

Transaction Codes

The table below contains transaction codes used on the servicing system. Transaction codes consist of a two to three-digit code which identifies types of transactions.

Transaction Code	Description	Financial	Available to EOY Annual Statement
AA	Administrative Adjustments	Y	Y
AAP	Autopost Acceptable Partial Payment		
AAS	Assumption		
ADC	Advance funds against the account		
ADI	Itemized initial advance. For HELOCs, this transaction type represents the memo advance amount that was part of the total initial advance amount.		
ADR	Advance Reversal For Home Equity Line of Credit loans, this transaction type represents the reversal of an advance on the line		
ADV	Advance. For Home Equity Line of Credit loans, this transaction type represents an advance that the borrower takes on the line		
AMC	Adjustable Rate, P&I, Subsidy, Term Changes/GPM Changes (AMC appears below the transaction that caused the change to the database field). Note: Next day availability	N	
AP	Autopost Note: Next day availability	Y	Y
APB	Autopost Partial Base		
APP	Acceptable Partial Payment	Y	
ARC	Automatic Reset of Codes via Report 97 Note: Next day availability	N	N

ARM	ARM transactions completed on-line for which document entries are created (i. e. event stop for change letters, on-line analysis) Note: for batch analysis, next day availability	N	Y
AS	Assumption	Y	Y
ASB	Autopost Short to Base		
ASD	Autopost Short to Draft		
ASM	Assumption Statement from the New/Statement of Assumption Screen	N	Y
ASP	Autopost Short Payment		
ATP	Autopost Total Payment		
BKR	Bankruptcy Transaction Activity (task tracking)	N	
CA	Construction Loan Administrative Adjustment from the Cnst/Admin Screen	Y	Y
CAN	Repayment Plan Canceled	N	
CBR	Account status reported to credit bureaus via Report 210 (if a loan is reported as current, an entry is not displayed). Note: next day availability	N	Y
CCF	Full Cancellation of Credit Reform Subsidy Disbursement (for RHS only)		
CCP	Partial Cancellation of Credit Reform Subsidy Disbursement (for RHS only)		
CD	Construction Disbursement	Y	Y
CGF	Full Cancellation of Grant Disbursement (for RHS only)		
CGP	Partial Cancellation of Grant Disbursement (for RHS only)		
CIT	Customer Inquiry Task	N	Y
CL	Close Disbursement		
CLF	Full Cancellation of Loan Disbursement (for RHS only)		
CLM	Claim transaction activity (task tracking)	N	
CLN	New loan closed	Y	
CLP	Partial Cancellation of Loan		

	Disbursement (for RHS only)		
CLS	Purchased loan closed	Y	
CM	Moratorium Cancelled (for RHS only)		
CO	Carryover (prepaid) interest deductible in future tax year(s) Note: next day availability	N	
CP	CAP of interest from Report 73 Note: Next day availability	Y	Y
CR	Construction Receipt	Y	Y
CRL	Curtailment Reversal posted automatically via Payoffs through Lockbox	Y	
CRP	Curtailment Reversal posted automatically via the Past/Payoff screen	Y	
CST	Credit Statement from the Customer/Credit Information screen	N	Y
CT	Curtailment	Y	Y
CTA	Curtailment posted via autopost Note: Next day availability	Y	Y
CTB	Curtailment reversal posted via Inv/Transfer screen	Y	Y
CTR	Curtailment reversal posted via Post/Reverse/Enmasse or Post/Curtailment	Y	Y
CTT	Reapplication of curtailment due to investor transfer	Y	Y
CWA	Curtailment posted with payment via autopost Note: next day availability	Y	Y
CWP	Curtailment posted with payment via Post/Level, Post/Regular, Post/Allocate, or Post/Exception where PMT='C'	Y	Y
D##	Document Tracking where ## is equal to the report that generated the document		
D14	Billing statement from Report 14 Note: next day availability		Y
D17	Delinquent Notice from Report 17, Uncollected Late Charge Notice from Report 17 Note: next day availability	N	Y

D19	Batch Letter from Report 19 Note: next day availability	N	Y
D20	Insurance Expiration Notice from Report 20, Forced Order Coverage Report from Report 20 Note: next day availability	N	Y
D28	Billing statement from Report R628		
D45	Notice of intent to foreclose letter on VA loans produced by Report 45 Note: next day availability	N	Y
D55	Tax Outsourcer Addition from Report 555		
D65	Mortgage Status Change Letter from Report 65 Note: next day availability	N	Y
D92	MI delinquent notices from Report 92 Note: next day availability	N	Y
DCR	Credit Reform Subsidy Disbursement (RHS only)		
DG*	Grant disbursement (RHS only)		
DL*	Loan disbursement (RHS only)		
DM	Delinquent messages from Delinquent/Loan/Contact	N	Y
DMD	Delinquent messages for dialers Note: next day availability	N	Y
DMR	Delinquent messages for remote systems	N	Y
DT	Document tracking log		
E##	Escrow disbursement where ## indicates the escrow type		
EBR	Escrow balance rollover		
E01	Escrow refund from en masse escrow analysis Note: next day availability	Y	Y
ECN	Endorsement letters from Report 206 Note: next day availability	N	Y
ED	Escrow disbursement with an unknown escrow type Note: next day availability	Y	Y
EDR	Electronic Data Reporting Changes	N	

