

REMS 5.4.1
Data Element Dictionary

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Annual Financial Statement Summary

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Financial Statement Required	MFH (REMS)	property	financial_stmnt_req_ind	char(1)	'√' = Y <blanks> = N	Reg. Agmnt	This field captures the flag that indicates whether or not a financial statement is required for the property.
Fiscal Year End Date (mm/dd)	No (REMS)	property	financial_statement_fiscal_yr	char(4)	N/A		This field captures the fiscal year end date (month and year) for the property.
Annual Financial Statements from FASS							
Due Date	No (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field displays the due date for the Financial Statement. If the related database field is null, the Due Date will automatically be set by the system. (See the Business Rules section of this document for more details.)
Date Received	No (FASS)	sp_rems_afs_summary_page_load	date_received	datetime			This field displays the date that the financial statement was received by the FASS system.
Number of Compliance Flags - Assessed	No (FASS)	sp_rems_afs_summary_page_load	nbr_comp_flag_assessed	numeric (3)			This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Performance Value	No (FASS)	sp_rems_afs_summary_page_load	score_value	numeric (10,3)			This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Performance Color	No (FASS)	sp_rems_afs_summary_page_load	score_color	char (10)			This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Date FASS Letter Sent	No (FASS)	sp_rems_afs_summary_page_load	letter_sent_date	datetime			This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable).
Referred To	No (FASS)	sp_rems_afs_summary_page_load	referral_ref_entity	char (20)			This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Reviewed (MFH or DEC) Date	No (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field displays the date that the Annual Financial Statement and the FASS Review Results was reviewed by MFH or DEC, if applicable.
Date MFH Letter Sent	HUD (REMS)	financial_statement_	letter_sent_date	datetime			This field displays the date that the letter, concerning the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		review					financial statement review, was sent to the owner by MFH (if applicable).
Response Due Date	No (FASS)	sp_rems_afs_summary_page_load	response_due_date	datetime			This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Response Received Date	No (REMS)	financial_statement_review	fin_statement_response_date	datetime			This field displays the date that the response was received, if applicable.
Closed Date	No (REMS)	financial_statement_review	fin_statement_close_date	datetime			This field displays the date that the financial statement was closed.
FASS Status	No (FASS)	financial_statement_review	fass_inactive_ind	char(1)	"N" or "Y"	sp_archive_submission.doc	This field will display "Inactive" when the financial_statement_review.inactive_ind is valued with "Y", and "Active" when set to "N".
Annual Financial Statement History							
Due Date	No (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field displays the date that the financial statement is due.
Date Received	No (REMS)	financial_	fin_statement_	datetime			This field displays the date that

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		statement_review	received_date				the financial statement was received.
Reviewed (MFH or DEC) Date	No (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field displays the date that the financial statement was reviewed by the applicable HUD entity.
Closed Date	No (REMS)	financial_statement_review	fin_statement_close_date	datetime			This field displays the date that the financial statement was closed.
Narratives							
Owner/Field Office Contacts Narrative: Financial	HUD (REMS)	property_comment	property_comment_narrative where property_comment_code = '05'	text			This field captures any comments in reference to the Owner/Field Office Contacts concerning the financial statement.
Summary Narrative: Annual Financial Statement	HUD (REMS)	property_comment	property_comment_narrative where property_comment_code = '06'	text			This field captures any summary comments concerning the financial statement.

Annual Financial Statement Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Submission Type	No (FASS)	sp_rems_afs_detail_page_load	submission_type_display	char (12)			This field will display the Submission Type (e.g., 'Audited', 'Owner Certified', etc.) from FASS.
Date Due	No (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field displays the date that the financial statement is due from FASS.
Extended Due Date	No (FASS)	sp_rems_afs_detail_page_load	new_due_date	datetime			This field displays the extended due date, if applicable, from FASS.
Date Received	No (FASS)	sp_rems_afs_detail_page_load	date_received	datetime			This field displays the date that the financial statement was received by FASS.
Number of Compliance Flags - Assessed	No (FASS)	sp_rems_afs_detail_page_load	nbr_comp_flags_assessed	numeric (3)			This field displays the number of compliance flags (assessed) associated with the financial statement review performed by the FASS system.
Number of Compliance Flags - Not Assessed	No (FASS)	sp_rems_afs_detail_page_load	nbr_comp_flags_not_assessed	numeric (3)			This field displays the number of compliance flags (not assessed) associated with the attempted financial statement review performed by the FASS system.
Reason Compliance	No (FASS)	sp_rems_afs_detail_page_load	comp_not_assessed_description	varchar (255)			This field displays the reason that FASS could not

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Not Assessed - If Applicable		load					assess the compliance.
Performance Value	No (FASS)	sp_rems_afs_detail_page_load	score_value	numeric (10,3)			This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Performance Color	No (FASS)	sp_rems_afs_detail_page_load	score_color	char (10)			This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Reason Performance Not Assessed (If Applicable)	No (FASS)	sp_rems_afs_detail_page_load	perf_not_assessed_description	varchar (255)			This field displays the reason that FASS could not assess the performance.
Number of Management Conditions	No (FASS)	sp_rems_afs_detail_page_load	management_indicator_total_nbr	numeric (3)			This field displays the total number (count) of management conditions found during the FASS assessment.
Management Conditions Description (If Applicable)	No (FASS)	sp_rems_afs_detail_page_load	desription	char (255)			This field displays the description of all of the management conditions found during the FASS assessment.
Date FASS	No (FASS)	sp_rems_afs_	letter_sent_date	datetime			This field displays the date

