L	<b>264</b> indicates Transaction Set 264; <b>0001</b> is the Control Number.
BGN*00*92068A*921105*1620*ES N/L	<b>00</b> indicates this is an original mortgage loan default status report for the month; <b>92068A</b> is the Reference Number, indicating this transmission contains information for HUD Form 92068-A; <b>921105</b> indicates the date is November 5, 1992; <b>1620</b> indicates the time is 4:20 p.m.; <b>ES</b> indicates Eastern Standard Time; other reference number and the transaction type code are not needed, so the remaining optional data elements were not used.
MIS*NC N/L	<b>NC</b> indicates that there is no change in either the name or address of the Servicing Mortgagee; <b>MIS 02</b> , <b>MIS 03</b> , and <b>MIS 04</b> were not sent since they are optional and no date of change is required here; the Jurisdiction Code of the Housing and Urban Development Field Office handling the Loan Servicer's default cases was not needed, so it was not used.
N1*LV*SUNTRUST MORTGAGE INC*62*3267080039 N/L	<b>LV</b> indicates that the entity sending the default status report is the Loan Servicer; <b>Suntrust Mortgage, Inc.</b> indicates the name of the Loan Servicer; <b>62</b> indicates the identification code is the Servicing Mortgagee Number; <b>3267080039</b> indicates the Mortgagee Number is 3267080039.
	No additional name information was needed to be transmitted here, so N2 was not used.
N3*P O BOX 4333 N/L	<b>P. O. Box 4333</b> is the Loan Servicer's P.O. Box Number.
N4*ATLANTA*GA*926814333 N/L	<b>Atlanta, Georgia</b> is the geographical location of the Loan Servicer; <b>926814333</b> indicates the Loan Servicer's zip code is 92681-4333; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
N1*JU*Z N/L	<b>JU</b> indicates the HUD servicing office; <b>Z</b> is the letter used to indicate the HUD servicing office name; identification code and qualifier are not necessary, so the remaining optional data elements were not used.
	No additional name information was needed to be transmitted here, so N2 was not used.

EDI Transmission Data	Explanation
	No address information needed to be transmitted here, so N3 was not used.
N4*SAVANNAH*GA N/L	<b>Savannah, Georgia</b> is the location of the HUD principal servicing office for the Loan Servicer; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
	No administrative communications contact information needs to be transmitted here, therefore PER segment is not used.
LX*1 N/L	<b>1</b> is the assigned number for the only occurrence of the LX segment in LOOP 0200.
	No other mortgagee information was needed here, therefore the N1, N2, N3, and N4 segments were not used.
	No reference numbers needed to be transmitted here, therefore REF segment was not used.
PER*CN*RICHARDS,MARY*TE*4047564911 N/L	<b>CN</b> indicates that the position of the contact person for the loan servicer is General Contact; <b>Mary Richards</b> is the contact person's name; <b>TE</b> indicates that the communications number is a telephone number; <b>4047564911</b> indicates that the telephone number is (404) 756-4911; only one telephone number was provided, so the remaining optional data elements for a second communications number were not used.
	No loan administration summary was needed here, therefore the QTY and AMT segments were not used.
DTP*174*D6*921130 N/L	<b>174</b> indicates month ending date for the default status report; <b>D6</b> indicates the date is in YYMMDD format; <b>921130</b> indicates the date is November 30, 1992.
REF*LD*5834143175 N/L	<b>LD</b> indicates the reference number is the Mortgage Loan Number; <b>5834143175</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*Z8*293145637 N/L	<b>Z8</b> indicates the reference number is the Federal Housing Administration Case Number; <b>293145637</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*60*203 N/L	<b>60</b> indicates the reference number is the ADP Code, represented in X12 code value "Account

EDI Transmission Data	Explanation
	Suffix Code"; <b>203</b> is the code; no description of the code was necessary, so REF 03 was not sent.
N1*QP*O'DONNELL,JR*34*230328768 N/L	<b>QP</b> indicates the entity named on the mortgage is the Principal Borrower; <b>J. R. O'Donnell</b> is the name of the borrower; <b>34</b> indicates the identification code for the principal borrower is the Social Security Number; <b>230328768</b> indicates that the principal borrower's social security number is 230-32-8768.
	No additional name, address information, geographical location, and contact number were needed for the principal borrower, therefore N2, N3, N4, and PER segments were not sent.
N1*QZ*O'DONNELL,MS*34*227271928 N/L	<b>QZ</b> indicates the other entity named on the mortgage is the Co-borrower; <b>M. S. O'Donnell</b> is the name of the co-borrower; <b>34</b> indicates the identification code for the co-borrower is the Social Security Number; <b>227271928</b> indicates that the co-borrower's social security number is 227-27-1928.
	No additional name, address information, geographical location, and contact number were needed for the co-borrower, therefore N2, N3, N4, and PER segments were not sent.
LS*0212 N/L	<b>LS</b> is the loop header indicator that signals the start of 0212 loop for detail loan information, <b>0212</b> is the loop identifier code.
REC*03 N/L	<b>03</b> indicates that the property listed on the mortgage is occupied by the borrower; none of the remaining optional data elements is appropriate for this transaction.
N3*1128*WEST PARK AVE N/L	<b>1128</b> is the property street number; <b>West Park Ave</b> is the property street name.
N4*ATLANTA*GA*22893 N/L	<b>Atlanta, Georgia</b> is the geographical location of the property; <b>22893</b> indicates the property zip code is 22893; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
DFI*002 N/L	<b>002</b> was reported as the cause of default on the mortgage, indicating the default was caused by illness of the principal mortgagor; no claim type code or default occurrence information was necessary, therefore the remaining optional data elements were not used.

EDI Transmission Data	Explanation
	No quantitative information was needed for the report, so QTY segment was not used.
	No monetary amount is needed in the report, so the AMT segment was not used.
	No interest rate information was needed in the report, so INT segment was not used.
SOM*42*D6*921130 N/L	<b>42</b> indicates that the status of the mortgage reported is 90 or more days delinquent; <b>D6</b> indicates the date in YYMMDD format; <b>921130</b> indicates the date the case is reported for the first time, which is November 30, 1992; bankruptcy has not been filed by the principal borrower or the co-borrower. Since no bankruptcy type code or bankruptcy filing date were needed, SOM 04, SOM 05 and SOM 06 were not used. No other related information was needed, so the remaining optional data elements were not used.
DTP*564*D6*880201 N/L	<b>564</b> indicates date is the Date of First Mortgage Payment; <b>D6</b> indicates the date in YYMMDD format; <b>880201</b> indicates the date was February 1, 1988.
DTP*559*D6*920901 N/L	<b>559</b> indicates date is the Date of Oldest Unpaid Installment; <b>D6</b> indicates the date is in YYMMDD format; <b>920901</b> indicates the date was September 1, 1992.
	No mortgagor response characteristics information was needed in this report, so the MRC segment was not used.
	No message information was needed in this report, so the MSG segment was not used.
LE*0212 N/L	<b>LE</b> is the loop trailer indicator that signals the end of the 0212 loop for loan detail information. <b>0212</b> is the loop identifier code.
DTP*174*D6*921130 N/L	<b>174</b> indicates month ending date for the default status report; <b>D6</b> indicates the date is in YYMMDD format; <b>921130</b> indicates the date is November 30, 1992.
REF*LD*5713414385 N/L	<b>LD</b> indicates the reference number is the Mortgage Loan Number assigned by the mortgagee; <b>5713414385</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.

EDI Transmission Data	Explanation
REF*Z8*736541392 N/L	<b>Z8</b> indicates the reference number is the Federal Housing Administration Case Number; <b>736541392</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*60*203 N/L	<b>60</b> indicates the reference number is the ADP Code, represented in X12 code value "Account Suffix Code"; <b>203</b> is the code; no description of the code was necessary, so REF 03 was not sent.
N1*QP*PAULSEN,PE*34*330429768 N/L	<b>QP</b> indicates the entity named on the mortgage is the Principal Borrower; <b>P. E. Paulsen</b> is the name of the borrower; <b>34</b> indicates the identification code for the principal borrower is the Social Security Number; <b>330429768</b> indicates that the principal borrower's social security number is 330-42-9768.
	No additional name, address information, geographical location, and contact number were needed for the principal borrower, therefore N2, N3, N4, and PER segments were not sent. Since there is no co-borrower Loop 0211 is not repeated here.
LS*0212 N/L	<b>LS</b> is the loop header indicator that signals the start of 0212 loop for detail loan information, <b>0212</b> is the loop identifier code .
REC*03 N/L	<b>03</b> indicates that the property listed on the mortgage is occupied by the borrower; none of the remaining optional data elements is appropriate for this transaction.
N3*39*FINCH LANE N/L	<b>39</b> is the property street number; <b>Finch Lane</b> is the property street name.
N4*ATLANTA*GA*22893 N/L	<b>Atlanta, Georgia</b> is the geographical location of the property; <b>22893</b> indicates the property zip code is 22893; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
DFI*006 N/L	<b>006</b> was reported as the cause of default on the mortgage, indicating the default was caused by curtailment of income; no claim type code or default occurrence information was necessary, therefore the remaining optional data elements were not used.
	No quantitative information was needed for the report, so QTY segment was not used.

