

VA Loan Electronic Reporting Inter

Servicing Events Import Spreadsheet - Version 2.0

Effective Date: May 28, 2020



Introduction

Welcome to the VALERI servicing events import spreadsheet. This spreadsheet is a tool that allows you to report servicing events to the Department of Veterans Affairs using the VALERI servicer web portal. If you have any questions, please contact your organization's system administrator.

How to use this spreadsheet:

Each worksheet in this document represents a template for one type of event. Each column is labeled by the VA for that event. Each row should contain one event of the type specified for the worksheet. For example, if the event type is "LoanPaidInFull", each line would contain a loan that has been paid in full, and the supporting documentation type is specified in parentheses next to the column name. These data types are defined in the Data Types section.

For specific requirements for each event type, please see the Documentation Tab.

Required fields have a green column header.

Data Types:

Text	An alphanumeric value. Limited to the length specified on the column header.
Money	A number with 13 digits to the left of the decimal, and two to the right.
Integer	A number with no decimal. Limited from -2,147,483,647 to 2,147,483,647.
InterestRate	A number with 2 digits to the left of the decimal, and 4 to the right.
Date	A date in the format MM/DD/YYYY

Interface (VALERI)

1.0



at will allow your organization to report bulk
require assistance in using this spreadsheet,

in a tab represents the data fields required
tab. For example in the tab titled
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escribed below.

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KEY TO THIS WORKSHEET:

Event Type: Lists the event type that corresponds to the tab name in this spreadsheet.

Data Element/Field Name: Lists the data elements to be reported for the event. These data elements correspond to a column heading and must be f

Column Format: The data type and maximum length of characters for that field.

Description: Provides information to describe what the Data Element/Field Name means.

Required: Provides guidance to determine if the field is required. On each tab, if the data is a required field, the column name will be l

EVENT TYPE	DATA ELEMENT/FIELD NAME	COLUMN FORMAT
<p align="center">Header Tab (MUST be filled out when reporting any event)</p>	Servicer Name	Text Max: 20 characters
	Servicer ID Number	Text Max: 6 characters
	Effective Date of Reporting	Date (MM/DD/YYYY)
<p align="center">Data Required: ALL EVENTS (The following fields are repeated on each event tab and must be filled out for every event.)</p>	VA Loan Number	Text Max: 12 characters
	Original Loan Amount	Money (two decimal places)
	Property State	Select from list
	Loan Origination Date	Date (MM/DD/YYYY)

	Servicer Loan Number	Text Max: 20 characters
MonthlyLoanStatusUpdate	UnpaidPrincipalBalance	Money (two decimal places)
	PaymentDueDate	Date (MM/DD/YYYY)
LoanPaidInFull	DateLoanWasPaidInFull	Date (MM/DD/YYYY)
	UnpaidPrincipalBalance	Money (two decimal places)
TransferOfOwnership	DateOfTransferOfOwnership	Date (MM/DD/YYYY)
	LastNameOfTransferee	Text Max: 25 characters
	FirstNameOfTransferee	Text Max: 25 characters
	MiddleNameOrInitialOfTransferee	Text Max: 1 character
	SuffixOfTransferee	Text Max: 6 characters
	SSNOfTransferee	Text Max: 9 characters (no dashes)
	NameOfEntity	Text Max: 50 characters

	TaxpayerIdentificationNumber	Text Max: 9 characters (no dashes)
	LastNameOfCoTransferee	Text Max: 25 characters
	FirstNameOfCoTransferee	Text Max: 25 characters
	MiddleNameOrIntialOfCoTransferee	Text Max: 1 character
	SuffixOfCoTransferee	Text Max: 6 characters
	SSNOOfCoTransferee	Text Max: 9 characters (no dashes)
ReleaseOfLiability	DateOfRelease	Date (MM/DD/YYYY)
PartialReleaseOfSecurity	DatePartialReleaseOfSecurityDocumentWasExecuted	Date (MM/DD/YYYY)
ServicingTransfer-Transferring	ServicingReleaseDate	Date (MM/DD/YYYY)
	NameOfNewServicer	Text Max: 50 characters
ServicingTransfer-Receiving	DateLoanAcquired	Date (MM/DD/YYYY)
	PreviousServicerLoanNumber	Text Max: 20 characters

DateOfFirstPaymentOnTheOriginalLoan	Date (MM/DD/YYYY)
PaymentDueDate	Date (MM/DD/YYYY)
PropertyAddressLine1	Text Max: 50 characters
PropertyAddressLine2	Text Max: 50 characters
PropertyAddressUnitNumber	Text Max: 20 characters
PropertyAddressCity	Text Max: 30 characters
PropertyAddressZipCode	Text Max: 5 characters
PropertyAddressSuffix	Text Max: 4 characters
PropertyAddressStateAbbreviation	Select from list
LastNameOfCurrentOwner	Text Max: 25 characters
FirstNameOfCurrentOwner	Text Max: 25 characters
MiddleInitialOfCurrentOwner	Text Max: 1 character
SuffixOfCurrentOwner	Text Max: 6 characters