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Letter Sent		detail_page_load					that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Response Due Date	No (REMS)	sp_rems_afs_detail_page_load	response_due_date	datetime			This field displays the date that the owner response is due from FASS, if applicable.
Referred To	No (FASS)	sp_rems_afs_detail_page_load	referral_ref_entity	char (20)			This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.
Date Referred	No (FASS)	sp_rems_afs_detail_page_load	referral_date_effective	datetime			This field displays the date that REAC referred the property, if applicable, to another HUD entity. Note: if the value of the 'Referred To' entity is 'None', then blanks will be displayed in the 'Date Referred' field.
Date Reviewed (MFH or DEC)	MFH (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field captures the date that the Annual Financial Statement and the FASS Review Results was reviewed by MFH or DEC, if applicable.
Date Owner Response	No (REMS)	financial_statement_	fin_statement_response_date	datetime			This field displays the date that the response was

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Received		review					received (updated via the related project action), if applicable.
Plan Required	MFH (REMS)	financial_statement_review	plan_required_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field captures the flag that indicates whether or not a plan is required to resolve any financial statement issues.
Plan Approved	MFH (REMS)	financial_statement_review	plan_approved_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Not Applicable (Default) 		This field captures the flag that indicates whether or not the plan to resolve any financial statement issues has been approved.
Closed Date	No (REMS)	financial_statement_review	fin_statement_close_date	datetime			This field displays the date that the financial statement was closed (via the related REMS project action).
Comments	MFH (REMS)	financial_statement_review	comment_text	char (254)			This field captures any comments specific to this annual financial statement.

Annual Financial Statement History Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
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Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Date Due	MFH (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field captures the date that the financial statement is due for any financial statement reviews that were not or will not be performed by REAC. This value is typically the FY End Date + 60 Days.
Date Received	MFH (REMS)	financial_statement_review	fin_statement_received_date	datetime			This field captures the date that the financial statement was received concerning any financial statement reviews that were not or will not be addressed by REAC.
Date Reviewed	MFH (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field captures the date that the Annual Financial Statement was reviewed.
Plan Required	MFH (REMS)	financial_statement_review	plan_required_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field captures the flag that indicates whether or not a plan is required to resolve any financial statement issues.
Plan Approved	MFH (REMS)	financial_statement_review	plan_approved_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Not Applicable (Default) 		This field captures the flag that indicates whether or not the plan to resolve any financial statement issues has been approved.
Closed Date	MFH	financial_	fin_statement_	datetime			This field displays the date

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
	(REMS)	statement_review	close_date				that the financial statement was closed.
Comments	MFH (REMS)	financial_statement_review	comment_text	char (254)			This field captures any comments specific to this annual financial statement.

Property Assignment Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property Assignment Section (Multi-valued) Table							
First Name	No (Secure Systems)	mfs_user	user_first_name + user_mi + user_last_name	char(20)	N/A	PM Assigned	The full name of the user assigned to the property. This field is a concatenation of the following fields (user_first_name + user_mi + user_last_name).
Role Name	No (Secure Systems)	mfs_user	role_description	char(40)	N/A	PM Assigned	The description of the role the user was assigned to take for the associated property.

Property Association Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Associated Financing Section							
FHA Number	No (DAP/F47)	financing_instrument	fha_number	char (8)			A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the section of the act.
SOA Name	No (REMS)	financing_instrument/soa_reference	soa_nrnc_name	char (20)			The name of the section of the act under which a property is processed/ insured.
Current Status Detail	No (REMS)	financing_instrument/current_status_detail_ref	current_status_detail_name	varchar (50)	Values is current_status_detail_ref table.		Select a status for the associated FHA that provides additional detail to the Current Status provided as view only from other systems.
Primary Loan	No (REMS)	financing_instrument	primary_loan_code	char (1)	<ul style="list-style-type: none"> • 0 = N/A • 1 • 2 • 3 • 4 		A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have Only One active, primary financing_instrument.
Associated Subsidy Contracts Section							
Contract Number	No (TRACS)	assistance_contract	contract_number	char (11)			The contract number associated with the property for any assistance (Section 8, Rent Supplement, etc.).
Current Contract Status	No (REMS)	assistance_contract/	current_contract_status_name	varchar (50)	Value in current_contract_status_		The current status of the contract. (This field will be

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		current_contract_status_ref			ref table.		used to determine contract status until TRACS allows users to correct statuses the system set incorrectly.)
Make New Association to the Current Property Section							
Association Type	MFH (REMS)	N/A	N/A	char (1)	<ul style="list-style-type: none"> • Financing • Contract 		Indicates whether the type of instrument being associated to the current property, this can either be type "Financing" and "Contract". Default Value = "Financing"
Select an FHA Number for Association or Select a Contract Number for Association	No (DAP/F47) (TRACS)	financing_instrument or assistance_contract	fha_number or contract_number	varchar (70)			The Select FHA drop-down list field contains the inactive brackets (if applicable), the FHA Number, and the Property Name. If the query exceeds 1000 records, then only the first 1000 will be displayed in the drop-down list. The Select Contract drop-down list field contains the inactive brackets (if applicable), the Contract Number, and the Property Name. If the query exceeds 1000 records, then only the first 1000 will be displayed in the drop-down list.

Financial Instrument Search Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
FHA Number	No (DAP/F47) (Editable for Search only)	financing_instrument	fha_number	char (8)	N/A		A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the section of the act.