EDI Transmission Data	Explanation
	No monetary amount is needed in the report, so the AMT segment was not used.
	No interest rate information was needed in the report, so INT segment was not used.
SOM*42*D6*921130 N/L	<b>42</b> indicates that the status of the mortgage reported is 90 or more days delinquent; <b>D6</b> indicates the date in YYMMDD format; <b>921130</b> indicates the date the case is reported for the first time, which is November 30, 1992; bankruptcy has not been filed by the principal borrower. Since no bankruptcy type code or bankruptcy filing date were needed, SOM 04, SOM 05 and SOM 06 were not used. No other related information was needed, so the remaining optional data elements were not used.
DTP*564*D6*900404 N/L	<b>564</b> indicates date is the Date of First Mortgage Payment; <b>D6</b> indicates the date in YYMMDD format; <b>900404</b> indicates the date was April 4, 1990.
DTP*559*D6*920916 N/L	<b>559</b> indicates date is the Date of Oldest Unpaid Installment; <b>D6</b> indicates the date is in YYMMDD format; <b>920916</b> indicates the date was September 16, 1992.
	No mortgagor response characteristics information was needed in this report, so the MRC segment was not used.
	No message information was needed in this report, so the MSG segment was not used.
LE*0212 N/L	<b>LE</b> is the loop trailer indicator that signals the end of the 0212 loop for loan detail information. <b>0212</b> is the loop identifier code.
	No loan administration summary information was needed in this report, so the QTY and AMT segments were not used.
SE*40*0001 N/L	<b>40</b> indicates the number of segments transmitted in this Transaction Set; <b>0001</b> is the Transaction Set Control Number.

## Business Scenario 2

The following is an example of a mortgage loan default status report submitted in EDI format. This business case details the resubmission of corrected and verified detailed default information for loans that are 90 or more days delinquent.

The *New Home Savings Bank*, recently moved to a new office site at 6158 Cobblestone Lane, Friendship, MD 21792-4404, is reporting on three 90-day delinquent mortgages to the U.S. Department of Housing and Urban Development (HUD) for the period ending November 30, 1992. *New Home Savings Bank* owns and services its own mortgage loans, the HUD principal servicing office which *New Home* reports to is located in the same city as *New Home*. The contact person for *New Home Savings Bank* is a general contact, Reeba M. Lipps, who can be reached at the telephone number (301) 556-7926. *New Home* is assigned a Mortgagee Number of 1143264000 by the Department of Housing and Urban Development.

The Mortgage Loan Number, assigned by *New Home Savings Bank* on the first mortgage being reported is 1212392577 and the Federal Housing Administration (FHA) Case Number for the mortgage is 371041022. The ADP code for that FHA case number is 486. The mortgagor is Aida D. Abebe and her Social Security Number is 436-00-5124. There is no other mortgage recorded for this loan. The property is occupied by the borrower and is located at 3233 Waterman Road, Cambridge, MD 20038-5327. The cause of default has been reported to be the excessive obligation of the principal mortgagor. The due date of the first mortgage payment is November 1, 1982, and the date of the oldest unpaid installment is July 1, 1992. The status for this mortgage loan indicates that foreclosure started on November 16, 1992. The mortgagor has filed for Chapter 11 bankruptcy on September 13, 1992.

The Mortgage Loan Number assigned by *New Home* to the second mortgage being reported is 8518647584 and the FHA Case Number is 251599967. The ADP code for the FHA Case Number is 486. The mortgagor is Anne P. Loew and her Social Security Number is 229-45-5621. The property is occupied by the borrower and is located at 6851 Hood Lane, Easton, MD 20037-5734. The cause of the default has been determined to be due to marital difficulties. The due date of the first mortgage payment is March 12, 1990 and the date of the oldest unpaid installment is September 23, 1992. The mortgage status for this case is being reported as 90 or more days delinquent for the first time, and the date will be reported as November 30, 1992. The mortgagor has not filed for bankruptcy.

The Mortgage Loan Number assigned by *New Home* to the third mortgage being reported is 7563217564 and the FHA Case Number is 321456987. The ADP code for the FHA Case Number is 486. The mortgagor is Wayne C. Pudd and his Social Security Number is 227-02-9874. The property is located at 4321 Sea Drive, Salisbury, MD 20043-3212. The cause of the default has been determined to be due to illness of the mortgagor's family member. The due date of the first mortgage payment is November 19, 1989 and the date of the oldest unpaid installment is September 26, 1992. The mortgage status for this case is being reported as 90 or more days delinquent for the first time, and the date will be reported as November 30, 1992. The mortgagor has not filed for bankruptcy.

EDI Transmission Data	Explanation
ST*264*0002 N/L	<b>264</b> indicates Transaction Set 264; <b>0002</b> is the Control Number.
BGN*41*92068A*921130*0900*ES N/L	<b>41</b> indicates this is a corrected and verified mortgage loan default status report; <b>92068A</b> is the Reference Number, indicating this transmission contains information for HUD Form 92068-A; <b>921130</b> indicates the date is November 30, 1992; <b>0900</b> indicates the time is 9:00 a.m.; <b>ES</b> indicates Eastern Standard Time; other reference number and the transaction type code are not needed, therefore the remaining optional data elements were not used.
MIS*AS N/L	<b>AS</b> indicates that there is an address change in the address of the Servicing Mortgagee; MIS 02, MIS 03, and MIS 04 were not sent since they are optional and no date of change is required here; the Jurisdiction Code of the Housing and Urban Development Field Office handling the Loan Servicer's default cases was not needed, so it was not used.
N1*LV*NEW HOME SAVINGS BANK*62*1143264000 N/L	<b>LV</b> indicates that the entity sending the default status report is the Mortgage Company; <b>New Home Savings Bank</b> is the Mortgage Company; <b>62</b> indicates that the code is the Servicing Mortgagee Number; <b>1143264000</b> indicates the code is 1143264000.
	No additional name information was needed, so N2 was not used.
N3*6158 COBBLESTONE LANE N/L	<b>6158 Cobblestone Lane</b> is the Loan Servicer's street address.
N4*FRIENDSHIP*MD*217924404 N/L	<b>Friendship, Maryland</b> is the geographical location of the Loan Servicer; <b>21792-4404</b> is the Loan Servicer's zip code; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
N1*JU*Z N/L	<b>JU</b> indicates the HUD servicing office; <b>Z</b> is the letter used to indicate the HUD servicing office name; identification code and qualifier are not necessary, so the remaining optional data elements were not used.
	No additional name information was needed, so N2 segment was not used.
	No address information was needed, so N3

EDI Transmission Data	Explanation
	segment was not used.
N4*FRIENDSHIP*MD*217924404 N/L	<b>Friendship, Maryland</b> is the geographical location of the HUD servicing office; <b>21792-4404</b> is the HUD servicing office's zip code; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
	No administrative communications contact information needs to be transmitted here, therefore the PER segment is not used.
LX*1 N/L	<b>1</b> is the assigned number for the first occurrence of the LX segment in LOOP 0200.
	No other mortgagee information was needed here, therefore the N1, N2, N3, and N4 segments were not used.
	No reference number was needed here, therefore REF segment was not used.
PER*CN*LIPPS,REEBA*TE*3015567926 N/L	<b>CN</b> indicates that the position of the contact person for the loan servicer is General Contact; <b>Reeba Lipps</b> is the contact person's name; <b>TE</b> indicates that the communications number is a telephone number; <b>3015567926</b> indicates that the telephone number is (301) 556-7926; only one telephone number was provided, so the remaining optional data elements for a second communications number were not used.
	No loan administration summary was needed here, therefore the QTY and AMT segments were not used.
DTP*174*D6*921130 N/L	<b>174</b> indicates month ending date for the default status report; <b>D6</b> indicates the date is in YYMMDD format; <b>921130</b> indicates the date is November 30, 1992.
REF*LD*1212392577 N/L	<b>LD</b> indicates the reference number is the Mortgage Loan Number; <b>1212392577</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*Z8*371041022 N/L	<b>Z8</b> indicates the reference number is the Federal Housing Administration Case Number; <b>371041022</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*60*486 N/L	<b>60</b> indicates the reference number is the ADP Code, represented in X12 code value "Account

EDI Transmission Data	Explanation
	Suffix Code"; <b>486</b> is the code; no description of the code was necessary, so REF 03 was not sent.
N1*QP*ABEBE,AD*34*436005124 N/L	<b>QP</b> indicates the entity named on the mortgage is the Principal Borrower; <b>A. D. Abebe</b> is the name of the borrower; <b>34</b> indicates the identification code for the principal borrower is the Social Security Number; <b>436005124</b> indicates that the principal borrower's social security number is 436-00-5124.
	No additional name, address information, geographical location, and contact number were needed for the principal borrower, therefore N2, N3, N4, and PER segments were not sent. Since there is no co-borrower LOOP 0211 is not repeated here.
LS*0212 N/L	<b>LS</b> is the loop header indicator that signals the start of 0212 loop for detail loan information. <b>0212</b> is the loop identifier code.
REC*03 N/L	<b>03</b> indicates that the property listed on the mortgage is occupied by the borrower; none of the remaining optional data elements is appropriate for this transaction.
N3*3233*WATERMAN ROAD N/L	<b>3233</b> is the property street number, <b>Waterman Road</b> is the property street name.
N4*CAMBRIDGE*MD*20038 N/L	<b>Cambridge, Maryland</b> is the geographical location of the property; <b>20038</b> indicates the property zip code is 20038; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
DFI*006 N/L	<b>006</b> indicates that the cause of default on the mortgage was caused by the excessive obligation of the principal mortgagor; no claim type code or default occurrence information was necessary, therefore the remaining optional data elements were not used.
	No quantitative information was needed for the report, so QTY segment was not used.
	No monetary amount was needed in the report, so the AMT segment was not used.
	No interest rate information was needed in the report, so INT segment was not used.
SOM*43*D6*921116**2*920913 N/L	<b>43</b> indicates that first legal action taken to foreclosure on the property has started; <b>D6</b>