ElectronicDefaultNotification	SsnOfCurrentOwner	Text Max: 9 characters (no dashes)
	LastNameOfCurrentCoOwner	Text Max: 25 characters
	FirstNameOfCurrentCoOwner	Text Max: 25 characters
	MiddleInitialOfCurrentCoOwner	Text Max: 1 character
	SuffixOfCurrentCoOwner	Text Max: 6 characters
	SsnOfCurrentCoOwner	Text Max: 9 characters (no dashes)
	NameOfEntityThatIsCurrentOwner	Text Max: 50 characters
	TaxpayerIdentificationNumber	Text Max: 9 characters (no dashes)
	MailingAddressLine1	Text Max: 50 characters
	MailingAddressLine2	Text Max: 50 characters
	MailingAddressSuffix	Text Max: 4 characters
	MailingAddressUnitNumber	Text Max: 20 characters

MailingAddressCity	Text Max: 30 characters
MailingAddressZipCode	Text Max: 5 characters
MailingAddressStateAbbreviation	Select from list
InterestRateOnLoan	Interest Rate Max: 2 digits to the left of the decimal and 5 to the right
UnpaidPrincipalBalance	Money (two decimal places)
PrincipalAndInterestPortionOfMonthlyInstallment	Money (two decimal places)
TaxesAndInsurancePortionOfMonthlyInstallment	Money (two decimal places)
OtherPortionOfMonthlyInstallment	Money (two decimal places)
LateChargesDue	Money (two decimal places)
OccupantOfProperty	Select from list

	FirstPhoneNumberObligor1	Text Max: 15 characters
	PhoneNumberTypeForFirstPhoneNumberObligor1	Select from list
	SecondPhoneNumberObligor1	Text Max: 15 characters
	PhoneNumberTypeForSecondPhoneNumberObligor1	Select from list
	PhoneNumberObligor2	Text Max: 15 characters
	PhoneNumberTypeObligor2	Select from list
	PhoneNumber1OtherAuthorizedParty	Text Max: 15 characters
	PhoneNumber1TypeOtherAuthorizedParty	Select from list
	PrimaryReasonForDefault	Select from list
	SuspenseBalance	Money (two decimal places)
	UnpaidPrincipalBalance	Money (two decimal places)
	PaymentDueDate	Date (MM/DD/YYYY)
	PrincipalAndInterestPortionOfMonthlyInstallment	Money (two decimal places)

DelinquencyStatusUpdate	TaxesAndInsurancePortionOfMonthlyInstallment	Money (two decimal places)
	OtherPortionOfMonthlyInstallment	Money (two decimal places)
	LateChargesDue	Money (two decimal places)
	ExpensesIncurredToDate	Money (two decimal places)
	LastNameOfCurrentOwner	Text Max: 25 characters
	FirstNameOfCurrentOwner	Text Max: 25 characters
	UpdatedMailingAddressLine1	Text Max: 50 characters
	UpdatedMailingAddressLine2	Text Max: 50 characters
	UpdatedMailingAddressSuffix	Text Max: 4 characters
	UpdatedMailingAddressUnitNumber	Text Max: 20 characters
	UpdatedMailingAddressCity	Text Max: 30 characters
	UpdatedMailingAddressZipCode	Text Max: 5 characters

ContactInformationChange	UpdatedMailingAddressStateAbbreviation	Select from list
	UpdatedFirstPhoneNumberObligor1	Text Max: 15 characters
	UpdatedPhoneNumberTypeForFirstPhoneNumberObligor1	Select from list
	UpdatedSecondPhoneNumberObligor1	Text Max: 15 characters
	UpdatedPhoneNumberTypeForSecondPhoneNumberObligor1	Select from list
	UpdatedPhoneNumberObligor2	Text Max: 15 characters
	UpdatedPhoneNumberTypeObligor2	Select from list
	UpdatedPhoneNumber1OtherAuthorizedParty	Text Max: 15 characters
	UpdatedPhoneNumber1TypeOtherAuthorizedParty	Select from list
OccupancyStatusChange	DateChangeInOccupancyDiscoveredByServicer	Date (MM/DD/YYYY)
	OccupancyStatus	Select from list
	DateBankruptcyFiled	Date (MM/DD/YYYY)
	TypeOfBankruptcy	Select from list

BankruptcyFiled

BankruptcyCaseNumber	Text Max: 20 characters
BankruptcyCode	Select from list
PrimaryDebtorName	Text Max: 50 characters
PrimaryDebtorFilingIndicator	Select from list
PrimaryDebtorSSNorTIN	Text Max: 9 characters (no dashes)
SecondaryDebtorName	Text Max: 50 characters
SecondaryDebtorFilingIndicator	Select from list
SecondaryDebtorSSNorTIN	Text Max: 9 characters (no dashes)
AlternateDebtor1Name	Text Max: 50 characters
AlternateDebtor1FilingIndicator	Select from list
AlternateDebtor1SSNorTIN	Text Max: 9 characters (no dashes)
AlternateDebtor2Name	Text Max: 50 characters
AlternateDebtor2FilingIndicator	Select from list

	AlternateDebtor2SSNorTIN	Text Max: 9 characters (no dashes)
BankruptcyUpdate	DateOfBankruptcyEvent	Date (MM/DD/YYYY)
	BankruptcyEvent	Select from list
PartialPaymentReturned	DatePartialPaymentReturned	Date (MM/DD/YYYY)
DefaultCuredLoanReinstated	DateLoanReinstated	Date (MM/DD/YYYY)
RepaymentPlanApproved	DateRepaymentPlanApproved	Date (MM/DD/YYYY)
	PlanStartDate	Date (MM/DD/YYYY)
	EstimatedCureDate	Date (MM/DD/YYYY)
SpecialForbearanceApproved	EstimatedCureDate	Date (MM/DD/YYYY)
	DateSpecialForbearanceApproved	Date (MM/DD/YYYY)
	DateModificationOfLoanApproved	Date (MM/DD/YYYY)