Contract Search Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Contract Number	No (TRACS) (Editable for Search only)	assistance_contract	contract_number	char (11)	N/A		The contract number associated with the property for any assistance (Section 8, Rent Supplement, etc.).

Baseline

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Selection Criteria Summary							
Record Count	No (System Generated)	N/A	N/A	N/A			The Record Count field displays the total number of REMS Database records that meet the selection criteria specified on the Property Selection page.
Selection Criteria (Only the fields used as selection criteria on Property Selection page will be displayed on the Baseline page)							
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		The property ID is the unique identifier of the property in REMS and is system generated. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Contract Number	No (TRACS)	assistance_contract	contract_number	char (11)	N/A		The contract number associated with the property for any assistance (Section 8, Rent Supplement, etc.) This field is displayed if it was used as part of the selection criteria in the Property Selection page.
FHA Number	No (TRACS)	financing_instrument	fha_number	char (8)	N/A		A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the section of the act.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							This field is displayed if it was used as part of the selection criteria in the Property Selection page.
First Name	No(REMS)	mfs_user	user_first_name	char(20)	N/A		The first name of the person assigned to the property. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Last Name	No(REMS)	mfs_user	user_last_name	char(30)	N/A		The last name of the person assigned to the property. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Property Name	No (REMS)	property	property_name	varchar (50)	N/A		The most current name of the property, i.e. the 'Doing Business As' name. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Servicing Site	No (REMS)	property/ servicing_site_ reference	site_name	varchar (20)	Values in servicing_site_ reference table.		The name of the HUD office responsible for the management/ servicing functions for the property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Street	No (REMS)	address	street_address	char (45)			This is the street address associated with the property, and entered on the Property Selection page as selection criteria.
City	No (REMS)	address	city	varchar (28)			The alpha name of the city or postal area in the primary property address. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
State	No (REMS)	address/ state_reference	state_name	varchar (30)	Values in state_reference table.		The full name of the state or U.S. territory in the primary property address. This field is displayed if it was used as part of the selection criteria in the Property Selection page.
Property Status	System Generated	N/A	N/A	char (10)	The possible values are: <ul style="list-style-type: none"> • Active • Not Active • All 		An indicator that signifies the selection criteria for the properties and whether the properties selected were active, inactive or all properties were selected.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							This field is always displayed it is always used as part of the selection criteria in the Property Selection page.
Select Property							
The property search row (sequential) number	System Generated	N/A	N/A	N/A	N/A		The property search row (sequential) number is displayed for each property returned by the query.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		The property ID is the unique identifier of the property in REMS and is system generated.
Property Name	No (REMS)	property	property_name	varchar (50)	N/A		The most current name of the property, i.e. the 'Doing Business As' name.
Street	No (REMS)	address	street_address	char (45)			This is the street address associated with the primary property address.
City	No (REMS)	address	city	varchar (28)			The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address/ state_reference or address/ foreign_state_reference	state_name or foreign_state_name	varchar (30) or char (40)	Values in state_reference table. or Values in foreign_state_reference.		The full name of the state or territory in the primary property address.

Departmental Enforcement Center Narrative Records Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
High-Level Tracking Dates Section							
Tracking Item	No (REMS)	tracking_item/ tracking_item_ reference	tracking_ item_code/ tracking_ item_name	char (3)/ varchar (100)	Values are stored in the tracking_ item_reference table.		This field contains the description of the date being tracked.
Date	No (REMS)	tracking_item	tracking_date	datetime			This field contains the date being tracked corresponding to the tracking item (description).
Comments	No (REMS)	tracking_item	tracking_ comment_text	varchar (255)			This field contains any comments relating to the tracking item.
Journal Section							
Enforcement Analyst Name	MFH (REMS)	ec_ recommendatio n	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.
Comment (Enforcement Analyst)	MFH (REMS)	ec_ recommendatio n	rec_comment	text			This is the journal comments field for DEC Enforcement Analyst assigned to the referral.
Date (Comment -Enforcement Analyst)	No (System Generated)	ec_ recommendatio n	rec_date	datetime			The date the enforcement analyst entered/changed the Name or journal entry.
Satellite Attorney Name	MFH (REMS)	ec_ recommendatio n	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Comment (Satellite Attorney)	MFH (REMS)	ec_ recommendatio n	rec_comment	text			This is the journal comments field for DEC Satellite Attorney assigned to the referral.
Date (Comment	No (System	ec_	rec_date	datetime			The date the Satellite Attorney

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
- Satellite Attorney)	Generated)	recommendation					entered/changed the Name or journal entry.
Preliminary Assessment Section							
Preliminary Assessment	MFH (REMS)	ec_recommendation	rec_comment	text			This is the Preliminary Assessment of the Referral to the DEC.
Contractor Data Section							
Contractor Site Visit Allowed	MFH (REMS)	ec_property	site_visit_allowed_code	char (1)	<ul style="list-style-type: none"> • (Y)es • (N)o • (U)nconfirmed 		The field indicates if the Owner allowed the contractor site visit.
Contractor Deliverables	MFH (REMS)	ec_recommendation	rec_comment	text			This text field allows the user to record the data about the contractor deliverables submitted to the DEC.
Summary of DEC Team Report Section							
Date Approved	MFH (REMS)	ec_recommendation	rec_date	datetime			The date the DEC Team Report was Approved.
Report Detail	MFH (REMS)	ec_recommendation	rec_comment	text			This is a field captures the DEC Team Report Detail..
Satellite Attorney Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Date (Comment - Satellite Attorney)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Attorney entered/changed the Name or comment about the team report.
Comment (Satellite	MFH (REMS)	ec_recommendation	rec_comment	text			The Satellite Attorney comments about the Final