EDI Transmission Data	Explanation
	indicates the date in YYMMDD format; <b>921116</b> indicates the date foreclosure has started to be November 16, 1992; the bankruptcy indicator was not used, therefore SOM04 was omitted; <b>2</b> indicates that the bankruptcy type is Chapter 11 bankruptcy; <b>920913</b> indicates that the bankruptcy filing date was September 13, 1992; no other related information was needed, so the remaining optional data elements were not used.
DTP*564*D6*821101 N/L	<b>564</b> indicates date is the Date of First Mortgage Payment; <b>D6</b> indicates the date in YYMMDD format; <b>821101</b> indicates the date was November 1, 1982.
DTP*559*D6*920701 N/L	<b>559</b> indicates date is the Date of Oldest Unpaid Installment; <b>D6</b> indicates the date is in YYMMDD format; <b>920701</b> indicates the date was July 1, 1992.
	No mortgagor response characteristics information was needed in this report, so the MRC segment was not used.
	No message information was needed in this report, so the MSG segment was not used.
LE*0212 N/L	<b>LE</b> is the loop trailer indicator that signals the end of 0212 loop for loan detail information, <b>0212</b> is the loop identifier code.
DTP*174*D6*921130 N/L	<b>174</b> indicates month ending date for the default status report; <b>D6</b> indicates the date is in YYMMDD format; <b>921130</b> indicates the date is November 30, 1992.
REF*LD*8518647584 N/L	<b>LD</b> indicates the reference number is the Mortgage Loan Number; <b>8518647584</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*Z8*251599967 N/L	<b>Z8</b> indicates the reference number is the Federal Housing Administration Case Number; <b>251599967</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*60*486 N/L	<b>60</b> indicates the reference number is the ADP Code, represented in X12 code value "Account Suffix Code"; <b>486</b> is the code; no description of the code was necessary, so REF 03 was not sent.
N1*QP*LOEW,AP*34*229455621 N/L	<b>QP</b> indicates the entity named on the mortgage is the Principal Borrower; <b>A. P. Loew</b> is the name of the borrower; <b>34</b> indicates the

EDI Transmission Data	Explanation
	identification code for the principal borrower is the Social Security Number; <b>229455621</b> indicates that the principal borrower's social security number is 229-45-5621.
	No additional name, address information, geographical location, and contact number were needed for the principal borrower, therefore N2, N3, N4, and PER segments were not sent. Since there is no co-borrower LOOP 0211 is not repeated here.
LS*0212 N/L	<b>LS</b> is the loop header indicator that signals the start of 0212 loop for detail loan information. <b>0212</b> is the loop identifier code.
REC*03 N/L	<b>03</b> indicates that the property listed on the mortgage is occupied by the borrower; none of the remaining optional data elements is appropriate for this transaction.
N3*6851*HOOD LANE N/L	<b>6851</b> is the property street number, <b>Hood Lane</b> is the property street name.
N4*EASTON*MD*20037 N/L	<b>Easton, Maryland</b> is the geographical location of the property; <b>20037</b> indicates the property zip code is 20037; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
DFI*005 N/L	<b>005</b> indicates that the cause of default on the mortgage was caused by marital difficulties; no claim type code or default occurrence information was necessary, therefore the remaining optional data elements were not used.
	No quantitative information was needed for the report, so QTY segment was not used.
	No monetary amount was needed in the report, so the AMT segment was not used.
	No interest rate information was needed in the report, so INT segment was not used.
SOM*42*D6*921130 N/L	<b>42</b> indicates that the status of the mortgage reported is 90 or more days delinquent; <b>D6</b> indicates the date in YYMMDD format; <b>921130</b> indicates the date the case is reported for the first time, which is November 30, 1992; bankruptcy has not been filed by the principal borrower. Since no bankruptcy code or bankruptcy filing date was needed, SOM04, SOM05 and SOM06 were not used. No other related information was needed, so the

EDI Transmission Data	Explanation
	remaining optional data elements were not used.
DTP*564*D6*900312 N/L	<b>564</b> indicates date is the Date of First Mortgage Payment; <b>D6</b> indicates the date in YYMMDD format; <b>900312</b> indicates the date was March 12, 1990.
DTP*559*D6*920923 N/L	<b>559</b> indicates date is the Date of Oldest Unpaid Installment; <b>D6</b> indicates the date is in YYMMDD format; <b>920923</b> indicates the date was September 23, 1992.
	No mortgagor response characteristics information was needed in this report, so the MRC segment was not used.
	No message information was needed in this report, so the MSG segment was not used.
LE*0212 N/L	<b>LE</b> is the loop trailer indicator that signals the end of 0212 loop for loan detail information, <b>0212</b> is the loop identifier code.
DTP*174*D6*921130 N/L	<b>174</b> indicates month ending date for the default status report; <b>D6</b> indicates the date is in YYMMDD format; <b>921130</b> indicates the date is November 30, 1992.
REF*LD*7563217564 N/L	<b>LD</b> indicates the reference number is the Mortgage Loan Number; <b>7563217564</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*Z8*321456987 N/L	<b>Z8</b> indicates the reference number is the Federal Housing Administration Case Number; <b>321456987</b> is the number; no description of the reference number was necessary, so REF 03 was not sent.
REF*60*486 N/L	<b>60</b> indicates the reference number is the ADP Code, represented in X12 code value "Account Suffix Code"; <b>486</b> is the code; no description of the code was necessary, so REF 03 was not sent.
N1*QP*PUDD,WC*34*227029874 N/L	<b>QP</b> indicates the entity named on the mortgage is the Principal Borrower; <b>W. C. Pudd</b> is the name of the borrower; <b>34</b> indicates the identification code for the principal borrower is the Social Security Number; <b>227029874</b> indicates that the principal borrower's social security number is 227-02-9874.
	No additional name, address information, geographical location, and contact number were needed for the principal borrower, therefore N2,

EDI Transmission Data	Explanation
	N3, N4, and PER segments were not sent. Since there is no co-borrower LOOP 0211 is not repeated here.
LS*0212 N/L	<b>LS</b> is the loop header indicator that signals the start of 0212 loop for detail loan information. <b>0212</b> is the loop identifier code.
REC*03 N/L	<b>03</b> indicates that the property listed on the mortgage is occupied by the borrower; none of the remaining optional data elements is appropriate for this transaction.
N3*4321*SEA DRIVE N/L	<b>4321</b> is the property street number, <b>Sea Drive</b> is the property street name.
N4*SALISBURY*MD*20043 N/L	<b>Salisbury, Maryland</b> is the geographical location of the property; <b>20043</b> indicates the property zip code is 20043; the country code and specific location information were not necessary, so the remaining optional data elements were not used.
DFI*003 N/L	<b>003</b> indicates that the cause of default on the mortgage was caused by illness of the mortgagor's family member; no claim type code or default occurrence information was necessary, therefore the remaining optional data elements were not used.
	No quantitative information was needed for the report, so QTY segment was not used.
	No monetary amount was needed in the report, so the AMT segment was not used.
	No interest rate information was needed in the report, so INT segment was not used.
SOM*42*D6*921130 N/L	<b>42</b> indicates that the status of the mortgage reported is 90 or more days delinquent; <b>D6</b> indicates the date in YYMMDD format; <b>921130</b> indicates the date the case is reported for the first time, which is November 30, 1992; bankruptcy has not been filed by the principal borrower. Since no bankruptcy code or bankruptcy filing date was needed, SOM04, SOM05 and SOM06 were not used. No other related information was needed, so the remaining optional data elements were not used.
DTP*564*D6*891119 N/L	<b>564</b> indicates date is the Date of First Mortgage Payment; <b>D6</b> indicates the date in YYMMDD format; <b>891119</b> indicates the date was November 19, 1989.

EDI Transmission Data	Explanation
DTP*559*D6*920926 N/L	<b>559</b> indicates date is the Date of Oldest Unpaid Installment; <b>D6</b> indicates the date is in YYMMDD format; <b>920926</b> indicates the date was September 26, 1992.
	No mortgagor response characteristics information was needed in this report, so the MRC segment was not used.
	No message information was needed in this report, so the MSG segment was not used.
LE*0212 N/L	<b>LE</b> is the loop trailer indicator that signals the end of 0212 loop for loan detail information, <b>0212</b> is the loop identifier code.
	No loan administration summary information was needed in this report, so the QTY and AMT segments were not used.
SE*53*0002 N/L	<b>53</b> indicates the number of segments transmitted in this Transaction Set; <b>0002</b> is the Transaction Set Control Number.

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

The data mapping guide for TS 264 is based on version 003032 of TS 264, as defined by X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

**Data Mapping Guide  
Translation Set 264  
Mortgage Loan Default Status**

<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**

	<b>Ref.</b>	<b>Data</b>	<b>Attributes</b>
	<b>Des.</b>	<b>Element Name</b>	
Must Use	ST01	<b>143 Transaction Set Identifier Code</b> Code uniquely identifying a Transaction Set 264 X12.285 Mortgage Loan Default Status	<b>M ID 3/3</b>
Must Use	ST02	<b>329 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>M AN 4/9</b>
		The ST segment is required each time a Transaction Set is sent.	

**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 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.  
**Comments:** 1 BGN05 is the transaction set time qualifier.  
**Notes:** The BGN segment is required each time a Transaction Set is sent.