LoanModificationComplete	DateLoanModificationFullyExecuted	Date (MM/DD/YYYY)
	ModifiedLoanAmount	Money (two decimal places)
	Term	Integer
	ModifiedLoanMaturityDate	Date (MM/DD/YYYY)
	InterestRate	Interest Rate Max: 2 digits to the left of the decimal and 5 to the right
	DateOfFirstPayment	Date (MM/DD/YYYY)
	NewPrincipalAndInterestPayment	Money (two decimal places)
CompromiseSaleComplete	ActualSettlementDate	Date (MM/DD/YYYY)
	PayoffOfFirstMortgageLoan	Money (two decimal places)

DeedInLieuComplete	DateDeedWasRecorded	Date (MM/DD/YYYY)
	NetValue	Money (two decimal places)
	TotalEligibleIndebtedness	Money (two decimal places)
ForeclosureAttorneyContactInfo	Name Of Foreclosure Attorney	Text Max: 50 characters
	Phone Number	Text Max: 20 characters
	Email Address	Text Max: 50 characters
ForeclosureReferral	DateOfReferralToAttorney	Date (MM/DD/YYYY)
	DateOfMostRecentPropertyInspection	Date (MM/DD/YYYY)
	UpdatedReasonForDefaultAtTimeOfForeclosure	Select from list
ForeclosureSaleScheduled	DateOfScheduledForeclosureSale	Date (MM/DD/YYYY)
	ForeclosureType	Select from list

ResultsOfSale	DateOfSale	Date (MM/DD/YYYY)
	SheriffsAppraisedValue	Money (two decimal places)
	SuccessfulBidder	Select from list
	AmountOfSuccessfulBid	Money (two decimal places)
	NetValue	Money (two decimal places)
	TotalEligibleIndebtedness	Money (two decimal places)

Transfer of Custody	MortgageHoldersPayeeVendorId	Text Max: 6 characters
	PayeeLoanNumber	Text Max: 20 characters
	DateOfConfirmationRatificationOfSale	Date (MM/DD/YYYY)
	Redemption Expiration Date	Date (MM/DD/YYYY)
	InsuranceType1 (Columns continue through InsuranceType5)	Select from list
	PolicyNumber1 (Columns continue through PolicyNumber5)	Text Max: 30 characters

	NameOfCarrier1 (Columns continue through NameOfCarrier5)	Text Max: 50 characters
	ExpirationDate1 (Columns continue through ExpirationDate5)	Date (MM/DD/YYYY)
	TaxParcelIdentificationNumber1 (Columns continue through TaxParcelIdentificationNumber20)	Text Max: 30 characters
	TaxType1 (Columns continue through TaxType20)	Select from list
	TaxTypeDescription1 (Columns continue through TaxTypeDescription20)	Text Max: 20 characters
ImproperTransferOfCustody	ReasonForTheImproperTransferOfCustody	Select from list
	DateImproperTransferDiscovered	Date (MM/DD/YYYY)
InvalidSaleResults	ReasonSaleInvalidated	Select from list
	DateInvalidSaleDiscovered	Date (MM/DD/YYYY)
ConfirmedSaleDateWithNoTransferOfCustody	ConfirmationOrRatificationDate	Date (MM/DD/YYYY)
	VA Loan Number	Text Max: 12 characters
	Original Loan Amount	Money (two decimal places)
	Property State	Select from list
	Loan Origination Date	Date (MM/DD/YYYY)

PartialClaim	Servicer Loan Number	Text Max: 20 characters
	Principal Amount	Money (two decimal places)
	Interest Amount	Money (two decimal places)
	Tax Advance Amount	Money (two decimal places)
	Tax Advance Date	Date (MM/DD/YYYY)
	Insurance Advance Amount	Money (two decimal places)
	Insurance Advance Date	Date (MM/DD/YYYY)
	Homeowners Association Amount	Money (two decimal places)
	Homeowners Association Date	Date (MM/DD/YYYY)

Formatted according to the header requirements.

highlighted in green. If the field is NOT required, the header will be blue.

DESCRIPTION	REQUIRED?
Servicer Company Name	Yes
The six digit VA Servicer identification number.	Yes
Date of reported event	Yes
The VA Loan number	Yes
The total amount on the original VA Loan	Yes
The two letter abbreviation of the state in which the property is located	Yes
Date that the initial loan was issued. Does not include Loan Modification dates.	Yes

Servicer loan identifier. Can contain letters and/or numbers.	Yes
Present portion of the loan not yet repaid, exclusive of interest or other charges	Yes
Month, day, & year of the earliest payment not fully satisfied by the proper application of available credits or deposits	Yes
Month, day, and year of full satisfaction of a guaranteed loan	Yes
Present portion of the loan not yet repaid, exclusive of interest or other charges	Yes
Month, day, & year that loan is assumed by another party (date of settlement)	Yes
Last name of individual assuming the loan; reported if an individual is assuming the loan and not an entity	Yes, if NameOfEntity is blank
First name of individual assuming the loan; reported if an individual is assuming the loan and not an entity	Yes, if NameOfEntity is blank
Middle initial of individual assuming the loan; reported if an individual is assuming the loan and not an entity	No
Surname of individual assuming loan; reported if an individual is assuming the loan and not an entity	No
Social security number of individual assuming loan; reported if an individual is assuming the loan and not an entity	Yes, if NameOfEntity is blank
Name of entity assuming loan, if applicable; reported is an entity is assuming the loan and not an individual	Yes, if LastNameOfTransferee is blank

