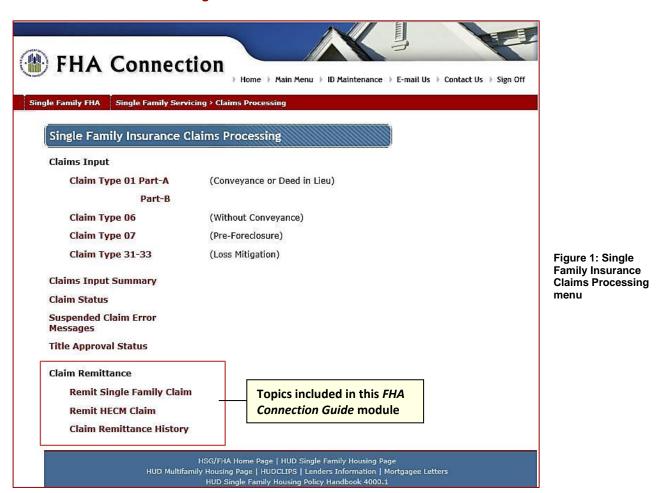
Claim Remittances

When a loan default is not curable and/or the borrower is not committed to remaining in the home, the lender may file a claim with HUD to recover financial losses of the defaulted FHA-insured loan. Upon completion of claim processing if it is discovered that HUD overpaid the claim, the lender must remit back to HUD any overage amount paid. This process of repaying a claim overage to HUD is referred to as *claim remittance*. Overpaid amounts may be realized as the result of various events such as a lender's self-audit that uncovers over-claimed funds, e.g., amount in a borrower's escrow account exceeded the expenses claimed by the lender, or a HUD post-claim review audit.

The **Claim Remittance** functions (**Figure 1**) facilitate the payment of claim overages to HUD for both forward and Home Equity Conversion Mortgage (HECM) (reverse) Single Family FHA-insured loans. In addition, authorized users may obtain information concerning pending and processed claim remittance transactions.

This **FHA Connection Guide** module focuses on submitting and tracking claim remittances. The following sections provide information and training as it pertains to the claim remittance process for Single Family FHA-insured loans:

- Overview of the Claim Remittance Process
- Processing a Claim Remittance
- Using the Claim Remittance History List
 - Viewing Claim Remittance Information
 - Printing Claim Remittance Summary Information
 - o Downloading Claim Remittance Case Detail Information



Overview of the Claim Remittance Process

Prior to March 1, 2011, claim remittances were sent to HUD by FHA-approved lenders through a lockbox service and the receivable was subsequently posted in the Accounts Receivable System (ARS). Beginning March 1, 2011, lenders may enter a claim remittance through the FHA Connection (see *Mortgagee Letter 2011-08, FHA Single Family Insurance Claims Accounts Receivable Subsystem (ARS) Remittances: Pay.gov Implementation*). This claim remittance process is mandatory on or after April 14, 2011.

Submitted claim remittances are processed through HUD's automated collection service, a secure federal government-wide collection portal managed by the Financial Management Service bureau of the U.S. Department of Treasury. The automated collection service processes payments electronically (electronic funds transfer or EFT) through the Automated Clearing House (ACH) using a business checking account or general ledger account. The Federal Reserve Bank of Cleveland, which maintains the automated collection service system, is used for the ACH debit.

Two options are available by which to submit a claim remittance to HUD via the FHA Connection:

- Cash Flow Account: Bank account information, e.g., bank routing number and account number, which is pre-established with HUD for the purpose of claim remittances. HUD's automated collection service uses the established cash flow account information to withdraw funds from the appropriate account. See the FHA Connection Guide module, Cash Flow Account Setup, for more information on establishing a cash flow account for claim remittances. Once a claim remittance cash flow account is established, it is used as the payment default when submitting a claim remittance.
- Bank account: User-entered bank account information, e.g., account number, bank routing number, account type. Information must be entered for each claim remittance submitted to HUD and is not retained for subsequent claim remittance transactions. Lenders who do not submit claim remittances to HUD on a regular basis may want to choose this option.