#### Data Element Summary

Ref.	Data			
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>	
Must Use	BGN01	353	<b>Transaction Set Purpose Code</b>	M ID 2/2
			Code identifying purpose of transaction set	
			Mortgagees will send code "00" to identify the first transmission of any default report in each reporting cycle. HUD will convert "00" to an internal "N" type transmission for processing.	
			Mortgagees will send code "41" to identify "resubmit" reports after receiving a TS 824 advice from HUD, OR when resubmitting a corrected transaction to replace a transaction with errors before receiving a TS 824 advice. Code "41" will be converted by HUD to an internal "R" type transmission for processing.	
		00	Original	
		41	Corrected and Verified	
Must Use	BGN02	127	<b>Reference Number</b>	M AN 1/30
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.	
			NOTE: Mortgagees will use "92068A" to indicate information sent in this transaction set is taken from HUD Form 92068-A.	
Must Use	BGN03	373	<b>Date</b>	M DT 6/6
			Date (YYMMDD)	

	<b>BGN04</b>	<b>337</b>	<b>Time</b>	<b>X</b>	<b>TM 4/8</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>BGN05</b>	<b>623</b>	<b>Time Code</b>	<b>O</b>	<b>ID 2/2</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		
			CD		Central Daylight Time
			CS		Central Standard Time
			CT		Central Time
			ED		Eastern Daylight Time
			ES		Eastern Standard Time
			ET		Eastern Time
			MD		Mountain Daylight Time
			MS		Mountain Standard Time
			MT		Mountain Time
			PD		Pacific Daylight Time
			PS		Pacific Standard Time
			PT		Pacific Time
	<b>BGN06</b>	<b>127</b>	<b>Reference Number</b>	<b>O</b>	<b>AN 1/30</b>
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.		
<b>Not Used</b>	<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 003032 Data Element Dictionary for acceptable code values.		
<b>Not Used</b>	<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 003032 Data Element Dictionary for acceptable code values.		

**Segment:** **MIS Mortgagee Information Status**  
**Position:** 030  
**Loop:**  
**Level:** Heading:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To provide status indicating change in name, address, or name and address of the holding mortgagee or the servicing mortgagee

**Syntax Notes:**

- Semantic Notes:**
- 1 MIS01 defines the type of change in mortgagee information. For example, "NH" indicates a change in name for the holding mortgagee.
  - 2 MIS02 through MIS04 provide the date associated with the change, if any.
  - 3 MIS05 identifies the jurisdiction of the regional servicing office.

**Comments:**

**Notes:** MIS provides information on the name and address change of the reporting party, who is always the Servicing mortgagee.

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element Name</u>	
Must Use	MIS01	197 <b>Mortgagee Information Status Code</b>	<b>M ID 2/2</b>
		Code indicating mortgagee name and address information status	
		92068-A Block No.	
		5. Mortgagee Status	
		AS Servicing Mortgagee Address Change	
		BS Servicing Mortgagee Name and Address Change	
		NC No Change	
		NS Servicing Mortgagee Name Change	
Not Used	MIS02	374 <b>Date/Time Qualifier</b>	<b>O ID 3/3</b>
		Code specifying type of date or time, or both date and time	
		Refer to 003032 Data Element Dictionary for acceptable code values.	
Not Used	MIS03	1250 <b>Date Time Period Format Qualifier</b>	<b>O ID 2/3</b>
		Code indicating the date format, time format, or date and time format	
		Refer to 003032 Data Element Dictionary for acceptable code values.	
Not Used	MIS04	1251 <b>Date Time Period</b>	<b>O AN 1/35</b>
		Expression of a date, a time, or range of dates, times or dates and times	
Not Used	MIS05	348 <b>Jurisdiction Code</b>	<b>O ID 3/3</b>
		Code indicating the jurisdiction of the regional servicing office	
		Reserved for Future Use.	

- Segment:** **N1** Name
- Position:** 040
- Loop:** 0100 Mandatory
- Level:** Heading:
- Usage:** Mandatory
- Max Use:** 1
- Purpose:** To identify a party by type of organization, name, and code
- Syntax Notes:**
- 1 At least one of N102 or N103 is required.
  - 2 If either N103 or N104 is present, then the other is required.
- Semantic Notes:**
- Comments:**
- 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.
  - 2 N105 and N106 further define the type of entity in N101.
- Notes:** N1 begins Loop 0100. For the first iteration of this loop, N1 contains the name of the reporting party, who is always the Servicing Mortgagee, and the 10 digit HUD-assigned Mortgagee number.  
For the second iteration of Loop 0100, N1 provides the identifier "Principal Servicing Office" (Z) that is defined in N4 in position 070.

**Data Element Summary**

Ref.	Data			
<u>Des.</u>	<u>Element</u>	<u>Name</u>		<u>Attributes</u>
Must Use	N101	98	<b>Entity Identifier Code</b>	<b>M ID 2/2</b>
			Code identifying an organizational entity, a physical location, or an individual	
			92068-A Block No.	
			1. Name of Mortgagee or Submitting Organization	
			For the first iteration of Loop 0100, use code LV to identify the mortgagee.	
			For the second iteration of Loop 0100, use code JU to indicate HUD servicing office.	
			JU                      Jurisdiction	
			LV                      Loan Servicer	
	N102	93	<b>Name</b>	<b>X AN 1/35</b>
			Free-form name	
			92068-A Block No.	
			4. [M] Principal HUD Servicing Office	
			For the first iteration of Loop 0100, use the following format:	
			Maximum 30 AN characters, left justified.	
			For the second iteration of Loop 0100, send "Z".	

	<b>N103</b>	<b>66</b>	<b>Identification Code Qualifier</b>	<b>X</b>	<b>ID 1/2</b>
			Code designating the system/method of code structure used for Identification Code (67)		
			92068-A Block No.		
			7. [M] Mortgagee Number		
			62 Servicing Mortgagee Number		
	<b>N104</b>	<b>67</b>	<b>Identification Code</b>	<b>X</b>	<b>AN 2/17</b>
			Code identifying a party or other code		
			Format: Maximum 10 AN characters, left justified. Include hyphens, if used.		
<b>Not Used</b>	<b>N105</b>	<b>706</b>	<b>Entity Relationship Code</b>	<b>O</b>	<b>ID 2/2</b>
			Code describing entity relationship		
			Refer to 003032 Data Element Dictionary for acceptable code values.		
<b>Not Used</b>	<b>N106</b>	<b>98</b>	<b>Entity Identifier Code</b>	<b>O</b>	<b>ID 2/2</b>
			Code identifying an organizational entity, a physical location, or an individual		
			Refer to 003032 Data Element Dictionary for acceptable code values.		

**Segment:** **N3** Address Information  
**Position:** 060  
**Loop:** 0100 Mandatory  
**Level:** Heading:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To specify the location of the named party  
**Syntax Notes:**  
**Semantic Notes:**  
**Comments:**  
**Notes:** This segment is used only in the first iteration of Loop 0100.

#### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element</u> <u>Name</u>	
Must Use	N301	166 Address Information Address information 92068-A Block No. 2a. Mortgagee Street Address Format: Maximum 30 AN characters, left justified.	M AN 1/35
Not Used	N302	166 Address Information Address information	O AN 1/35

**Segment:** **N4 Geographic Location**  
**Position:** 070  
**Loop:** 0100 Mandatory  
**Level:** Heading:  
**Usage:** Optional  
**Max Use:** 2  
**Purpose:** To specify the geographic place of the named party  
**Syntax Notes:** 1 At least one of N401 or N405 is required.  
 2 If either N405 or N406 is present, then the other is required.

**Semantic Notes:**

**Comments:** 1 A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.  
 2 N402 is required only if city name (N401) is in the USA or Canada.

**Notes:** This segment is used in both iterations of Loop 0100.  
 Mortgagee will send data items 2b, 2c, and 2d in N4 segment for the first iteration of Loop 0100.  
 For the second iteration of 0100 loop, items 4a, 4b, 4c will be transmitted.

**Data Element Summary**

<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
<u>Des.</u>	<u>Element</u>		
N401	19	<b>City Name</b> Free-form text for city name 92068-A Block No. 2b. [M] Mortgagee Address: City Format: Maximum 19 AN characters, left justified.	<b>X AN 2/30</b>
N402	156	<b>State or Province Code</b> Code (Standard State/Province) as defined by appropriate government agency 92068-A Block No. 2c. [M] Mortgagee Address: State Format: Always 2 AN characters. 4b. [M] Principal HUD Servicing Office: State Format: Always 2 AN characters.	<b>O ID 2/2</b>
N403	116	<b>Postal Code</b> Code defining international postal zone code excluding punctuation and blanks (zip code for United States) 92068-A Block No. 2d. [M] Mortgagee Address: Zip Code 4c. [M] Principal HUD Servicing Office: Zip Code Format: Maximum 9 AN characters, left justified.	<b>O ID 3/9</b>
Not Used	N404	26 <b>Country Code</b> Code identifying the country	<b>O ID 2/3</b>

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Not Used	N405	309	<b>Location Qualifier</b> Code identifying type of location Refer to 003032 Data Element Dictionary for acceptable code values.	X	ID 1/2
Not Used	N406	310	<b>Location Identifier</b> Code which identifies a specific location	X	AN 1/25

**Segment:** **LX** Assigned Number  
**Position:** 010  
**Loop:** 0200 Mandatory  
**Level:** Detail:  
**Usage:** Mandatory  
**Max Use:** 1  
**Purpose:** To reference a line number in a transaction set  
**Syntax Notes:**  
**Semantic Notes:**  
**Comments:**

**Notes:** The LX segment is used in Transaction Set 264 to group mortgagee information.

#### Data Element Summary

Ref.	Data		
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	LX01	554 Assigned Number	M N0 1/6

Number assigned for differentiation within a transaction set  
 NOTE: LX01 is assigned by the sender to indicate the number of the iteration of the LX loop sent. For HUD, only ONE iteration of the LX loop can be used per transaction set, so LX01 will always show the number 1.