Taxpayer identification number of entity assuming the loan; reported is an entity is assuming the loan and not an individual	Yes, if LastNameOfTransferee is blank
Last name of second individual assuming the loan; reported if there is a co-transferee	No
First name of second individual assuming the loan; reported if there is a co-transferee	No
Middle initial of second individual assuming the loan; reported if there is a co-transferee	No
Surname of second individual assuming loan; reported if there is a co-transferee	No
Social security number of second individual assuming loan; reported if there is a co-transferee	Yes, if LastNameOfCoTransferee is NOT blank
Month, day, & year on which the former obligor is no longer responsible for the loan	Yes
Month, day, & year that the security document releasing a portion of the secured property is executed	Yes
Month, day, & year that a servicer transfers responsibility for servicing a guaranteed loan to another servicer	Yes
Name of servicer receiving responsibility for servicing a guaranteed loan	Yes
Month, day, and year on which a servicer became responsible for servicing a guaranteed loan	Yes
Loan number associated with the loan on the previous servicer's system	Yes

Month, day, and year of the first scheduled payment on the loan (per the loan instruments)	Yes
Month, day, & year of the earliest payment not fully satisfied by the proper application of available credits or deposits	Yes
Location of the security for the loan, including street, city, state, and zip code	Yes
The second line of the expanded property address	No
The unit number of the expanded property address	No
The city name of the expanded property address	Yes
A group of fields containing the zip code +4 of the expanded property address.	Yes
The zip code suffix of the expanded property address	No
The state abbreviation of the expanded property address.	Yes
Surname of the individual who currently owns the property; if owner is an individual and not an entity	Yes, if NameOfEntityThatIsCurrentOwner is blank
First name of the individual who currently owns the property	Yes, if NameOfEntityThatIsCurrentOwner is blank
First letter of the middle name, if any, of the individual who currently owns the property; if owner is an individual and not an entity	No
Suffix (Jr., Sr., III, etc.), if any, of the individual who currently owns the property; if owner is an individual and not an entity	No

Unique SSA-issued number assigned to the individual who currently owns the property; if owner is an individual and not an entity	Yes, if NameOfEntityThatIsCurrentOwner is blank
Surname of the individual who currently co-owns the property, if applicable	No
First name of the individual who currently co-owns the property, if applicable	No
First letter of the middle name, if any, of the individual who currently co-owns the property, if applicable	No
Suffix (Jr., Sr., III, etc.), if any, of the individual who currently co-owns the property, if applicable	No
Unique SSA-issued number assigned to the individual who currently co-owns the property, if applicable	No
Name of entity that currently owns the property, if owner is an entity and not an individual	Yes, if LastNameOfCurrentOwner is blank
Unique IRS-issued number assigned to the entity who currently owns the property, if owner is an entity and not an individual	Yes, if LastNameOfCurrentOwner is blank
First line of the mailing address of current owners	Yes, if NameOfEntityThatIsCurrentOwner is blank
Second line of the mailing address of current owners	No
The zip code suffix of the mailing address	No
The unit number of the expanded mailing address	No

The city name of the expanded mailing address	Yes, if NameOfEntityThatIsCurrentOwner is blank
A group of fields containing the zip code +4 of the expanded mailing address.	Yes, if NameOfEntityThatIsCurrentOwner is blank
The state abbreviation of the expanded mailing address.	Yes, if NameOfEntityThatIsCurrentOwner is blank
Rate of interest charged on the loan, expressed as a percentage, per the loan instruments	Yes
Present portion of the loan not yet repaid, exclusive of interest or other charges	Yes
Amount of principal & interest due monthly under the terms of the loan agreement	Yes
Amount of the tax & insurance deposit due monthly under the terms of the loan agreement and determined by the servicer IAW RESPA	Yes
Amount due monthly that does not pertain to principal and interest, taxes & insurance, or late charges due under the terms of the obligation as of notice date (example is HOA fees)	Yes
Amount due as a result of penalties imposed by the servicer that a borrower must pay when a payment is missed or made after the due date under the terms of the obligation as of notice date	Yes
Status of who currently resides in the property securing the loan obligation, or reason why no one resides there	Yes

First phone number (obligor 1)	No
Phone number type for first phone number (obligor 1)	No
Second phone number (obligor 1)	No
Phone number type for second phone number (obligor 1)	No
Phone number (obligor 2)	No
Phone number type (obligor 2)	No
Phone number 1 (other authorized party)	No
Phone number type (other authorized party)	No
Reason obligor is unable to or did not remit monthly payments	Yes
The balance on the loan held in suspense, if applicable	No
Amount of principal due under the terms of the obligation as of payment due date	Yes
Month, day, & year of the earliest payment not fully satisfied by the proper application of available credits or deposits	Yes
Amount of principal & interest due monthly under the terms of the loan agreement, if changed from last report	Yes