Once a claim remittance is successfully submitted via the FHA Connection, it is assigned a unique HUD tracking ID number and the claim remittance status is set to *In Process*. The processing schedule is as follows:

- For claim remittances submitted between 7 a.m. and 8 p.m. Eastern Standard Time (EST) on a business day (Monday through Friday, not including federal holidays), processing occurs overnight and is posted to ARS the following business day.
 - **Example**: A claim remittance that is successfully processed at 10 a.m. EST on Tuesday is processed overnight and posted to ARS the next business day which is Wednesday.
- For claim remittances submitted after 8:00 p.m. EST on a business day, processing occurs overnight the following business day and is posted to ARS the subsequent business day.
 - **Example**: A claim remittance that is successfully processed at 9:30 p.m. EST on Thursday is included in the next business day's processing which would be Friday evening. Upon successful processing, it is posted in ARS the subsequent business day which is Monday.
- For claim remittances submitted for processing during the last three business days of a month, the transactions are held and processed overnight on the last business day of the month and are posted in ARS the first business day of the following month. This is done to accommodate other HUD system processing requirements.

Example: For the month ending Saturday, April 30, 2011, any transactions submitted after 8 p.m. EST on Tuesday, April 26, 2011 through 8 p.m. EST on Friday, April 29, 2011, are processed overnight on Friday, April 29, 2011 and posted in ARS the subsequent business day which is Monday, May 2, 2011.

Note: If the lender's account has insufficient funds at the time the claim remittance is processed, the claim remittance (payment) is given a *Failed* status. **HUD does** *not* re-present the payment for collection the next day. Lenders are encouraged to process claim remittances early to avoid penalties as a result of any transmission problems.

If the collection system successfully processes a claim remittance, the following occurs: a unique tracking ID is assigned by the collection system to the transaction, the claim remittance status is changed to Settled, the amount is deducted from the lending institution's designated account, and the funds are posted to the appropriate HUD systems. However, if a claim remittance is not successfully processed by the automated collection service, the claim remittance status is changed to Failed and no further processing takes place.

Processing a Claim Remittance

The information that follows illustrates how to submit a claim remittance to HUD via the FHA Connection. These steps serve as instruction for making a claim remittance for up to 25 FHA case numbers for either a defaulted forward or reverse (HECM) FHA-insured Single Family loan. There are five steps, i.e., Add Cases or Account Information, that lead you through the claim remittance payment transaction (all five steps are required):

- 1. Add Cases (Figure 2)
- 2. Verify Cases (Figure 5)
- 3. Account Information (Figure 7)
- 4. Remittance Summary (Figure 9)
- 5. Remittance Results (Figure 11)

Each of the above noted steps is listed at the top of the page being processed. The current step, as illustrated in **Figure 2**, is indicated in bold text at the top of the corresponding page.

Note: The information provided in this section is applicable to both a forward or reverse (HECM) loan claim remittance. Illustrated screens in this documentation are specific to a forward case. To process a claim remittance for a reverse (HECM) loan claim remittance, click **Remit HECM Claim** on the **Single Family Insurance Claims Processing** page. The subsequent screens and processing steps are similar as described in this section but are specific for reverse (HECM) cases.

 After signing on to the FHA Connection, follow the menu path to access the Single Family Insurance Claims Processing menu (Figure 1): Single Family FHA > Single Family Servicing > Claims Processing.

Note: The FHA Connection menu path appears as a "breadcrumb trail" in the red banner at the top of each function page and can be used for navigation.

2. On the Single Family Insurance Claims Processing menu page (Figure 1), click Remit Single Family Claim. The Single Family Claims Pay Gov (Add Cases) page (Figure 2) appears.