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Attorney)		n					Report on the referred property.
Accepted (Satellite Attorney)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Attorney accepts the team report.</p> <p>The checked value is acceptance.</p>
Enforcement Analyst Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.
Date (Comment - Enforcement Analyst)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Enforcement Analyst entered/changed the Name or comment about the team report.
Comment (Enforcement Analyst)	MFH (REMS)	ec_recommendation	rec_comment	text			The Enforcement Analyst comments about the Final Report on the referred property.
Accepted (Enforcement Analyst)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Enforcement Analyst accepts the team report.</p> <p>The checked value is acceptance.</p>
Team Leader Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Team Lead assigned to the referral.
Date (Comment - Team Leader)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Team Leader entered/changed the Name or comment about the team report.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Comment (Team Leader)	MFH (REMS)	ec_recommendation	rec_comment	text			The Team Leader comments about the Final Report on the referred property.
Accepted (Team Leader)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Team Leader accepts the team report.</p> <p>The checked value is acceptance.</p>
Satellite Director Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Director assigned to the referral.
Date (Comment - Satellite Director)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Director entered/ changed the Name or comment about the team report.
Comment (Satellite Director)	MFH (REMS)	ec_recommendation	rec_comment	text			The Satellite Director comments about the Final Report on the referred property.
Accepted (Satellite Director)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Attorney accepts the team report.</p> <p>The checked value is acceptance.</p>
Headquarters Comments	MFH (REMS)	ec_recommendation	rec_comment	text			Headquarters comments about the Final Report on the referred property.
Problem Statement							
Problem Statement	MFH (REMS)	ec_recommendation	rec_comment	text			This is the Problem Statement that appears at the top of the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		n					Action Plan.
Action Plan							
Date Approved	MFH (REMS)	ec_recommendation	rec_date	datetime			The date the action plan was approved.
Enforcement Analyst Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.
Date (Comment - Enforcement Analyst)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Enforcement Analyst entered/changed the Name or comment about the enforcement action plan.
Comment (Enforcement Analyst)	MFH (REMS)	ec_recommendation	rec_comment	text			The Enforcement Analyst comments about the Enforcement Action Plan on the referred property.
Accepted (Enforcement Analyst)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Enforcement Analyst accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Team Leader Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Team Lead assigned to the referral.
Date (Comment - Team Leader)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Team Leader entered or changed the Name or comment about the enforcement action plan.
Comment (Team Leader)	MFH (REMS)	ec_recommendation	rec_comment	text			The Team Leader comments about the Enforcement Action

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		n					Plan on the referred property.
Accepted (Team Leader)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Team Leader accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Satellite Attorney Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Date (Comment - Satellite Attorney)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Attorney entered or changed the Name or comment about the enforcement action plan.
Comment (Satellite Attorney)	MFH (REMS)	ec_recommendation	rec_comment	text			The Satellite Attorney comments about the Enforcement Action Plan on the referred property.
Accepted (Satellite Attorney)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Attorney accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Secondary Legal Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Secondary Legal assigned to the referral.
Date (Comment - Secondary Legal)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Secondary Legal entered or changed the Name or comment about the enforcement action plan.
Comment	MFH (REMS)	ec_	rec_comment	text			The Secondary Legal

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
(Secondary Legal)		recommendation					comments about the Enforcement Action Plan on the referred property.
Accepted (Secondary Legal)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Secondary Legal accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Satellite Director Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Director assigned to the referral.
Date (Comment - Satellite Director)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Director entered or changed the Name or comment about the enforcement action plan.
Comment (Satellite Director)	MFH (REMS)	ec_recommendation	rec_comment	text			The Satellite Director comments about the Enforcement Action Plan on the referred property.
Accepted (Satellite Director)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Director accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
HQ Concurrence Name	MFH (REMS)	ec_recommendation	rec_name	varchar (40)			This is the full name of the HQ person that accepts or rejects the referral.
HQ Concurrence	MFH (REMS)	ec_recommendation	rec_comment	text			HQ comments about the Enforcement Action Plan on the referred property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Accepted (HQ Concurrence)	MFH (REMS)	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the HQ accepts the action plan.</p> <p>The checked value is acceptance.</p>
Analysis of Owner's Response Section							
Date Received	MFH (REMS)	ec_recommendation	rec_date	datetime			The date the owner responses were received.
Analysis (No Label displayed)	MFH (REMS)	ec_recommendation	rec_comment	text			The text for the analysis of the owner response.
Type of Work Section							
Type of Work (If IG does not agree to Audit)	MFH (REMS)	ec_property/work_type_reference	work_type_code/work_type_name	char (2)/varchar (100)	<ul style="list-style-type: none"> • Financial Review • Audit • Other 		This field is a drop-down list containing multiple values of work-types for audit performed by contractors, if the IG refuses to perform the audit.

Property Referral – Tracking Item Date Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Tracking Item	MFH (REMS)	tracking_item/ tracking_item_ reference	tracking_item_code/ tracking_item_name	char (3)/ varchar (100)	Values are stored in the tracking_ item_ reference table.		This field contains the description of the date being tracked.
Date	MFH (REMS)	tracking_item	tracking_date	datetime			This field contains the date being tracked corresponding to the tracking item (description).
Comments	MFH (REMS)	tracking_item	tracking_comment_text	varchar (255)			This field contains any comments relating to the tracking item.