Amount of taxes and insurance due monthly under the terms of the loan agreement, if changed from last report	Yes
Amount due that does not pertain to principal and interest and/or taxes & insurance, due under the terms of the obligation (example is HOA fees), if changed from last report	No
Amount due as a result of penalties imposed by the servicer that a borrower must pay when a payment is missed or made after the due date under the terms of the obligation as of notice date	No
Any costs that have been paid by the servicer and can be charged to the loan	No
Surname of the individual who currently owns the property; if owner is an individual and not an entity	
First name of the individual who currently owns the property	
First line of the mailing address of current owners, if changed from last report	
Second line of the mailing address of current owners, if changed from last report	
A group of fields containing the zip code +4 of the expanded mailing address, if changed from last report	
The unit number of the expanded mailing address, if changed from last report	
The city name of the expanded mailing address, if changed from last report	
The 5 digit postal zip code of the mailing address, if changed from the last report	

The state abbreviation of the expanded mailing address, if changed from last report	At least 1 field must be populated on this tab to indicate what contact information will change
First phone number (obligor 1)	
Phone number type for first phone number (obligor 1)	
Second phone number (obligor 1)	
Phone number type for second phone number (obligor 1)	
Phone number (obligor 2)	
Phone number type (obligor 2)	
Phone number 1 (other authorized party)	
Phone number type (other authorized party)	
Month, day, and year that occupancy status change was discovered by the servicer	Yes
Status of who currently resides in the property securing the loan obligation, or reason why no one resides there	Yes
Month, day, & year that obligor filed for protection under US bankruptcy codes.	Yes
Type of bankruptcy (chapter number) under which the obligor filed for protection	Yes

Case number assigned by the bankruptcy court	Yes
Indicates whether the mortgagor, co-mortgagor, or both are filing bankruptcy.	No
Name of obligor that filed petition for relief under the U.S. bankruptcy code - report all applicable	Yes
Sets the indicator if the Debtor is or is not a participant in the Bankruptcy filing	Yes
Unique SSA-issued number or unique IRS-issued number (TIN) of the obligor that filed a petition for relief under the U.S. bankruptcy code	Yes
Name of obligor that filed petition for relief under the U.S. bankruptcy code - report all applicable	No
Sets the indicator if the Debtor is or is not a participant in the Bankruptcy filing	No
Unique SSA-issued number or unique IRS-issued number (TIN) of the obligor that filed a petition for relief under the U.S. bankruptcy code	No
Name of obligor that filed petition for relief under the U.S. bankruptcy code - report all applicable	No
Sets the indicator if the Debtor is or is not a participant in the Bankruptcy filing	No
Unique SSA-issued number or unique IRS-issued number (TIN) of the obligor that filed a petition for relief under the U.S. bankruptcy code	No
Name of obligor that filed petition for relief under the U.S. bankruptcy code - report all applicable	No
Sets the indicator if the Debtor is or is not a participant in the Bankruptcy filing	No

Unique SSA-issued number or unique IRS-issued number (TIN) of the obligor that filed a petition for relief under the U.S. bankruptcy code	No
The date when the reported event occurred	Yes
Any significant action taken during the bankruptcy process as defined in the eight following items	Yes
The date that the servicer returned the payment	Yes
The date that all delinquent amounts were fully repaid; a loan is current if the payment due date is the first day of the next month (as of the last day of the previous month)	Yes
The date that servicer approved written agreement with the obligor for reinstatement of the loan through a schedule of increased payments	Yes
Month & year that repayment plan is documented to begin	Yes
Estimated date that the delinquency will be fully satisfied by the proper application of available credits or deposits resulting from the repay plan	Yes
Estimated date that the delinquency will be fully satisfied by the proper application of available credits or deposits resulting from the proposed special forbearance.	Yes
Month, day, & year servicer approved written agreement with the obligor for reinstatement of the loan through a special forbearance.	Yes
Month, day, & year that servicer approves a permanent change in one or more of the terms of the loan and usually includes re-amortization of the balance due	Yes

Month, day, & year that servicer and borrower execute the modification agreement thereby completing a permanent change in one or more of the terms of the loan that results in loan reinstatement	Yes
Total amount of principal owed on the mortgage after the loan modification and before any payments are made; only unpaid principal, accrued interest, deficits in the taxes and insurance impound accounts, and advances required to preserve the lien position, such as homeowner association fees, special assessments, water and sewer liens, etc., may be included in the modified indebtedness, late fees and other charges may not be capitalized	Yes
Number of months over which the unpaid balance of the modified loan will be repaid	Yes
Month, day, & year that modified loan will be paid in full	Yes
Rate of interest charged on the loan, expressed as a percentage, per the modified loan instruments	Yes
Month, day, and year that first installment on modified loan is due	Yes
Monthly amount due (for principal & interest) on the modified loan	Yes
Actual month, day, & year that obligor's property was sold to a third party in a private sale and the proceeds were less than the amount required to pay the mortgage in full	Yes
Net proceeds from the sale, listed in line 504 from HUD-1 form (also known as the "closing statement" or "settlement sheet"), which will be applied toward the payoff of the first mortgage loan	Yes