EI	Interest on Escrow	Y	Y
EIL	Interest on escrow posted automatically via the payoffs through lockbox	Y	Y
EIP	Interest on escrow posted automatically via the Post/Payoff screen	Y	Y
EIS	Interest on escrow posted automatically via the Released/Post and Released/Pending screens or a final service release via the Service Release Interest on Escrow Posted Report 584	Y	Y
ENN	En masse escrow disbursement using Reports 22/25 and 74/75, where 'NN' indicates the escrow type disbursed. Note: next day availability Note: a special descriptor (SUPPL) will appear on ENN transaction code lines to indicate that a supplemental insurance premium was disbursed from escrow through the Hazard Outsourcing Interface. Report series 22, 74, and 75 are the only reports that can be used for the disbursement process.	Y	Y
ET	Event triggered	N	Y
ETS	Event trigger has been stopped	N	Y
EXE	Loan extension		
FB	Fee billed	Y	Y
FBR	Fee billed - Recurring fees		
FC	Foreclosure with cash	Y	Y
FCG	Full cancellation grand (RHS only)		
FCL	Full cancellation loan (RHS only)		
FCS	Full cancellation Credit Reform Subsidy (RHS only)		
FE	Collection of billed fee transaction	Y	Y
FEA	Collection of billed fee transaction through autopost Note: next day availability	Y	Y

FEC	Pay capitalization fees		
FEI	Interest on fees	Y	Y
FER	Collected interest on fees	Y	Y
FIV	Fee invoice on-line Note: next day availability	N	Y
FM	File maintenance	N	
FOR	Foreclosure transaction activity (task tracking)	N	
FP	Collection of fee that was not billed	Y	Y
FPR	Fees paid - recurring		
FR	Reversal of a fee transaction	Y	Y
FS	Service release with cash	Y	Y
FSV	Field service transactions from the Field/Service/Order page 1 and 2 screens, Field/Service/Inspection/Request, or Field/Service/Receipt screens, OR from Report 506 Note: next day availability	N	Y
FW	Foreclosure without cash	Y	Y
FWA	Collection of billed fee transactions with payment posted via autopost		
FWC	prepayment penalty fee on curtailment	Y	Y
FWP	Collection of a billed fee with payment posted via Post/Level, Post/Regular, Post/Allocate, or Post/Exception where PMT = 'Y' or 'C'	Y	Y
FWV	Billed fee that was waived	Y	Y
GP	government payment	Y	Y
HAZ	Hazard Insurance Item Note: appears only on escrow analysis history		
IR	Interest refund		
IT	Investor transfer		
ITC	Investor transfer with cash		
ITR	Investor transfer	Y	
IW	interest adjustment due to reamortization		
IWR	Administrative adjustment reversal due to reamortization		

LCW	Late charge waiver using a late charge waiver reason code	Y	Y
LD	Loss draft disbursements	Y	Y
LMT	Loss mitigation transaction activity (task tracking)	N	
LP	Lease payment		
M##	Manual disbursement for escrow type ##		
MAS	assumption		
MDM	Multiple delinquent messages	N	
MFC	MERS notified foreclosure complete Note: next day availability	N	
MFI	MERS notified foreclosure initiated Note: next day availability	N	
MFR	MERS notified foreclosure reinstated Note: next day availability	N	
MIN	Mortgage Insurance Notice of Default (MI NOD) reported status produced by Report 92, option 2 Note: next day availability	N	Y
MNN	Escrow disbursement using the Posting Misc or Posting Escrow screens		
MNT	Multiple notes		
MO	Moratorium established (RHS only)		
MOD	Reamortization agreement		
NT	Notes from the Global/Notes screen	N	Y
OBG	Obligation grant (RHS only)		
OBL	Obligation loan (RHS only)		
OBS	Obligation Credit Reform Subsidy (RHS only)		
OL	On line letter from the Global/Letter screen	N	Y
PA	payment posted on Post/Allocate screen	Y	Y
PAY	Payoff statement from the Payoff/Quote screen Note: next day availability	N	Y
PCG	Partial cancellation grant		

	obligation (RHS only)		
PCL	Partial cancellation loan obligation (RHS only)		
PCO	Partial charge-off taken		
PCS	Partial cancellation credit reform subside obligation (RHS only)		
PF	Payoff	Y	Y
PFL	Payoff through lockbox	Y	Y
POA	Bankruptcy posting allocate		
POC	Proof of claim (BKR/POC screen)	N	Y
POS	Post-petition payment posted via BKR/Pos/Single screen (also associated with RP, UF*, SR2, SR, UI, and AA)	Y	
PP	Partial payment	Y	Y
PPA	Administrative adjustment to payment assistance year-to-date or loan-to-date fields	N	
PPB	Partial payment base		
PPP	Prepaid payoff		
PR	Payment reversal	Y	Y
PRE	Pre-petition payment posted via BKR/Pos/Single screen	Y	
PRL	Payment reversal posted automatically via payoff through lockbox	Y	Y
PRN	Payment reversal where 'N' = reversal reason code	Y	Y
PRP	Payment reversal posted automatically via the Past/Payoff screen	Y	Y
PT	Reapplication of payments due to investor transfer using the Inv/Transfer screens	Y	Y
R##	Receipt for Escrow Type ##		
R00	Funds going to escrow, separate from the HUD money		
RA#	Reversal accepted partial payment (# - reason for reversal)	Y	
RAF	Reaffirmation agreement		
RB#	Reversed partial base		
RC	REO curtailment posted on REO/Allocate screen	Y	Y