Bold step indicates

where you are in the claim

remittance

process

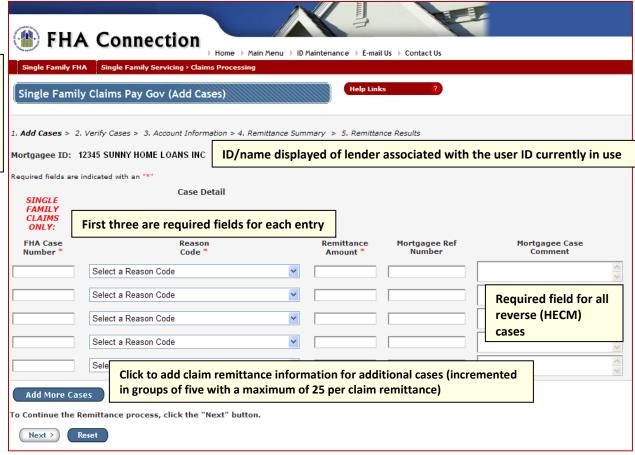


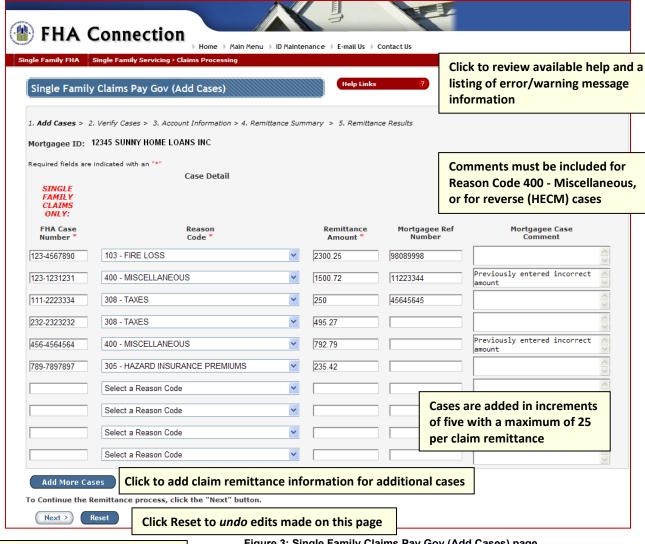
Figure 2: Single Family Claims Pay Gov (Add Cases) page

- 3. For each FHA case number to be included in the claim remittance, enter the following information:
 - Type the 10-digit FHA case number in the FHA Case Number field, separating the first three digits from the remaining digits with a dash (-). Example: 123-4567890.
 - Specify the reason for the claim remittance by selecting from the drop-down list in the Reason Code field.
 - Type the claim remittance amount in the **Remittance Amount** field (do not enter a dollar sign (\$) or comma). A decimal point and cents may be entered but are not required. The entered amount must be at least .01 but not greater than 9999999.00 (or 9999999).
 - Optionally, type your institution's reference number associated with the claim remittance (or FHA case number) in the **Mortgagee Ref Number** field (entries cannot exceed 13 characters).
 - Type any explanation you feel is necessary regarding the claim remittance in the Mortgagee
 Case Comment field (entries cannot exceed 80 characters). This is required if you selected 400 Miscellaneous in the Reason Code field for a forward case.

Note: **Mortgagee Case Comment** is a required field when processing a claim remittance for a reverse (HECM) case.

4. Click Add More Cases to add additional cases to the claim remittance as needed. Increments of five cases may be added at a time with a maximum of 25 cases per claim remittance (**Figure 3**).

Note: Data displayed throughout this documentation is fictitious and for illustrative purposes only; it may not be correct tabulations or correspond to actual processing dates.



Click Next to save edits made on this page and continue processing

Figure 3: Single Family Claims Pay Gov (Add Cases) page with entered case information

5. Once all information is entered, click to continue processing the claim remittance. The system checks for errors.

A message is displayed if an error is detected (Figure 4) and must be corrected before processing can continue.