Month, day & year that DIL document is recorded, or sent for recording.	Yes
The fair market value of the property minus the VA cost factor (net value = fair market value of the property * (1-the net value factor)).	Yes
The unpaid principal balance, accrued unpaid interest, allowable advances, liquidation expenses, and property preservation expenses (if incurred prior to the actual foreclosure sale date or the end of the foreclosure timeframe, whichever is earlier), less any credits	Yes
The first and last name of the attorney who initiated the foreclosure process.	Yes
Foreclosure Attorney Phone Number - The numeric digits are required. These separators are acceptable; left parenthesis '(', right parenthesis ')', dash '-', period '.', spaces between the numbers and ext. for extensions. Example preferred '2125551212', acceptable '(212) 555-1212' or '(212) 555-1212 ext. 1212.'	Yes
The foreclosure attorney's email address. If entered the '@' sign is required.	No
Month, day, & year servicer refers obligor's loan to legal counsel to initiate the foreclosure process	Yes
Month, day, & year of the most recently performed property inspection for the current default	Yes
Basis for determination that foreclosure process should be initiated	Yes
Month, day, & year the property will be sold to satisfy the loan obligation (or month, day, & year it is anticipated the property will be sold to satisfy the loan obligation for states such as South Dakota)	Yes
Type of legal process by which the property is sold to satisfy the loan obligation	Yes

Month, day, & year the foreclosure sale was held	Yes
Value of the property as determined by the court ordered sheriff's appraisal. Entry of a value greater than zero in Sheriff's Appraised Value is required when the property state is Louisiana, Oklahoma, Ohio or Kentucky.	Yes
Designates whether the successful bidder was the holder or a third party	Yes
The amount of money bid to acquire the property	Yes
The fair market value of the property minus the VA cost factor (net value = fair market value of the property * (1-the net value factor)).	Yes
The unpaid principal balance, accrued unpaid interest, allowable advances, liquidation expenses, and property preservation expenses (if incurred prior to the actual foreclosure sale date or the end of the foreclosure timeframe, whichever is earlier), less any credits	Yes
Unique FMS-assigned number used to identify the payee for VA purposes; servicer reports own vendor ID if servicer is payee.	Yes
Unique payee-assigned number, used to identify the account	Yes
Month, day, & year the foreclosure sale was confirmed or ratified (as required by State law)	Yes
The date that a property owner has to redeem a foreclosed property. This field is required for all states that allow redemption.	Required for all states that allow redemption.
The type of insurance in force at the time of transfer of custody to VA	Only InsuranceType1 is required.
Unique insurance company issued number identifying the specific insurance coverage plan	Only PolicyNumber1 is required.

Name of the company that provides the insurance coverage	Only NameOfCarrier1 is required.
Date that the insurance coverage terminates	Only ExpirationDate1 is required.
Unique number assigned by the local taxing authority to identify the property	Only TaxParcelIdentificationNumber1 is required.
The type of tax assessed to the property	Only TaxType1 is required.
A description of the type of tax assessed to the property	Only TaxTypeDescription1 is required.
Reason servicer erroneously transferred custody of a property to VA	Yes
The date that the servicer discovered the improper transfer of custody of a property to the VA	Yes
Basis for determination that results changed or sale invalid	Yes
The date that the servicer discovered that results changed or the sale was invalid	Yes
Date of sale confirmation or ratification when the servicer chooses to retain the property and the property is located in a confirmation or ratification of sale state.	Yes
The VA Loan number.	Yes
The total amount on the original VA Loan	Yes
The two letter abbreviation of the state in which the property is located	Yes
Date that the initial loan was issued. Does not include Loan Modification dates.	Yes

Servicer loan identifier. Can contain letters and/or numbers.	Yes
Principle amount of deferred Veteran monthly mortgage payments due to National Emergency.	No
Interest amount of deferred Veteran monthly mortgage payments due to National Emergency.	No
The amount of money that used as a tax advance while the borrower was on forbearance due to National Emergency.	Yes, if Tax Advance Date is populated.
The date the advance was made.	Yes, if Tax Advance Amount is populated.
The amount of money that was paid as an insurance advance while the borrower was on forbearance due to National Emergency.	Yes, if Insurance Advance Date is populated.
The date the advance was made.	Yes, if Insurance Advance Amount is populated.
The amount of money that was paid to the Homeowners Association while the borrower was on forbearance due to National Emergency.	Yes, if Homeowners Association Date is populated.
The date the Homeowners Association payment was made.	Yes, if Homeowners Association Amount is populated.

Servicer Name (Text - 20)

Servicer ID Number (Text - 6)

Effective Date of Reporting (Date)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date)

Servicer Loan Number (Text - 20)

UnpaidPrincipalBalance (Money) PaymentDueDate (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateLoanWasPaidInFull (Date) UnpaidPrincipalBalance (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateOfTransferOfOwnership (Date) LastNameOfTransferee (Text - 25)

FirstNameOfTransferee (Text - 25) MiddleNameOrInitialOfTransferee (Text - 1)

SuffixOfTransferee (Text - 6) SSNOOfTransferee (Text - 9) NameOfEntity (Text - 50)

TaxpayerIdentificationNumber (Text - 9) LastNameOfCoTransferee (Text - 25)

FirstNameOfCoTransferee (Text - 25) MiddleNameOrIntialOfCoTransferee (Text - 1)

SuffixOfCoTransferee (Text - 6) SSNOfCoTransferee (Text - 9)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date)