**Segment:** **REF** Reference Numbers  
**Position:** 060  
**Loop:** 0200 Mandatory  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 2  
**Purpose:** To specify identifying numbers.  
**Syntax Notes:** 1 At least one of REF02 or REF03 is required.  
**Semantic Notes:**  
**Comments:**

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	REF01	128		Reference Number Qualifier	M ID 2/2
				Code qualifying the Reference Number. ZZ Mutually Defined	
	REF02	127		Reference Number	X AN 1/30
				Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier. Mortgagees will send code "\$" to request unconditional TS 824 response; code "!" for TS 824 response of fatal error ONLY. Leave blank for default TS 824 response. If using "\$" or "!", character should appear as the first character of N102 element. If using "\$", that character should NEVER be used as an element or segment delimiter.	
				Application Value List: ! fatal error only \$ unconditional response	
	REF03	352		Description	X AN 1/80
				A free-form description to clarify the related data elements and their content	

**Segment:** **PER** Administrative Communications Contact  
**Position:** 070  
**Loop:** 0200 Mandatory  
**Level:** Detail:  
**Usage:** Mandatory  
**Max Use:** 2  
**Purpose:** To identify a person or office to whom administrative communications should be directed

**Syntax Notes:**  
**1** If either PER03 or PER04 is present, then the other is required.  
**2** If either PER05 or PER06 is present, then the other is required.

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

### Data Element Summary

Ref.	Data		
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	PER01	366	<b>Contact Function Code</b> <b>M ID 2/2</b> Code identifying the major duty or responsibility of the person or group named 92068-A Block No. 3a. Last Name of Contact Person. 3b. First Name of Contact Person.
		CN	General Contact
	PER02	93	<b>Name</b> <b>O AN 1/35</b> Free-form name Format: Maximum 31 AN characters for entire name. 20 characters maximum for last name. Use 1 character for a comma (,) as delimiter. Remaining 10 characters for first name. Last names with fewer than 20 characters are left justified and separated from the first name with a comma (,). Truncate all names over maximum lengths.
	PER03	365	<b>Communication Number Qualifier</b> <b>X ID 2/2</b> Code identifying the type of communication number 92068-A Block No. 3c. [M] Contact Person Phone (including area code).
		TE	Telephone
	PER04	364	<b>Communication Number</b> <b>X AN 1/80</b> Complete communications number including country or area code when applicable Format: Always 10 characters. First 3 characters for area code and remaining 7 characters for telephone number. No hyphens or parenthesis.

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Not Used	PER05	365	<b>Communication Number Qualifier</b>	X	ID 2/2
			Code identifying the type of communication number Refer to 003032 Data Element Dictionary for acceptable code values.		
Not Used	PER06	364	<b>Communication Number</b>	X	AN 1/80
			Complete communications number including country or area code when applicable		

**Segment:** **DTP** **Date or Time or Period**  
**Position:** 100  
**Loop:** 0210 Mandatory  
**Level:** Detail:  
**Usage:** Mandatory  
**Max Use:** 1  
**Purpose:** To specify any or all of a date, a time, or a time period  
**Syntax Notes:**  
**Semantic Notes:** 1 DTP02 is the date or time or period format that will appear in DTP03.  
**Comments:**  
**Notes:** The DTP segment provides the month ending date for the default status report. It begins Loop 0210, which contains mortgage loan case specific information.

#### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	DTP01	374	<b>Date/Time Qualifier</b>		<b>M ID 3/3</b>
				Code specifying type of date or time, or both date and time 92068-A Block No. 6. Period Ending Date.	
				174 Month Ending	
Must Use	DTP02	1250	<b>Date Time Period Format Qualifier</b>		<b>M ID 2/3</b>
				Code indicating the date format, time format, or date and time format	
				D6 Date Expressed in Format YYMMDD	
Must Use	DTP03	1251	<b>Date Time Period</b>		<b>M AN 1/35</b>
				Expression of a date, a time, or range of dates, times or dates and times	

**Segment:** **REF** Reference Numbers  
**Position:** 110  
**Loop:** 0210 Mandatory  
**Level:** Detail:  
**Usage:** Mandatory  
**Max Use:** 10  
**Purpose:** To specify identifying numbers.  
**Syntax Notes:** 1 At least one of REF02 or REF03 is required.  
**Semantic Notes:**  
**Comments:**

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	REF01	128		<b>Reference Number Qualifier</b> Code qualifying the Reference Number. 92068-A Block No. 8. Mortgage Loan Number. 9. FHA Case Number. 10. ADP Code 60 Account Suffix Code LD Loan Number Z8 Federal Housing Administration Case Number The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan	M ID 2/2
	REF02	127		<b>Reference Number</b> Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier. Format: Mortgage Loan No. Maximum 20 AN characters. Left justified. Include hyphens, if used. Format: FHA Case Number Maximum 10 AN characters. Left justified. Do not include hyphen. Format: ADP Code Always 3 AN characters.	X AN 1/30

<b>REF03</b>	<b>352</b>	<b>Description</b>	<b>X AN 1/80</b>
		A free-form description to clarify the related data elements and their content	
		Format: Mortgagees will send code "\$" to request unconditional TS 824 response; code "!" for TS 824 response of fatal error ONLY. Leave blank for default TS 824 response.	
		If using "\$" or "!", character should appear as the first character of N102 element. If using "\$", that character should NOT be used as an element or segment delimiter.	
		Application Value List:	
		! fatal error only	
		\$ unconditional response	

**Segment:** **N1** Name  
**Position:** 120  
**Loop:** 0211 Mandatory  
**Level:** Detail:  
**Usage:** Mandatory  
**Max Use:** 1  
**Purpose:** To identify a party by type of organization, name, and code  
**Syntax Notes:** 1 At least one of N102 or N103 is required.  
 2 If either N103 or N104 is present, then the other is required.  
**Semantic Notes:**  
**Comments:** 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.  
 2 N105 and N106 further define the type of entity in N101.  
**Notes:** The N1 segment is used in each iteration of Loop 0211 to provide the name and Social Security Number of the mortgagor. Loop 0211 will be repeated to accommodate information for the principal mortgagor and the co-mortgagor (if any).

**Data Element Summary**

Ref.	Data		
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	N101	98 Entity Identifier Code	M ID 2/2
		Code identifying an organizational entity, a physical location, or an individual	
		92068-A Block No.	
		11a,b. Name of Mortgagor	
		12a,b. [O] Name of Co-mortgagor.	
		QP Principal Borrower	
		QZ Co-borrower	
N102	93	Name	X AN 1/35
		Free-form name	
		Maximum 23 AN characters for entire name. 20 characters maximum for last name. Use 1 character for a comma (,) as delimiter. Remaining 2 characters used for First Name initial, followed by the Middle Name initial. Last names with fewer than 20 characters are left justified and separated from the initials with a comma (.). Truncate all names over 20 characters, such as the name of an organization or a trust. For example, Trust for Steven A. Smith should be sent as Smith, SA.	
N103	66	Identification Code Qualifier	X ID 1/2
		Code designating the system/method of code structure used for Identification Code (67)	

			92068-A Block No.	
			11c. [M] Mortgagor SSN	
			12c. [O] Co-mortgagor SSN	
			34 Social Security Number	
	<b>N104</b>	<b>67</b>	<b>Identification Code</b>	<b>X AN 2/17</b>
			Code identifying a party or other code	
			Format: Always 9 AN characters, left justified. NO hyphens.	
<b>Not Used</b>	<b>N105</b>	<b>706</b>	<b>Entity Relationship Code</b>	<b>O ID 2/2</b>
			Code describing entity relationship	
			Refer to 003032 Data Element Dictionary for acceptable code values.	
<b>Not Used</b>	<b>N106</b>	<b>98</b>	<b>Entity Identifier Code</b>	<b>O ID 2/2</b>
			Code identifying an organizational entity, a physical location, or an individual	
			Refer to 003032 Data Element Dictionary for acceptable code values.	

- Segment:** **LS** Loop Header
- Position:** 170
- Loop:** 0210 Mandatory
- Level:** Detail:
- Usage:** Optional
- Max Use:** 1
- Purpose:** To indicate that the next segment begins a loop
- Syntax Notes:**
- Semantic Notes:** 1 One loop may be nested contained within another loop, provided the inner nested loop terminates before the outer loop. When specified by the standard setting body as mandatory, this segment in combination with "LE", must be used. It is not to be used if not specifically set forth for use. The loop identifier in the loop header and trailer must be identical. The value for the identifier is the loop ID of the required loop segment. The loop ID number is given on the transaction set diagram in the appropriate ASC X12 version/release.
- Comments:** 1 See Figures Appendix for an explanation of the use of the LS and LE segments.
- Notes:** The LS segment, when used, requires the segment immediately following it and the LE segment in position 290 to be sent.

**Data Element Summary**

Ref.	Data		
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	LS01	447 Loop Identifier Code	M AN 1/4
		The loop ID number given on the transaction set diagram is the value for this data element in segments LS and LE	
		NOTE: LS01, the Loop Identifier Code, shall always have a value of 0212 to indicate the next segment begins Loop 0212. The corresponding LE01 in the LE segment, shall have an identical value of 0212 to indicate the segment immediately preceding it completes Loop 0212.	