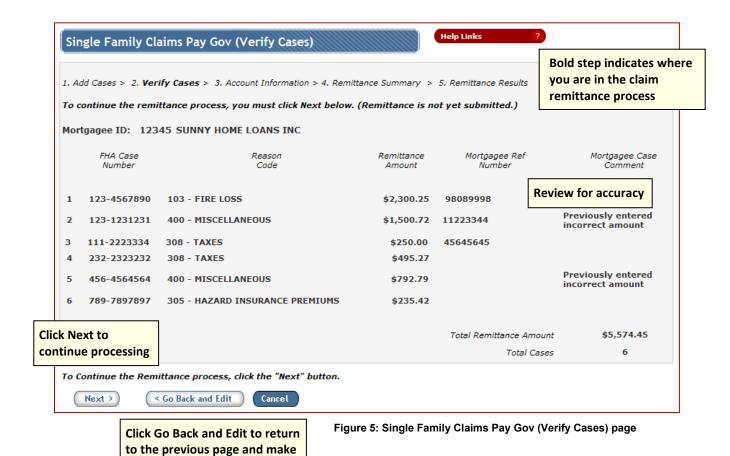
Click to clear the error message, make the necessary corrections, and process again.



Figure 4: Error message sample

-or-

If no errors are detected, the **Single Family Claims Pay Gov (Verify Cases)** page is displayed (Figure **5**).



6. Review the information on the **Single Family Claims Pay Gov (Verify Cases)** page. If changes are necessary, click Go Back and Edit and update the information as needed. Continue processing as previously described.

-or-

any needed changes

To end claim remittance processing (entered information is *not* saved), click **Cancel** to return to the **Single Family Insurance Claims Processing** menu (**Figure 1**).

A message is displayed (**Figure 6**) advising that the entered claim remittance information will *not* be saved. Click cancel to clear the message and continue processing the claim remittance; or, click to clear the message and discontinue claim remittance processing.



Figure 6: Cancel message

-or-

If everything is in order, click Next to continue processing. The Single Family Claims Pay Gov (Account Information) page appears (Figure 7).

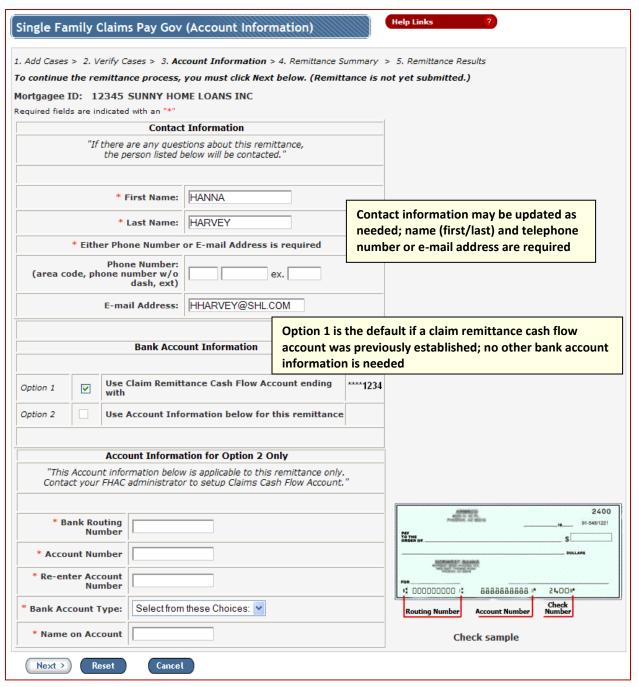


Figure 7: Single Family Claims Pay Gov (Account Information) page with an established claim remittance cash flow account

- 7. Review **Contact Information** which is the primary contact person in relation to the corresponding claim remittance. Enter contact information if not already provided:
 - Type the contact information in the First Name and Last Name fields. Up to 20 characters can be entered in each field.

- At least one of the following must be entered:
 - Type primary contact's telephone number in the Phone Number field. Enter only number and no special characters such as -, (, or).
 - Type primary contact's e-mail address in the E-mail Address field. Up to 40 characters can be entered.
- If a claim remittance cash flow account was previously established, Option 1 is preselected (Figure 7); however, Option 2 may be selected if desired but the Account Information for Option 2 Only section must be entered.

-or-

If no claim remittance cash flow account was previously established, **Option 2** is preselected (**Figure 8**) and **Option 1** cannot be selected.