Loan Information List Page

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
Loan Information Section (Multi-valued) Table *The corresponding field (column) name should be set as the alt text for each cell in the table							
FHA Number	No (DAP/ F47 / LAS / PAS / MARS /PMS)	financing_instrument	fha_number	char (8)		A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the section of the act.	Loan Information Detail Link + See *note above
SOA	No (DAP/ F47 / LAS / PAS)	financing_instrument	soa_description	varchar (60)	Values in soa_reference.	A description of the specific categories of the section of the act under	See *note above

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
						which the property is processed/ insured.	
Active	No (REMS)	current_fin_instrmt_status / financing_instrument /source_system_status_type_ref	active_indicator	char(1)	Values in source_system_status_type_ref	The status of the Instrument whether it is Active or Inactive	See *note above
Field Office Status	No (REMS)	financing_instrument/ current_status_detail_ref	current_status_detail_code / current_status_detail_name	varchar (50)	Values in the current_status_detail_ref table.	The status of the FHA insurance, grant, or loan.	See *note above
Business Phase	No (REMS)	current_fin_instrmt_status /financing_instrument /source_system_status_type_ref/ business_phase_type_ref	business_phase_type_code	Char (3)	business_phase_type_ref /business_phase_type_descrptn -Pre-Application -Application -Endorsed -Use Restr / Srvng Req -Firm Commitment App -HUD-Held -HUD-Owned -Initial - Endorsement	This displays the various steps/statuses that a financing instrument goes through while in DAP	See *note above

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
					-Pre-App, SAMA or Cond -Terminated -Under Management -Unknown		
Under Management	No (REMS)	current_fin_instrmnt_status/ financing_instrument/ source_system_status_ type_ref	under_management_ind	Char (1)	source_system_status_ type_ref/ under_management_ind <ul style="list-style-type: none"> • Y • N 	This indicates if the financing instrument has gone through the final phase and processing and is now a finished loan under management in HUD.	See *note above
Pipeline	No (REMS)	current_fin_instrmnt_status/ financing_instrument/ source_system_status_ type_ref	pipeline_type_ind	Char (1)	source_system_status_ type_ref/ pipeline_type_ind <ul style="list-style-type: none"> • Y • N 	The financing instrument/project starts in DAP as a pipeline which indicates the documents have not been processed and endorsed.	See *note above
Primary Loan	No (REMS)	financing_instrument	primary_loan_code	char (1)		A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have Only One active, primary	See *note above

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
						financing_instrument. The value of 1 denotes that the loan is the primary.	
In Delinquency or Default	No, MDDR	mddr_reference	type_value	varchar (40)		This value will be provided by a stored procedure will be created by REMS and maintained by MDDR; see below and the up_mddr_rems_def_del stored procedure specs	See *note above
Loan Information Section (Multi-valued) Table							
FHA Number	No (DAP/ F47 / LAS / PAS / MARS /PMS)	financing_instrument	fha_number	char (8)			A code representing a specific grant, loan or insurance on a property. First 3 digits represent field office and the last five are sequential for the section of the act.
SOA	No (DAP/ F47 / LAS / PAS)	financing_instrument / soa_reference	soa_description	varchar (60)	Values in soa_reference.		A description of the specific categories of the section of the act under which the property is processed/ insured.
Current Status Detail	No (REMS)	financing_instrument/	current_status_detail_code /	varchar (50)	Values in the current_status_		The status of the FHA insurance,

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
		current_status_detail_ref	current_status_detail_name		detail_ref table.		grant, or loan.
Primary Loan	No (REMS)	financing_instrument	primary_loan_code	char (1)			A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have Only One active, primary financing_instrument. The value of 1 denotes that the loan is the primary.

Loan Information Detail Page

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Loan Section							
FHA Number	No (DAP/ F47 / LAS / PAS / MARS /PMS)	financing_instrument	fha_number	char (8)			A code representing a specific grant, loan or insurance on a property. First 3 digits

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							represent field office and the last five are sequential for the section of the act.
Primary Loan	MFH (REMS)	financing_instrument	primary_loan_code	char (1)	<ul style="list-style-type: none"> • 0 • 1 • 2 • 3 • 4 		A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have Only One active, primary financing_instrument. The value of 1 denotes that the loan is the primary.
Section of the Act	No (DAP/ F47)	financing_instrument/soa_reference	section_code	char (3)	Values in soa_reference		The name of the section of the act under which a property is processed/ insured.
Section of the Act Name (Field Name Not Displayed)	No (REMS)	financing_instrument/soa_reference	soa_description	varchar (60)	Values in soa_reference.		A description of the specific categories of the section of the act under which the property is processed/ insured.
Source System	No (REMS)	financing_instrument/source_system_reference	source_system_name	varchar (20)	Values are in the source_system_reference table.		The name of the system that was the latest source of view only information provided for the associated financing instrument.
Last Update Date	No (System Generated)	financing_instrument	last_update_date	datetime			The date that the view only information was last provided by the source system.
Current Status	No (REMS)	financing_	status_code/	varchar (50)	Values in the		The status of the FHA