**Segment:** **REC** Real Estate Condition  
**Position:** 180  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To indicate the condition of real estate property  
**Syntax Notes:**  
**Semantic Notes:**

- 1 REC01 specifies the occupancy status of the real estate property.
- 2 REC03 indicates specified damage types such as fire, flood, earthquake, etc.
- 3 REC04 indicates whether there was other (non-surchageable) damage; i.e., damage which may not be added to the lender's claim for mortgage insurance benefits. A ``Y" indicates there was, an ``N" indicates there was not.
- 4 REC05 indicates the number of living units.

**Comments:**

#### Data Element Summary

Ref.	Data	Name	Attributes
<u>Des.</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	REC01	689 Occupancy Code Code specifying occupancy status of real estate property 92068-A Block No. 17. Occupancy Status 1 Occupied by the borrower. 2 Occupied by a renter. 3 Known to be vacant. 4 Adverse occupant. 5 Unable to determine occupancy status. NOTE: Each 2-character X12 code will be mapped to ONE HUD Form 92068-A Occupancy Status Code. 01 Vacant 03 Borrower Occupied 04 Tenant Occupied 05 Adverse Occupied The property is occupied by unauthorized person(s), with or without the knowledge of the mortgagor 06 Unknown	M ID 2/2
Not Used	REC02	726 Real Estate Property Condition Code Code identifying property condition Refer to 003032 Data Element Dictionary for acceptable code values.	O ID 2/2

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Not Used	REC03	448	<b>Property Damage Code</b> Code identifying the damage to property Refer to 003032 Data Element Dictionary for acceptable code values.	<b>O ID 1/2</b>
Not Used	REC04	1073	<b>Yes/No Condition or Response Code</b> Code indicating a Yes or No condition or response Refer to 003032 Data Element Dictionary for acceptable code values.	<b>O ID 1/1</b>
Not Used	REC05	380	<b>Quantity</b> Numeric value of quantity	<b>O R 1/15</b>

**Segment:** **N3** Address Information  
**Position:** 190  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To specify the location of the named party  
**Syntax Notes:**  
**Semantic Notes:**  
**Comments:**

### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element</u>		
Must Use	<b>N301</b>	<b>166</b>	<b>Address Information</b> Address information 92068-A Block No. 13a. Property Street Number. Mortgagee without a street number should provide a "NONE." Format: Maximum 5 AN characters, left justified.	<b>M AN 1/35</b>
	<b>N302</b>	<b>166</b>	<b>Address Information</b> Address information 92068-A Block No. 13b. Property Street Name. Format: Maximum 14 AN characters, left justified.	<b>O AN 1/35</b>

<b>Segment:</b>	<b>N4 Geographic Location</b>
<b>Position:</b>	200
<b>Loop:</b>	0212 Optional
<b>Level:</b>	Detail:
<b>Usage:</b>	Optional
<b>Max Use:</b>	1
<b>Purpose:</b>	To specify the geographic place of the named party
<b>Syntax Notes:</b>	<ol style="list-style-type: none"> <li>1 At least one of N401 or N405 is required.</li> <li>2 If either N405 or N406 is present, then the other is required.</li> </ol>
<b>Semantic Notes:</b>	
<b>Comments:</b>	<ol style="list-style-type: none"> <li>1 A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.</li> <li>2 N402 is required only if city name (N401) is in the USA or Canada.</li> </ol>

### Data Element Summary

<u>Ref.</u>	<u>Data</u>	<u>Name</u>	<u>Attributes</u>
<u>Des.</u>	<u>Element</u>		
N401	19	<b>City Name</b> Free-form text for city name 92068-A Block No. 13c. [M] Property City Name. Format: Maximum 18 AN characters, left justified.	<b>X AN 2/30</b>
N402	156	<b>State or Province Code</b> Code (Standard State/Province) as defined by appropriate government agency 92068-A Block No. 13d. [M] Property State Name Format: Always 2 AN characters.	<b>O ID 2/2</b>
N403	116	<b>Postal Code</b> Code defining international postal zone code excluding punctuation and blanks (zip code for United States) 92068-A Block No. 13e. [M] Property Zip Code Format: Always 5 AN characters.	<b>O ID 3/9</b>
Not Used	N404	26 <b>Country Code</b> Code identifying the country	<b>O ID 2/3</b>
Not Used	N405	309 <b>Location Qualifier</b> Code identifying type of location Refer to 003032 Data Element Dictionary for acceptable code values.	<b>X ID 1/2</b>
Not Used	N406	310 <b>Location Identifier</b> Code which identifies a specific location	<b>X AN 1/25</b>

**Segment:** **DFI** **Default Information**  
**Position:** 210  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 1  
**Purpose:** To specify mortgage loan default information  
**Syntax Notes:**  
**Semantic Notes:**

- 1 DFI01 indicates code specifying the reason for default status.
- 2 DFI02 indicates code specifying type of claim.
- 3 DFI03 indicates whether default resulted in a direct conveyance. A ``Y" indicates that it did; an ``N" indicates that it did not.
- 4 DFI04 indicates whether this is the first payment in default. A ``Y" indicates that it is; an ``N" indicates that it is not.

**Comments:**

#### Data Element Summary

Must Use	Ref. Des.	Data Element	Name	Attributes
	<b>DFI01</b>	<b>641</b>	<b>Status Reason Code</b>	<b>M ID 3/3</b>
			Code indicating the status reason	
			92068-A Block No.	
			20. Cause of Default	
			001 Death of principal mortgagor	
			002 Illness of principal mortgagor	
			003 Illness of mortgagor's family member	
			004 Death of mortgagor's family member	
			005 Marital difficulties	
			006 Curtailment of income (Reduction of income of a borrower)	
			007 Excessive obligations--Same income, including habitual nonpayment of debts	
			008 Abandonment of property	
			009 Distant employment transfer	
			010 Neighborhood problem	
			011 Property problem	
			012 Inability to sell property	
			013 Inability to rent property	
			014 Military service	
			015 Other	
			001 Death of Principal Mortgagor	
			002 Illness of Principal Mortgagor	
			003 Illness of Mortgagor's Family Member	
			004 Death of Mortgagor's Family Member	
			005 Marital Difficulties	

		006	Curtailment of Income The reduction of income of a borrower	
		007	Excessive Obligations - Same Income, Including Habitual Nonpayment of Debts	
		008	Abandonment of Property	
		009	Distant Employment Transfer	
		010	Neighborhood Problem	
		011	Property Problem	
		012	Inability to Sell Property	
		013	Inability to Rent Property	
		014	Military Service	
		015	Default Detail Default reasons which are specified and detailed in a textual note	
Not Used	DFI02	1032	<b>Claim Filing Indicator Code</b> Code identifying type of claim Refer to 003032 Data Element Dictionary for acceptable code values.	<b>O ID 1/2</b>
Not Used	DFI03	1073	<b>Yes/No Condition or Response Code</b> Code indicating a Yes or No condition or response Refer to 003032 Data Element Dictionary for acceptable code values.	<b>O ID 1/1</b>
Not Used	DFI04	1073	<b>Yes/No Condition or Response Code</b> Code indicating a Yes or No condition or response Refer to 003032 Data Element Dictionary for acceptable code values.	<b>O ID 1/1</b>

**Segment:** **AMT** Monetary Amount  
**Position:** 230  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 10  
**Purpose:** To indicate the total monetary amount  
**Syntax Notes:**  
**Semantic Notes:**  
**Comments:**

### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	AMT01	522	<b>Amount Qualifier Code</b>	Code to qualify amount 92068-A Block No. 19. Unpaid Balance.	M ID 1/2
			UB	Unpaid Principal Balance	
Must Use	AMT02	782	<b>Monetary Amount</b>	Monetary amount Format: Maximum 6 numeric digits, right justified. NO Decimals. INTEGERS ONLY.	M R 1/15

<b>Segment:</b>	<b>SOM</b> Status of Mortgage
<b>Position:</b>	250
<b>Loop:</b>	0212 Optional
<b>Level:</b>	Detail:
<b>Usage:</b>	Optional
<b>Max Use:</b>	1
<b>Purpose:</b>	To provide information on the status of a mortgage and the date actions were taken regarding the loan and the property
<b>Syntax Notes:</b>	<ol style="list-style-type: none"> <li>1 If either SOM05 or SOM06 is present, then the other is required.</li> <li>2 If either SOM09 or SOM10 is present, then the other is required.</li> <li>3 If either SOM12 or SOM13 is present, then the other is required.</li> </ol>
<b>Semantic Notes:</b>	<ol style="list-style-type: none"> <li>1 SOM01 indicates the status of a mortgage. For example, "01" indicates the mortgage is delinquent.</li> <li>2 SOM02 and SOM03 indicate the date of the action taken towards the mortgage.</li> <li>3 SOM04 indicates if bankruptcy has been filed by the mortgagor or the co-mortgagor. A "Y" indicates that bankruptcy has been filed; an "N" indicates that it has not been filed.</li> <li>4 SOM05 indicates the type of bankruptcy that was filed. For example, "2" indicates Chapter 11 bankruptcy has been filed by the principal mortgagor or the co-mortgagor.</li> <li>5 SOM06 provides the bankruptcy filing date.</li> <li>6 SOM07 indicates if a forbearance plan has been accepted. A "Y" indicates that a forebearance plan has been accepted; an "N" indicates that is has not been accepted.</li> <li>7 SOM08 and SOM11 indicate the preforeclosure status of the mortgage. For example, "15" indicates a preforeclosure acceptance plan was available, and "16" indicates it was not available. If SOM08 is "Y" then SOM11 is required.</li> <li>8 SOM09 through SOM10 and SOM12 through SOM13 provide the dates of the preforeclosure status in SOM08 and SOM11.</li> </ol>
<b>Comments:</b>	
<b>Notes:</b>	The SOM segment provides the status of the mortgage loan and the actions taken towards the loan.