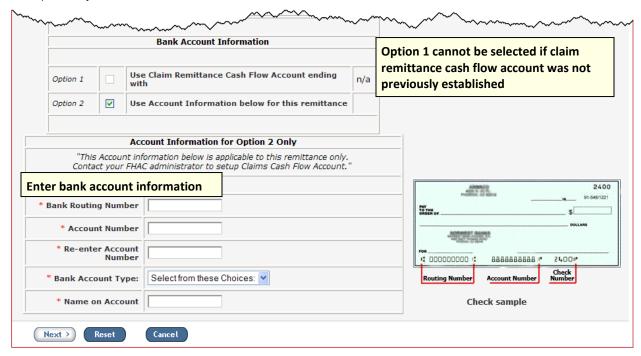


Figure 8: Single Family Claims Pay Gov (Account Information) partial page for lender with no claim remittance cash flow account established

- When Option 2 is selected, complete the Account Information for Option 2 Only page section as follows:
 - Type the lending institution's nine-digit routing number in the Bank Routing Number field.
 - Type the account number in the Account Number field. A minimum of four digits and a maximum
 of 19 digits can be entered. Then, type it again in the Re-enter Account Number field (must be
 exactly as previously entered).
 - Select the type of bank account from the drop-down list in the Bank Account Type field.
 - Type the bank account name in the Name on Account field. Up to 20 characters can be entered.
- 10. Click Next >.

The Single Family Claims Pay Gov (Remittance Summary) page appears (Figure 9).

-or-

An error message box appears. Click to clear the message. Make the necessary corrections and process again.

Note: On the Single Family Claims Pay Gov (Account Information), you may click to discontinue processing the claim remittance (entered information is *not* saved); or, you may click to undo (remove) edits, restore the page information, and begin entering page information again as needed.

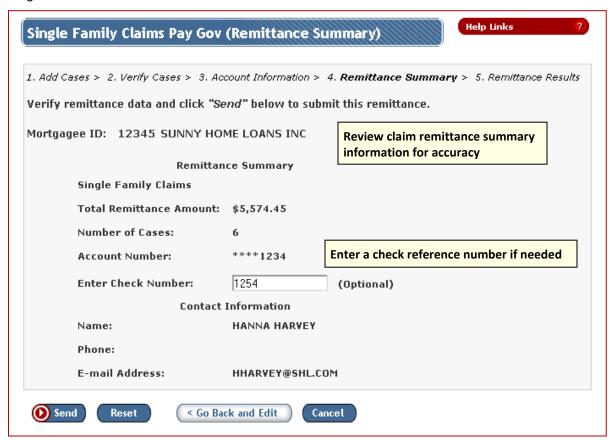


Figure 9: Single Family Claims Pay Gov (Remittance Summary) page

11. Review the information on the **Single Family Claims Pay Gov (Remittance Summary)** page. Optionally, type the check reference number, e.g., check number, assigned to the claim remittance in the **Check Number** field. Up to 20 digits can be entered.

When everything is correct, click send to continue processing. A message box is displayed (**Figure 10**). Click to finish processing the claim remittance; or click cancel to return to the **Single Family Claims Pay Gov (Remittance Summary)** page (**Figure 9**).



Figure 10: Message box

-or-

If corrections are necessary, click Go Back and Edit and update the information as needed. Continue processing as previously described.

-or-

To end claim remittance processing, click Cancel. Previously entered claim remittance information is not saved.

12. Once processing is successfully completed, the Single Family Claims Pay Gov (Remittance Results) page appears (Figure 11). Click Print to print the page for future reference.

You may view a list of all claim remittances you entered by using Single Family Claims Pay Gov (Remittance History List) (see the Using the Claim Remittance History List section of this FHA Connection Guide module).