Servicer Loan Number (Text - 20)

DateOfRelease (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DatePartialReleaseOfSecurityDocumentWasExecuted (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

ServicingReleaseDate (Date) NameOfNewServicer (Text - 50)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateLoanAcquired (Date)

PreviousServicerLoanNumber (Text - 20)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateOfFirstPaymentOnTheOriginalLoan (Date) PaymentDueDate (Date)

PropertyAddressLine1 (Text - 50)

PropertyAddressLine2 (Text - 50)

PropertyAddressUnitNumber (Text - 20) PropertyAddressCity (Text - 30)

PropertyAddressZipCode (Text - 5) PropertyAddressSuffix (Text - 4)

PropertyAddressStateAbbreviation (List)

LastNameOfCurrentOwner (Text - 25)

FirstNameOfCurrentOwner (Text - 25) MiddleInitialOfCurrentOwner (Text - 1)

SuffixOfCurrentOwner (Text - 6) SsnOfCurrentOwner (Text - 9)

LastNameOfCurrentCoOwner (Text - 25) FirstNameOfCurrentCoOwner (Text - 25)

MiddleInitialOfCurrentCoOwner (Text - 1) SuffixOfCurrentCoOwner (Text - 6)

SsnOfCurrentCoOwner (Text - 9) NameOfEntityThatIsCurrentOwner (Text - 50)

TaxpayerIdentificationNumber (Text - 9) MailingAddressLine1 (Text - 50)

MailingAddressLine2 (Text - 50) MailingAddressUnitNumber (Text - 20)

MailingAddressCity (Text - 30) MailingAddressZipCode (Text - 5)

MailingAddressSuffix (Text - 4) MailingAddressStateAbbreviation (List)

InterestRateOnLoan (InterestRate) UnpaidPrincipalBalance (Money)

PrincipalAndInterestPortionOfMonthlyInstallment (Money)

TaxesAndInsurancePortionOfMonthlyInstallment (Money)

OtherPortionOfMonthlyInstallment (Money) LateChargesDue (Money)

OccupantOfProperty (List) FirstPhoneNumberObligor1 (Text - 15)

PhoneNumberTypeForFirstPhoneNumberObligor1 (List)

SecondPhoneNumberObligor1 (Text - 15)

PhoneNumberTypeForSecondPhoneNumberObligor1 (List)

PhoneNumberObligor2 (Text - 15) PhoneNumberTypeObligor2 (List)

PhoneNumber1OtherAuthorizedParty (Text - 15)

PhoneNumber1TypeOtherAuthorizedParty (List)

PrimaryReasonForDefault (List)

SuspenseBalance (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) PaymentDueDate (Date)

UnpaidPrincipalBalance (Money) PrincipalAndInterestPortionOfMonthlyInstallment (Money)

TaxesAndInsurancePortionOfMonthlyInstallment (Money)

OtherPortionOfMonthlyInstallment (Money) LateChargesDue (Money)

ExpensesIncurredToDate (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

LastNameOfCurrentOwner (Text - 25) FirstNameOfCurrentOwner (Text - 25)

UpdatedMailingAddressLine1 (Text - 50) UpdatedMailingAddressLine2 (Text - 50)

UpdatedMailingAddressUnitNumber (Text - 20) UpdatedMailingAddressCity (Text - 30)

UpdatedMailingAddressZipCode (Text - 5) UpdatedMailingAddressSuffix (Text - 4)

UpdatedMailingAddressStateAbbreviation (List)

UpdatedFirstPhoneNumberObligor1 (Text - 15)

UpdatedPhoneNumberTypeForFirstPhoneNumberObligor1 (List)

UpdatedSecondPhoneNumberObligor1 (Text - 15)

UpdatedPhoneNumberTypeForSecondPhoneNumberObligor1 (List)

UpdatedPhoneNumber1OtherAuthorizedParty (Text - 15)

UpdatedPhoneNumber1TypeOtherAuthorizedParty (List)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateChangeInOccupancyDiscoveredByServicer (Date) OccupancyStatus (List)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateBankruptcyFiled (Date)

TypeOfBankruptcy (List) BankruptcyCaseNumber (Text - 20) BankruptcyCode (List)

PrimaryDebtorName (Text - 50) PrimaryDebtorFilingIndicator (List)

PrimaryDebtorSSNorTIN (Text - 9) SecondaryDebtorName (Text - 50)

SecondaryDebtorFilingIndicator (List)

SecondaryDebtorSSNorTIN (Text - 9)

AlternateDebtor1Name (Text - 50) AlternateDebtor1FilingIndicator (List)

AlternateDebtor1SSNorTIN (Text - 9) AlternateDebtor2Name (Text - 50)

AlternateDebtor2FilingIndicator (List)

AlternateDebtor2SSNorTIN (Text - 9)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateOfBankruptcyEvent (Date)

BankruptcyEvent (List)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DatePartialPaymentReturned (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateLoanReinstated (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateRepaymentPlanApproved (Date) PlanStartDate (Date)

EstimatedCureDate (Date)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) EstimatedCureDate (Date)

DateSpecialForbearanceApproved (Date)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateModificationOfLoanApproved (Date) DateLoanModificationFullyExecuted (Date)

ModifiedLoanAmount (Money) Term (Integer) ModifiedLoanMaturityDate (Date)