### Data Element Summary

Ref.	Data		Attributes
<u>Des.</u>	<u>Element</u>	<u>Name</u>	
Must Use	SOM01	1307 Loan Status Code	M ID 1/2
		Code indicating the loan status	
		92068-A Block No.	
		16a. Mortgage Status	
		(42) 90 or More Days Delinquent	
		(09) Forbearance provided and payments reduced or suspended	
		(12) Minimum of full regular mortgage payments required	

- (26) Refinance delinquent account
- (28) Modify existing mortgage
- (32) Forbearance offered as provided in the Soldiers and Sailors Act
- (10) Partial Claim Eligibility
- (39) Preclaim Enrolled
- (41) Submission of subsequent Partial Claim to HUD
- (15) Accepted into the Pre-foreclosure Sale Program
- (44) Deed-in-Lieu Started
- (43) Foreclosure Started
- (68) First Legal Action to Commence Foreclosure
- (45) Foreclosure Completed
- (47) Deed-in-Lieu Completed
- (24) Government Seized Property, no further Reporting Required
- (13) Paid in Full
- (14) Paid to Less Than 90 Days Delinquent
- (20) Reinstated by Mortgagor Who Retains Ownership
- (21) Reinstated by Assumptor
- (22) Servicing Transferred or Sold to Another Mortgagee
- (25) Cancel
- (30) Third Party Sale
- (17) Preforeclosure Sale Completed
- (46) Property Conveyed to HUD
- (48) Claim Without Conveyance of Title
- (49) Assignment Completed

- 9 Forbearance  
Status assigned during the temporary suspension of loan payments, granted at the discretion of the lender, according to federal regulations
- 10 Preclaim  
Status assigned while attempts are being made to encourage the borrower to resume loan payments
- 12 Repayment  
Status assigned during period in which the borrower must make regular installment payments on a loan
- 13 Paid in Full  
Status assigned when the principal and interest balances are reduced to zero through payments other than an claim payment
- 14 Current
- 15 Preforeclosure Acceptance Plan Available
- 17 Preforeclosure Sale Closing Plan Accepted

			20	Reinstated by Mortgagor Who Retains Ownership	
			21	Reinstated by Assumptor	
			22	Servicing Transferred or Sold to Another Mortgagee	
			24	Drug Seizure	
			25	Cancel	
			26	Refinance	
			28	Modification	
			30	Third Party Sale	
			32	Military Indulgence	
			39	Preclaim - Enrolled	
			41	Supplemental Preclaim	
			42	Delinquent	
			43	Foreclosure Started	
			44	Deed-in-Lieu Started	
			45	Foreclosure Completed	
			46	Property Conveyed to Insurer	
			47	Deed-in-Lieu Completed	
			48	Claims without Conveyance of Title	
			49	Assignment Completed	
			68	First Legal Action to Commence Foreclosure	
<b>Must Use</b>	<b>SOM02</b>	<b>1250</b>	<b>Date Time Period Format Qualifier</b>	<b>M ID 2/3</b>	
			Code indicating the date format, time format, or date and time format		
			D6	Date Expressed in Format YYMMDD	
<b>Must Use</b>	<b>SOM03</b>	<b>1251</b>	<b>Date Time Period</b>	<b>M AN 1/35</b>	
			Expression of a date, a time, or range of dates, times or dates and times		
			92068-A Block No.		
			16.b Mortgage Status Date		
<b>Not Used</b>	<b>SOM04</b>	<b>1073</b>	<b>Yes/No Condition or Response Code</b>	<b>O ID 1/1</b>	
			Code indicating a Yes or No condition or response		
			Refer to 003032 Data Element Dictionary for acceptable code values.		
	<b>SOM05</b>	<b>104</b>	<b>Type of Bankruptcy Code</b>	<b>X ID 1/1</b>	
			Code indicating list of bankruptcy types		
			NOTE: If bankruptcy has been filed, SOM05 and SOM06 MUST BE SENT.		
			92068-A Block No.		
			18a. [CONDITIONAL M] Bankruptcy Status		
			1 Chapter 07		
			2 Chapter 11		
			3 Chapter 12		
			4 Chapter 13		

			1	Chapter 07		
			2	Chapter 11		
			3	Chapter 12		
				Reorganization for farmers		
			4	Chapter 13		
	<b>SOM06</b>	<b>373</b>	<b>Date</b>		<b>X</b>	<b>DT 6/6</b>
			Date (YYMMDD)			
			92068-A Block No.			
			18b. [CONDITIONAL M] Bankruptcy Date			
			Format: Date format YYMMDD			
<b>Not Used</b>	<b>SOM07</b>	<b>1073</b>	<b>Yes/No Condition or Response Code</b>		<b>O</b>	<b>ID 1/1</b>
			Code indicating a Yes or No condition or response			
			SOM07 through SOM13: Reserved for Future Use.			
			Refer to 003032 Data Element Dictionary for acceptable code values.			
<b>Not Used</b>	<b>SOM08</b>	<b>1307</b>	<b>Loan Status Code</b>		<b>O</b>	<b>ID 1/2</b>
			Code indicating the loan status			
			Refer to 003032 Data Element Dictionary for acceptable code values.			
<b>Not Used</b>	<b>SOM09</b>	<b>1250</b>	<b>Date Time Period Format Qualifier</b>		<b>X</b>	<b>ID 2/3</b>
			Code indicating the date format, time format, or date and time format			
			Refer to 003032 Data Element Dictionary for acceptable code values.			
<b>Not Used</b>	<b>SOM10</b>	<b>1251</b>	<b>Date Time Period</b>		<b>X</b>	<b>AN 1/35</b>
			Expression of a date, a time, or range of dates, times or dates and times			
<b>Not Used</b>	<b>SOM11</b>	<b>1307</b>	<b>Loan Status Code</b>		<b>O</b>	<b>ID 1/2</b>
			Code indicating the loan status			
			Refer to 003032 Data Element Dictionary for acceptable code values.			
<b>Not Used</b>	<b>SOM12</b>	<b>1250</b>	<b>Date Time Period Format Qualifier</b>		<b>X</b>	<b>ID 2/3</b>
			Code indicating the date format, time format, or date and time format			
			Refer to 003032 Data Element Dictionary for acceptable code values.			
<b>Not Used</b>	<b>SOM13</b>	<b>1251</b>	<b>Date Time Period</b>		<b>X</b>	<b>AN 1/35</b>
			Expression of a date, a time, or range of dates, times or dates and times			

**Segment:** **DTP** **Date or Time or Period**  
**Position:** 260  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 14  
**Purpose:** To specify any or all of a date, a time, or a time period  
**Syntax Notes:**  
**Semantic Notes:** 1 DTP02 is the date or time or period format that will appear in DTP03.  
**Comments:**  
**Notes:** The DTP segment provides important dates associated with each specific mortgage loan in the format YYMMDD.

### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	DTP01	374	<b>Date/Time Qualifier</b>		M ID 3/3
				Code specifying type of date or time, or both date and time	
				92068-A Block No.	
				14. Due Date of First Payment.	
				15. Oldest Unpaid Installment.	
			559	Oldest Unpaid Installment	
				The due date of the oldest complete mortgage payment that has not been paid	
			564	Date of First Mortgage Payment	
Must Use	DTP02	1250	<b>Date Time Period Format Qualifier</b>		M ID 2/3
				Code indicating the date format, time format, or date and time format	
			D6	Date Expressed in Format YYMMDD	
Must Use	DTP03	1251	<b>Date Time Period</b>		M AN 1/35
				Expression of a date, a time, or range of dates, times or dates and times	

**Segment:** **MRC** Mortgagor Response Characteristics  
**Position:** 270  
**Loop:** 0212 Optional  
**Level:** Detail:  
**Usage:** Optional  
**Max Use:** 2  
**Purpose:** To provide information on mortgagor responses and number of contacts made with a mortgagor

**Syntax Notes:** 1 If either MRC06 or MRC07 is present, then the other is required.  
 2 If either MRC08 or MRC09 is present, then the other is required.

**Semantic Notes:** 1 MRC01 indicates the person contacted, whether it is the mortgagor, or the co-mortgagor.  
 2 MRC02 defines the attitude of mortgagor towards repayment of the loan, or the loan default, or the delinquency.  
 3 MRC03, MRC06, and MRC08 define the method of contact. "F" for face-to-face, "M" for mail, and "T" for telephone contact.  
 4 MRC04, MRC07, and MRC09 define the quantity as the number of contacts made with a mortgagor or a co-mortgagor.  
 5 MRC05 indicates the date of last contact with the mortgagor.