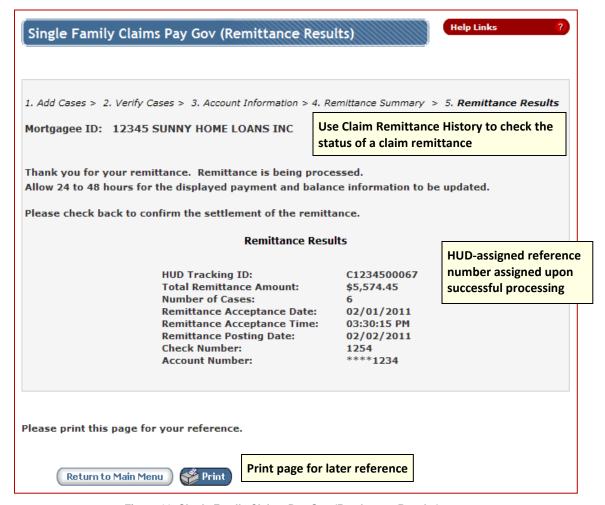


Figure 11: Single Family Claims Pay Gov (Remittance Results) page

Using the Claim Remittance History List

The instructions that follow illustrate how to:

- view claim remittance history information
- print claim remittance summary information for an individual claim remittance
- download claim remittance detail information

Viewing Claim Remittance Information

Claim Remittance History is used to view claim remittance information, e.g., status and tracking IDs of each remittance, for both forward and reverse (HECM) cases submitted by a lender. After successfully processing a claim remittance, use **Claim Remittance History** to track/view the remittance status to confirm processing is complete. To track a claim remittance:

- Access Single Family Insurance Claims Processing as previously described.
- 2. On the Single Family Insurance Claims Processing page (Figure 1), click Claim Remittance History. The Single Family Claims Pay Gov (Remittance History List) page appears (Figure 12). If claim remittances were previously processed, the list is displayed in chronological order beginning with the most recent transaction (based upon the Remittance Received Date).

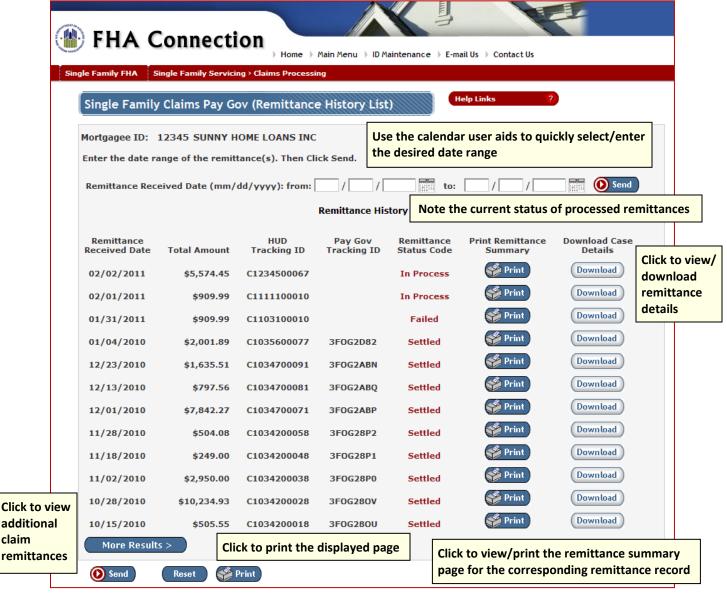


Figure 12: Single Family Claims Pay Gov (Remittance History List) page

3. If necessary, enter a date range within which claim remittance information was received by HUD in the Remittance Received Date (mm/dd/yyyy) field. Type the beginning of the date range in the from box. Type the end of the date range in the to box. The to date cannot be earlier than the from date. Use an mm/dd/yyyy format such as 03/01/2011.

-orClick to select a date.

4. Click O Send

If processing is successful, the **Single Family Claims Pay Gov (Remittance History List)** page appears for the entered date range.

-or-

An error message box appears. Click to clear the message. Make the necessary corrections and process again.

- 6. Click Print located at the bottom of the page to print the displayed Single Family Claims Pay Gov (Remittance History List) page.
- 7. Additional claim remittance information may also be obtained from the displayed page. To view/print a Single Family Claims Pay Gov (Remittance History List) page for an individual claim remittance, click that is located in the Print Remittance Summary column beside the corresponding claim remittance. See the Printing Claim Remittance Summary Information section of this FHA Connection Guide module for more information.