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		instrument/ status_ reference	status_name		status_reference table.		insurance, grant, or loan.
Status Date	No (F47)	financing_ instrument	current_status_ start_date	datetime			The date that the FHA entered the associated status.
<u>Field Office Status</u>	MFH (REMS)	financing_ instrument/ current_ status_ detail_ref	current_status_ detail_code / current_status_ detail_name	varchar (50)	<p>Values in the current_status_detail_ref table.</p> <ul style="list-style-type: none"> • Pre-App, SAMA. or Cond – Active • Pre-App, SAMA. or Cond – Inactive • Firm Commitment App – Active • Firm Commitment App – Inactive • Initial Endorsement – Active • Initial Endorsement – 		<p>Select a status for the associated FHA that provides additional detail to the Current Status provided as view only from other systems.</p> <p>This field can be set either to manual or automatic.</p> <p>When the user clicks the ‘Change to Automatic Status Update’ button (automatic_status_update_in d is ‘Y’) it will call (sp_status_auto_sync_load) and sets the ‘Field Office Status’ to the value returns from the system and set the field_office_status_update_d t to system date/time and field_office_status_upd_usr_ id = ‘FINUPD’</p>

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					Inactive <ul style="list-style-type: none"> • Under Management – Active • Terminated – Inactive • HUD-Held – Active • HUD-Held – Inactive • HUD- Owned – Active • HUD- Owned – Inactive • UNKNOWN 		
Additional Field Office Status Info	MFH (REMS)	additional_field_office_status/ additional_field_status_ref	additional_field_status_ref/ addl_field_office_stat_desc	varchar (50)	Values in the additional_field_office_status table. <ul style="list-style-type: none"> • Demolished • Loan Prepaid • Note Sold • Property Sold • Unknown • Matured • Approved for 		The field captures the ‘Additional Field Office Status’ value. These values are additional information for an active or inactive status. Drop-down list It provides the ability to

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					Prepayment <ul style="list-style-type: none"> • Scheduled for Note Sale • Deed-in-Lieu • Mortgagee in Possession • In Foreclosure <BLANK		manually set the 'Additional Field Office Status'. 'Unknown' value displays only for existing records. There is not option of 'Unknown' value for new records.
Current Status Detail	MFH (REMS)	financing_instrument/ current_status_detail_ref	current_status_detail_code / current_status_detail_name	varchar (50)	Values in the current_status_detail_ref table.		Select a status for the associated FHA that provides additional detail to the Current Status provided as view only from other systems. This field must be valued, cannot be null/ message will inform user if value is inconsistent with Current Status
HUD Held	No (MARS)	financing_instrument	hud_held_indicator	char (1)	<ul style="list-style-type: none"> • Y - Yes • N - No 		A Y/N indicator signifying whether HUD holds the mortgage associated with the FHA number.
HUD Owned	No (PMS)	financing_instrument	hud_owned_indicator	char (1)	<ul style="list-style-type: none"> • Y - Yes • N - No 		A Y/N indicator signifying whether HUD is the current owner of the properties in the property that are under the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							associated FHA number (If status = Insured Owned in PMS).
MARS Status		financing_instrument	mars_status	varchar (2)	Not NULL default ("00")		A code representing the MARS status for notes sales.
MARS Status Date		financing_instrument	mars_status_date	datetime			This is the effective date of the property's MARS assigned status.
Original Owner Equity	MFH (REMS)	financing_instrument	original_owner_equity_amount	money			The amount of equity in the real estate at the time of final endorsement of the associated FHA.
Annual Distribution Earned	MFH (REMS)	financing_instrument	annual_dist_earned_amt	money			This field allows the user to enter or update annual distribution earned.
Mark-Up-to-Market Distribution Increase (if applicable)	MFH / CA (REMS)	financing_instrument	markupmarket_anl_dstrbtn_amt	money		99-15, 99-36, Section 8 User Guide	This field captures the annual distribution increase, which results from the Mark-Up-to-Market process, if applicable.
Total Allowable Annual Distribution	No (System Generated)	N/A	N/A	N/A			This field displays the total allowable distribution increase (Annual Distribution Earned + Mark-Up-to Market Distribution Increase).
Loan Loss Reserve Rating	MFH (REMS)	financing_instrument/loan_loss_	loan_loss_rsv_rating_name	varchar (20)			This field allows the user to enter or update the loan loss reserve rating.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		rating_reference					
Loan Funded by Bonds	MFH (REMS)	financing_instrument	funded_by_bonds_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N/Unconfirmed indicator that signifies whether the loan is funded by bonds.
Risk Sharing (%)	No (REMS)	financing_instrument	risk_asmptn_pct	numeric (7,4)			The percentage HUD shares responsibility for the mortgage insurance coverage with another entity.
Eligible for Pre-Pay	MFH (REMS)	financing_instrument	prepay_eligible_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		<p>This new field captures whether or not this project is eligible for pre-pay.</p> <p>Radio Buttons</p> <p>Default = 'Unconfirmed'</p>
Small Project Processing Code	MFH (REMS)	financing_instrument	small_project_processing_code	char (1), not null, default='U'	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		This field indicates whether or not the project underwent small project processing (< \$1 million). The possible values for this field are 'Y'es, 'N'o, and 'U'nconfirmed.
Loan Termination Date	MFH (REMS)	financing_instrument	loan_termination_date	datetime, null	<ul style="list-style-type: none"> • Datetime 		This field contains the loan termination date from the legacy system (e.g., F47), if applicable.
Is Property Located in	MFH (REMS)	financing_instrument	underserved_area_ind	char (1)	<ul style="list-style-type: none"> • Yes 		This flag indicates whether or not a property was located in