**Comments:**

**Notes:** This Segment Is Reserved For Future Use.

**Data Element Summary**

	<u>Ref.</u>	<u>Data</u>	<u>Element</u>	<u>Name</u>	<u>Attributes</u>
Must Use	MRC01	98	<b>Entity Identifier Code</b>	Code identifying an organizational entity, a physical location, or an individual Refer to 003032 Data Element Dictionary for acceptable code values.	<b>M ID 2/2</b>
Must Use	MRC02	196	<b>Mortgagor Response Code</b>	Code indicating borrower's attitude toward mortgage default	<b>M ID 1/1</b>
Must Use	MRC03	1079	<b>Contact Method Code</b>	Code indicating the type of contact Refer to 003032 Data Element Dictionary for acceptable code values.	<b>M ID 1/1</b>
Must Use	MRC04	380	<b>Quantity</b>	Numeric value of quantity	<b>M R 1/15</b>
	MRC05	1251	<b>Date Time Period</b>	Expression of a date, a time, or range of dates, times or dates and times	<b>O AN 1/35</b>
	MRC06	1079	<b>Contact Method Code</b>	Code indicating the type of contact Refer to 003032 Data Element Dictionary for acceptable code values.	<b>X ID 1/1</b>

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<b>MRC07</b>	<b>380</b>	<b>Quantity</b> Numeric value of quantity	<b>X</b>	<b>R</b>	<b>1/15</b>
<b>MRC08</b>	<b>1079</b>	<b>Contact Method Code</b> Code indicating the type of contact Refer to 003032 Data Element Dictionary for acceptable code values.	<b>X</b>	<b>ID</b>	<b>1/1</b>
<b>MRC09</b>	<b>380</b>	<b>Quantity</b> Numeric value of quantity	<b>X</b>	<b>R</b>	<b>1/15</b>

<b>Segment:</b>	<b>LE</b> Loop Trailer
<b>Position:</b>	290
<b>Loop:</b>	0210 Mandatory
<b>Level:</b>	Detail:
<b>Usage:</b>	Optional
<b>Max Use:</b>	1
<b>Purpose:</b>	To indicate that the loop immediately preceding this segment is complete
<b>Syntax Notes:</b>	
<b>Semantic Notes:</b>	<p>1 One loop may be nested contained within another loop, provided the inner nested loop terminates before the other loop. When specified by the standards setting body as mandatory, this segment in combination with "LS", must be used. It is not to be used if not specifically set forth for use. The loop identifier in the loop header and trailer must be identical. The value for the identifier is the loop ID of the required loop beginning segment. The loop ID number is given on the transaction set diagram in the appropriate ASC X12 version/release.</p>
<b>Comments:</b>	<p>1 See Figures Appendix for an explanation of the use of the LE and LS segments.</p>
<b>Notes:</b>	The LE segment is required when the optional LS segment in position 170 is used.

#### Data Element Summary

	<u>Ref.</u>	<u>Data</u>	<u>Attributes</u>
	<u>Des.</u>	<u>Element</u> <u>Name</u>	
Must Use	LE01	447 Loop Identifier Code	M AN 1/4
		The loop ID number given on the transaction set diagram is the value for this data element in segments LS and LE	
		NOTE: LE01, the Loop Identifier Code, shall always have a value of 0212 to indicate the segment immediately preceding it completes Loop 0212. The corresponding LS01 in the LS segment, shall have an identical value of 0212 to indicate the segment immediately following it begins Loop 0212.	

**Segment:** **SE** Transaction Set Trailer  
**Position:** 030  
**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**

	<b>Ref.</b>	<b>Data</b>		
	<b><u>Des.</u></b>	<b><u>Element</u></b>	<b><u>Name</u></b>	<b><u>Attributes</u></b>
Must Use	SE01	96	<b>Number of Included Segments</b>	<b>M N0 1/10</b>
			Total number of segments included in a transaction set including ST and SE segments	
Must Use	SE02	329	<b>Transaction Set Control Number</b>	<b>M AN 4/9</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 sender'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.	

### Cross-Reference to X12

A cross-reference matrix is provided to link the form HUD-92068A to the X12 transaction set 264. The matrix shows what information is needed for EDI, the associated 264 transaction set loop and segment, page number of the mapping guide, and the codes and data elements used for each HUD-92068A block number.

Cross Reference to X12 Data Elements					
From: HUD Form 92068A Block No.	Mandatory or Optional*	Transaction Set Area Used			To: Transaction Set 264
		Loop	Segment	Page	Data Elements and Codes Used
1. Name of Mortgagee or Submitting Organization	M	0100	N1	217	98 Entity ID Code Code: LV Loan Servicer JU Jurisdiction
2a. Number and Street	M	0100	N3	219	166 Address Information
2b. City	M	0100	N4	220	19 City Name
2c. State	M	0100	N4	220	156 State or Province Code
2d. Zip code	M	0100	N4	220	116 Postal Code
3a. Last Name of Contact Person	M	0200	PER	224	366 Contact Function Code Code: CN General Contact 93 Name
3b. First Name	M	0200	PER	224	93 Name
3c. Telephone	M	0200	PER	224	365 Communication Number Qualifier Code: TE Telephone 364 Communication Number
4a. Principal HUD Servicing Office, City	M	0100	N1 N4	217 220	93 Name Code: Z HUD servicing office 19 City Name
4b. State	M	0100	N4	220	156 State of Province Code
4c. Zip Code	M	0100	N4	220	116 Postal Code
5. Mortgagee Status	M		MIS	216	197 Mortgagee Info Status Code Code: NS Servicing Mortgagee Name Change <b>OR</b> AS Servicing Mortgagee Address Change <b>OR</b> BS Servicing Mortgagee Name and Address Change <b>OR</b> NC No Change
6. Period Ending	M	0210	DTP	226	374 Date/Time Qualifier Code: 174 Month Ending

Cross Reference to X12 Data Elements					
From: HUD Form 92068A Block No.	Mandatory or Optional*	Transaction Set Area Used			To: Transaction Set 264
		Loop	Segment	Page	Data Elements and Codes Used
					1250 Date Time Period Format Qualifier Code: D6 Date Expressed in Format YYMMDD 1251 Date Time Period
7. Ten-Digit Mortgagee No. Assigned by HUD	M	0100	N1	217	66 Identifier Code Qualifier Code: 62—Servicing Mortgagee No. 67 Identification Code
8. Mortgage Loan Number	M	0210	REF	227	128 Reference Number Qualifier Code: LD Loan Number 127 Reference Number
9. FHA Case No.	M	0210	REF	227	128 Reference Number Qualifier Code: Z8 FHA Case Number 127 Reference Number
10. ADP Code	M	0210	REF	227	128 Reference Number Qualifier Code: 60 Account Suffix Code 127 Reference Number
11a. Mortgagor's Last Name	M	0211	N1	229	98 Entity Identifier Code Code: QP Principal Borrower 93 Name
11b. Initials	M	0211	N1	229	98 Entity Identifier Code Code: QP Principal Borrower 93 Name
11c. Mortgagor's SSN	M	0211	N1	229	66 Identification Code Qualifier Code: 34 Social Security Number 67 Identification Code
12a. Co-Mortgagor's Last Name	O	0211	N1	229	98 Entity Identifier Code Code: QZ Co-borrower 93 Name
12b. Initials	O	0211	N1	229	98 Entity Identifier Code Code: QZ Co-borrower 93 Name
12c. Co-Mortgagor's SSN	O	0211	N1	229	66 Identification Code Qualifier Code: 34 Social Security Number 67 Identification Code
13a. Property Street No.	M	0212	N3	234	166 Address Information

Cross Reference to X12 Data Elements					
From: HUD Form 92068A Block No.	Mandatory or Optional*	Transaction Set Area Used			To: Transaction Set 264
		Loop	Segment	Page	Data Elements and Codes Used
13b. Street Name	M	0212	N3	234	166 Address Information
13c. City	M	0212	N4	235	19 City Name
13d. State	M	0212	N4	235	156 State or Province Code
13e. Zip Code	M	0212	N4	235	116 Postal Code
14. Due Date 1st Pymt.	M	0212	DTP	243	374 Date/Time Qualifier Code: 564 Date of First Mortgage Payment 1250 Date Time Period Format Qualifier 1251 Date Time Period
15. Date Oldest Unpaid Installment	M	0212	DTP	243	374 Date/Time Qualifier Code: 559 Oldest Unpaid Installment 1250 Date Time Period Format Qualifier 1251 Date Time Period
16a. Mtgr. Status	M	0212	SOM	239	1307 Loan Status Code Code: 13 or 15 or 17 or 19-22 or 25 or 42-49 as appropriate
16b. Mort. Status Date	M	0212	SOM	239	1250 Date Time Period Format Qualifier Code: D6 Date Expressed in Format YYMMDD 1251 Date Time Period
17. Occup. Status	M	0212	REC	232	689 Occupancy Code Code: 03-06 as appropriate
18a. Bankruptcy Status	O	0212	SOM	239	104 Type of Bankruptcy Code Code: 1-4 as appropriate
18b. Bankruptcy Date	O	0212	SOM	239	373 Date
19. Unpaid Balance	M	0212	AMT	238	522 Amount Qualifier Code Code: UB Unpaid Principal Balance 782 Monetary Amount
20. Cause of Default	M	0212	DFI	236	641 Status Reason Code Code: 001 to 015, as appropriate
* For both HUD and X12.					

### ***Adjunct Loan Default Transaction Sets***

The following transaction sets are used in electronic loan default reports processing in conjunction with TS 264.

**Transaction Set 824 — Application Advice.** This transaction set can be used to provide the ability to report the results on 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 needs of reporting 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.

For HUD, TS 824 returns errors found during the edit of the TS 264 submission of a loan default report and indicates that the loan default report must be resubmitted to enable HUD's application to successfully process the loan default report.

**Transaction Set 997 — Functional Acknowledgment.** This transaction set can be used to define the control structures for a set of acknowledgments to indicate the results of the syntactical analysis of the electronically encoded documents. The encoded documents are the transaction sets, which are grouping in functional groups, used in defining transactions for business data interchange. This standard does not cover the semantic meaning of the information encoded in the transaction sets.

Each time a 264 or functional group arrives at HUD, the mortgagee/servicer will be informed of receipt through the use of TS 997 — Functional Acknowledgment. The mortgagee/servicer will also inform HUD of receipt of the 824 via a 997.

A copy of each relevant transaction set used in electronic loan default reports processing is found in Appendix D.