InterestRate (InterestRate) DateOfFirstPayment (Date)

NewPrincipalAndInterestPayment (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

ActualSettlementDate (Date) PayoffOfFirstMortgageLoan (Money)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateDeedWasRecorded (Date)

NetValue (Money) TotalEligibleIndebtedness (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

Attorney Name (Text - 50)

Email Address (Text - 50)

Phone Number (Text - 20)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateOfReferralToAttorney (Date) DateOfMostRecentPropertyInspection (Date)

UpdatedReasonForDefaultAtTimeOfForeclosure (List)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date)

Servicer Loan Number (Text - 20)

DateOfScheduledForeclosureSale (Date) ForeclosureType (List)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20) DateOfSale (Date)

SheriffsAppraisedValue (Money) SuccessfulBidder (List) AmountOfSuccessfulBid (Money)

NetValue (Money) TotalEligibleIndebtedness (Money)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

MortgageHoldersPayeeVendorId (Text - 6) PayeeLoanNumber (Text - 20)

DateOfConfirmationRatificationOfSale (Date,RedemptionExpirationDate (Date)

InsuranceType1 (List) PolicyNumber1 (Text - 30) NameOfCarrier1 (Text - 50)

ExpirationDate1 (Date)	InsuranceType2 (List)	PolicyNumber2 (Text - 30)
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NameOfCarrier2 (Text - 50)	ExpirationDate2 (Date)	InsuranceType3 (List)
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PolicyNumber3 (Text - 30) NameOfCarrier3 (Text - 50) ExpirationDate3 (Date)

InsuranceType4 (List) PolicyNumber4 (Text - 30) NameOfCarrier4 (Text - 50)

ExpirationDate4 (Date) InsuranceType5 (List) PolicyNumber5 (Text - 30)

NameOfCarrier5 (Text - 50) ExpirationDate5 (Date)

TaxParcelIdentificationNumber1 (Text - 30) TaxType1 (List)

TaxTypeDescription1 (Text - 20) TaxParcelIdentificationNumber2 (Text - 30)

TaxType2 (List)	TaxTypeDescription2 (Text - 20)
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TaxParcelIdentificationNumber3 (Text - 30) TaxType3 (List)

TaxTypeDescription3 (Text - 20) TaxParcelIdentificationNumber4 (Text - 30)

TaxType4 (List)	TaxTypeDescription4 (Text - 20)
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TaxParcelIdentificationNumber5 (Text - 30) TaxType5 (List)

TaxTypeDescription5 (Text - 20) TaxParcelIdentificationNumber6 (Text - 30)

TaxType6 (List)	TaxTypeDescription6 (Text - 20)
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TaxParcelIdentificationNumber7 (Text - 30) TaxType7 (List)

TaxTypeDescription7 (Text - 20) TaxParcelIdentificationNumber8 (Text - 30)

TaxType8 (List)	TaxTypeDescription8 (Text - 20)
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TaxParcelIdentificationNumber9 (Text - 30) TaxType9 (List)

TaxTypeDescription9 (Text - 20) TaxParcelIdentificationNumber10 (Text - 30)

TaxType10 (List)	TaxTypeDescription10 (Text - 20)
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TaxParcelIdentificationNumber11 (Text - 30) TaxType11 (List)

TaxTypeDescription11 (Text - 20) TaxParcelIdentificationNumber12 (Text - 30)

TaxType12 (List)	TaxTypeDescription12 (Text - 20)
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TaxParcelIdentificationNumber13 (Text - 30) TaxType13 (List)

TaxTypeDescription13 (Text - 20) TaxParcelIdentificationNumber14 (Text - 30)

TaxType14 (List)	TaxTypeDescription14 (Text - 20)
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TaxParcelIdentificationNumber15 (Text - 30) TaxType15 (List)

TaxTypeDescription15 (Text - 20) TaxParcelIdentificationNumber16 (Text - 30)

TaxType16 (List)	TaxTypeDescription16 (Text - 20)
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TaxParcelIdentificationNumber17 (Text - 30) TaxType17 (List)

TaxTypeDescription17 (Text - 20) TaxParcelIdentificationNumber18 (Text - 30)

TaxType18 (List)	TaxTypeDescription18 (Text - 20)
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TaxParcelIdentificationNumber19 (Text - 30) TaxType19 (List)

TaxTypeDescription19 (Text - 20) TaxParcelIdentificationNumber20 (Text - 30)

TaxType20 (List)	TaxTypeDescription20 (Text - 20)
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VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date) Servicer Loan Number (Text - 20)

DateImproperTransferDiscovered (Date)

ReasonForTheImproperTransferOfCustody (List)

VA Loan Number (Text - 12)	Original Loan Amount (Money)	Property State (List)
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Loan Origination Date (Date)

Servicer Loan Number (Text - 20)

DateInvalidSaleDiscovered (Date) ReasonSaleInvalidated (List)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20)

ConfirmationOrRatificationDate (Date)

VA Loan Number (Text - 12) Original Loan Amount (Money) Property State (List)

Loan Origination Date (Date) Servicer Loan Number (Text - 20) Principal Amount (Money)

Interest Amount (Money)

Tax Advance Amount (Money) Tax Advance Date (Date)

Insurance Advance Amount (Money) Insurance Advance Date (Date)

Homeowners Association Amount (Money) Homeowners Association Date (Date)