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Underserved Area at time of Initial Endorsement?					<ul style="list-style-type: none"> No (Default) 		<p>an underserved area at the time of</p> <ul style="list-style-type: none"> the initial endorsement date for 221(d)(3) and 221(d)(4) loans, or the initial or final endorsement date for 223(f) loans.
Standardization Status	No (REMS)	financing_contact/geocode_return_code_reference	geocode_score/geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the Holding Mortgage Contact address information.	
Excess Income Section							
Eligible to Retain Excess Income	MFH (REMS)	financing_instrument	excess_inc_ind	char (1)	<ul style="list-style-type: none"> Yes No Unconfirmed 		This existing field indicates whether or not a property is eligible to retain excess income.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							Radio Buttons Default = 'Unconfirmed'
Date Request to Retain Excess Income Submitted	MFH (REMS)	financing_instrument	excess_inc_start_date	datetime			This field captures the date that the request to retain excess income was submitted to HUD.
Date Request Approved	MFH (REMS)	financing_instrument	excess_inc_end_date	datetime			This field captures the date that the request to retain excess income was approved by HUD.
Holding Mortgagee Section							
Name	No (REMS)	hometab	institution_name	varchar (40)			This field contains the full name and titles of the Holding Mortgagee.
Street	No (IMF)	hometab	m_addr_line1 + m_addr_line2	varchar (90)			The street address for the holding mortgagee.
City	No (IMF)	hometab	m_city	varchar (28)			The alpha name of the city or postal area for the holding mortgagee's address.
State	No (IMF)	hometab	m_state	char (2)	Values in state_reference.		The two character abbreviation for the state or U.S. territory for the holding mortgagee's address.
Zip Code	No (IMF)	hometab	m_zip1 + m_zip2	char (10)			The postal code for the holding mortgagee's address.
Lender ID	No (F47)	hometab	mortgage_id	char (5)			A five digit key used to identify the servicing

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							mortgagee in F47/MFIS.
Holding Mortgagee Contact Section							
Name	MFH (REMS)	financing_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	financing_contact/ participant_title _ reference	contact_title_cd / participant_title_code, participant_title_name	varchar (100)	Values in participant_title_reference.		This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	financing_contact	street_address	char (45)			This field captures the first part of the Contact's street address.
Street2 (Field Label is not displayed)	MFH (REMS)	financing_contact	street2_address	char (45)			This field captures the second part of the Contact's street address for the address.
City	MFH (REMS)	financing_contact	city	varchar (28)			This field captures the city for the Contact address.
State	MFH (REMS)	financing_contact / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.		This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State	MFH (REMS)	financing_contact / foreign_state_	foreign_state_code / foreign_state_code, foreign_state_	varchar (40)	Values in foreign_state_reference.		This field captures the foreign state or territory, if applicable. Drop-down list

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		reference	name				Default = 'Not Selected' (code '00')
Country	MFH (REMS)	financing_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values in country_reference.		This field captures the country corresponding to the address. Drop-down list Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	financing_contact	zip_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.
Foreign Postal Code	MFH (REMS)	financing_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	financing_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	MFH (REMS)	financing_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	financing_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	financing_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	financing_	email	varchar (100)			This field captures the email

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		contact					address for the contact.
Account #	MFH (REMS)	financing_contact	mortgagee_account_number	varchar (40)			This field captures the mortgagee account number.
Standardization Status	No (REMS)	financing_contact/geocode_return_code_reference	geocode_score/geocode_return_code	char (10) / char(2)	Values in the geocode_return_code_reference table.		This field displays the geocode score results from the online standardization of the Holding Mortgagee Contact address information.
Servicing Mortgagee Section							
Name	No (F47)	hometab	institution_name	varchar (40)			This field contains the full name and titles of the Servicing Mortgagee.
Street	No (IMF)	hometab	m_addr_line1 + m_addr_line2	varchar (90)			The street address for the servicing mortgagee.
City	No (IMF)	hometab	m_city	varchar (28)			The alpha name of the city or postal area for the servicing mortgagee's address.
State	No (IMF)	hometab	m_state	char (2)	Values in state_reference.		The two character abbreviation for the state or U.S. territory for the servicing mortgagee's address.
Zip Code	No (IMF)	hometab	m_zip1 + m_zip2	char (10) (Screen Length)			The postal code for the servicing mortgagee's address.
Lender ID	No (F47/ IMF)	hometab	mortgage_id	char (5)			A five digit key used to identify the servicing mortgagee in F47/MFIS.
Servicing Mortgagee Contact Section							