RCR	REO curtailment reversal posted on REO/Allocate screen	Y	Y
RD#	Reversed short to draft		
RE	Reamortization principal (RHS only)		
REO	Real Estate Owned transaction activity (task tracking)	N	Y
RER	Administrative Adjustment		
RES	On-line repayment schedule	N	Y
RFE	REO Fee Payment		
RH#	Reversed Short to Base		
RI	Re-amortization interest previously accrued (RHS only)		
RJ	Re-amortization interest 'odd days' (RHS only)		
RNN	Escrow receipt using the Posting Escrow screen		
RO	REO P&I payment posted via REO/Allocate screen	Y	Y
RP	Regular Payment	Y	Y
RPA	<ul style="list-style-type: none"> A manual adjustment has been made to the Repayment Plan Next Due Date, Unapplied Funds F Beginning Balance, Regular Payments Beginning Balance, Late Charges Beginning Balance, Fees Receivable Beginning Balance, Uncollected Interest Beginning Balance, Expenses Paid Beginning Balance, Expenses Unpaid Beginning Balance. Repayment Plan is activated Repayment Plan Next Due Date is adjusted Repayment Plan balances are adjusted Repayment Plan is canceled 	N	Y
RPR	REO P&I Payment Reversal processed on REO/Reversed screen	Y	

RPY	Prepayment plan payment	Y	
RR	REO reverse payment		
RS	REO single item receipt posted on REO/Allocate	Y	
RS#	Reversed short payment (# = reversal reason)	Y	
RSR	REO single item receipt		
RT	Payment reversal due to investor transfer through the Inv/Transfer screen	Y	Y
RX#	Reversed total payment		
SHB	Short to base		
SHD	Short to draft		
SHP	Short Payment	Y	
SLC	When the account is selected for Report 83.02, and the report flag does not equal 'L' Note: next day availability	N	Y
SLL	When the account is selected for Report 83.02 and the report flag equals 'L' Note: next day availability	N	Y
SPO	Short pay		
SR	Single item receipt (single receipt to escrow for beginning escrow balances)	Y	Y
SRA	Single item receipt via autopost Note: next day availability	Y	Y
SRL	Single item receipt posted automatically via payoff through lockbox	Y	Y
SRN	Reversal using the Post/Single screen where 'N' = the reversal reason code	Y	Y
SUB	Subsidy applied with payment (RHS only)		
SV	Service release	Y	Y
SVC	Curtailment reversal posted automatically as the result of a service release posted via Released/Post or Release/Pend	Y	Y
SVP	Payment reversal posted automatically as a result of a service release posted via	Y	Y

	Release/Post or Release/Pend		
SVT	Escrow, unapplied funds, or buydown balance transfer as a result of a service release posted via Released/Post, Release/Pend, or in bulk via Report 580	Y	
SWA	Single item receipt with payment via autopost Note: next day availability	Y	Y
SWP	Single item receipt posted with payment via Post/Level, Post/Regular, Post/Allocate, or Post/Exception where PMT = 'Y' or 'C'.	Y	Y
TC	Curtailment involving prepaid principal	Y	Y
TIN	W8/W9/B-Notice from Report 649	N	N
TLP	Total Payment		
TPP	Third party payment		
TRP	Third party reversal		
TPW	Third party waiver		
TTL	Total cash received		
TX	Tax item (appears only for escrow analysis history)		
UF#	Unapplied transaction for unapplied code #		
UI	Uncollected items which include interest and late charges	Y	
UIE	Uncollected late charges collected from the escrow overage during analysis Note: next day availability	Y	Y
UN	Unknown Note: next day availability		
URF	Unapplied funds refund no allotment (RHS only)		
UXI	Uncollected extension interest	Y	
VAN	VA Notices (Notice of Default, Notice of Intent to Foreclose, and the combined Notice of Default/Intent to Foreclose) produced by Report 45 Note: next day availability	Y	Y
WFB	Write off fees via BKR/Loss	Y	

	screen		
WFF	Write off fees with FCL/Loss screen	Y	
WFL	Write off fees loss mitigation		
WFR	Write off fees with REO/Loss screen	Y	
WRB	Write off balances via BKR/Loss screen	Y	
WRF	Write off balances with FCL/Loss screen	Y	
WRL	Write off balances with Los/Loss screen	Y	
WRR	Write off balances with REO/Loss screen	Y	
YTD	Interest/Tax		