-or-

To view/download detailed information for a specific claim remittance record, click located in the **Download Case Details** column beside the corresponding claim remittance. See the **Downloading Claim Remittance Case Detail Information** section of this **FHA Connection Guide** module for more information.

Printing Claim Remittance Summary Information

A summary of claim remittance information, e.g., remittance amount, number of cases, is available to view and/or print from the **Single Family Claims Pay Gov (Remittance History List)** page.

- Request the Single Family Claims Pay Gov (Remittance History List) page (Figure 12) as previously described.
- 2. Locate the desired claim remittance.
- 3. Click located in the Print Remittance Summary column for the corresponding claim remittance. The Single Family Claims Pay Gov (Remittance History List) Remittance Summary pop-up page is displayed (Figure 13).

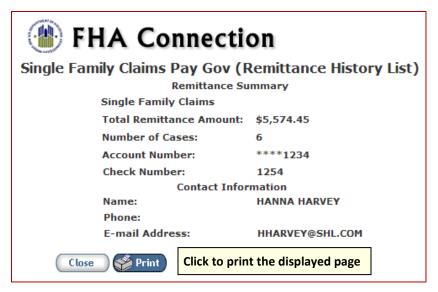


Figure 13: Single Family Claims Pay Gov (Remittance History List)
Remittance Summary page

- 4. Click Print located at the bottom of the page to print the displayed Single Family Claims Pay Gov (Remittance History List) Remittance Summary page.
- 5. Click close located at the bottom of the page to close the displayed page and return to the Single Family Claims Pay Gov (Remittance History List) page.

Downloading Claim Remittance Case Detail Information

Claim remittance case detail information can be downloaded to a Microsoft® Excel® spreadsheet file from the Single Family Claims Pay Gov (Remittance History List) page.

- Request the Single Family Claims Pay Gov (Remittance History List) page (Figure 12) as previously described.
- 2. Locate the desired claim remittance.
- 3. Click Download located in the **Download Case Details** column for the corresponding claim remittance. The **File Download** message box is displayed.
- 4. Click open to view the case detail information in a Microsoft® Excel® spreadsheet file (Figure 14). Make any necessary column width adjustments and formatting changes.

	Α	В	С	D	Е	
1	. Remittance Information					
2	HUD Tracking ID	C1234500067				
3	Total Amount	\$5,574.45				
4	Total Cases	6				
5	Acceptance Date/Time	2/1/2011	/3:30:15 PM			
6	Estimated Posting Date	2/2/2011				
7	Contact Information					
8	Full Name	HANNA HARVEY				
9	Phone Number					
10	Email	HHARVEY@SHL.COM				
11						
12	Account Number	****1234				
13	Check Number	1254				
14	Case Detail					
15	Case Number	Reason Code	Remittance Amount	Mortgage Ref Number	Mortgage Case Comment	
16	111-2223334	308 - TAXES	\$250.00	45645645		
					PREVIOUSLY ENTERED INCORRECT	
17	123-1231231	400 - MISCELLANEOUS	\$1,500.72	11223344	AMOUNT	
18	123-4567890	103 - FIRE LOSS	\$2,300.25	98089998	Case detail information is prov	vid
19	232-2323232	308 - TAXES	\$495.27		case actair information is pro-	Tiu
					PREVIOUSLY ENTERED INCORRECT	
20	456-4564564	400 - MISCELLANEOUS	\$792.79		AMOUNT	
		305 - HAZARD INSURANCE				
21	789-7897897	PREMIUMS	\$235.42			

Figure 14: Single Family Claims Pay Gov (Remittance History List) Case Detail page

-or-

Click Save to download (save) the case detail information in a Microsoft® Excel® spreadsheet file. The **Save as** window appears. If necessary, navigate to the folder in which the file is to be saved (located), enter the desired file name (*if necessary*), and click Save.

5. To view the saved file, open the file in Microsoft® Excel®. Make any necessary column width adjustments and formatting changes.