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Name	MFH (REMS)	financing_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	financing_contact / participant_title _ reference	contact_title_cd / participant_title _ code, participant_title _ name	varchar (100)	Values in participant_title _ reference.		This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	financing_contact	street_address	char (45)			This field captures the first part of the Contact's street address.
Street2 (Field label is not displayed)	MFH (REMS)	financing_contact	street2_ address	char (45)			This field captures the second part of the Contact's street address for the address.
City	MFH (REMS)	financing_contact	city	varchar (28)			This field captures the city for the Contact address.
State	MFH (REMS)	financing_contact / state _ reference	state / state_code, state_name	varchar (30)	Values in state _ reference.		This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State	MFH (REMS)	financing_contact / foreign_state _ reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state _ reference.		This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							'00')
Country	MFH (REMS)	financing_ contact / country_ reference	country_code / country_code, country_name	varchar (40)	Values in country_ reference.		This field captures the country corresponding to the address. Drop-down list Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	financing_ contact	zip_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.
Foreign Postal Code	MFH (REMS)	financing_ contact	foreign_zip_ code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	financing_ contact	contact_tax_ id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	MFH (REMS)	financing_ contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	financing_ contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	financing_ contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	financing_ contact	email	varchar (100)			This field captures the email address for the contact.
Account #	MFH (REMS)	financing_	mortgagee_	varchar (40)			This field captures the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		contact	account_number				mortgagee account number.
Standardization Status	No (REMS)	financing_contact/geocode_return_code_reference	geocode_score/geocode_return_code	char (10) / char(2)	Values in the geocode_return_code_reference table.		This field displays the geocode score results from the online standardization of the Holding Mortgagee Contact address information.
Mortgage Details Section							
Current Mortgage Amount	No (F47/ LAS/ PAS)	financing_instrument	crnt_mrtg_amt	money			The current amount of the associated mortgage against the property.
Interest Rate	No (F47/ LAS)	financing_instrument	crnt_intrst_rt	numeric (6,4)			The current interest rate of the financing instrument.
Maturity Date	No (F47/ LAS)	financing_instrument	maturity_date	datetime			The date that the mortgage is scheduled to be fully paid.
Term	No (F47/ LAS)	financing_instrument	loan_term_month_qty	numeric (3)			The life of the financing instrument in months, established at final endorsement.
Final Endorsement Date	No (F47/ LAS)	financing_instrument	final_endorsement_date	datetime			The date of final endorsement for the associated financing instrument.
Monthly Debt Service	No (F47/ LAS)	financing_instrument	monthly_debt_service_amount	money			The monthly amount of principal and interest owed against the associated financing instrument.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Unpaid Principal Balance	No (F47/LAS)	financing_instrument	amrtzd_upb_amt	money			The principal amount of the financing instrument that is currently unpaid based on the amortization schedule.
First Payment Date	No (F47/LAS)	financing_instrument	first_payment_date	datetime			The date the first payment was made against the financing instrument.
Reason for Termination	No (F47/LAS)	financing_instrument	termination_reason_name	varchar (40)			The reason that the mortgage insurance is no longer in effect.
Grant Final Closing Date	MFH (REMS)	financing_instrument	grant_final_closing_date	datetime			The date the grant went through final closing.
Grant Interest Rate	MFH (REMS)	financing_instrument	grant_default_interest_rate	real (number)			The interest rate on the grant if the owner defaults.
Has mortgage been sold by HUD	MFH (REMS)	financing_instrument	mortgage_sold_by_hud_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N/Unconfirmed indicator that signifies whether the associated mortgage was sold by HUD.
Sold with FHA Insurance	MFH (REMS)	financing_instrument	sold_with_fha_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N/Unconfirmed indicator that signifies whether the associated mortgage was sold by HUD with HUD insurance.
Mortgage Purchaser Name	MFH (REMS)	financing_instrument	mortgage_purchaser_name	varchar (30)			The name of the person or organization that bought the mortgage from HUD.
Mortgage Purchase Date	MFH (REMS)	financing_instrument	sale_date	datetime			The date the mortgage was sold by HUD.
Is Mortgage HUD-held but	MFH (REMS)	financing_instrument	scheduled_for_sale_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		A Y/N/Unconfirmed indicator that signifies whether the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
scheduled for sale					<ul style="list-style-type: none"> Uncon firmed 		mortgage is currently held by HUD and is ready to be sold.
Narratives Section							
Discuss note sales status	MFH (REMS)	financing_instrument	note_sales_comment	varchar (254)			Text that describes details related to the sale of the mortgage by HUD.
Owner Advance Discussion	MFH (REMS)	financing_instrument/ property_comment	property_comment_narrative	text			Description of owner advances.
Summary of Project Related Debt	MFH (REMS)	financing_instrument/ property_comment	property_comment_narrative	text			Summarized description of the property financing to be included in the Property Summary report.
Current Status Section							
Amount of Unpaid Principal	MFH (REMS)	financing_instrument	current_unpaid_principal_amt	money			The current unpaid principal balance on the associated loan.
+ Amount of Accrued Interest	MFH (REMS)	financing_instrument	accrued_interest_amount	money			Interest owed against the associated loan.
+ Service charges and other	MFH (REMS)	financing_instrument	service_charge_amount	money			Any additional fees due to the mortgage company for the associated loan.
Equals: Total Unpaid Balance	No (System Generated)	N/A	N/A	money			The Amount of UPB is system generated by REMS.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Date Total Unpaid Balance is Current	MFH (REMS)	financing_instrument	unpaid_balance_current_date	datetime			The date the Total UPB was current.
Delinquent	MFH (REMS)	financing_instrument	delinquent_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N/ Unconfirmed indicator signifying whether the owner has been delinquent in making payments against the associated loan.
Amount of Delinquency	MFH (REMS)	financing_instrument	delinquency_amount	money			The amount for which the owner is delinquent on the associated loan.
Date the Amount the Delinquency is Current	MFH (REMS)	financing_instrument	delinquency_current_date	datetime			The date the amount of delinquency is current.
Number of Months in Default	MFH (REMS)	financing_instrument	months_default_qty	numeric (3)			The number of months of payments the owner owes against the associated loan.
Date First Notice of Default Filed by Mortgagee	MFH (REMS)	financing_instrument	first_default_notice_date	datetime			The first date the owner was notified by the mortgagee that they were in default.
Date of Election to Assign Filed by Mortgagee	MFH (REMS)	financing_instrument	mortgagee_election_date	datetime			The date the mortgagee filed an 'Election to Assign'.
Date of First	MFH (REMS)	financing_instrument	first_election_date	datetime			The first date of the mortgage

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Election to Assign		instrument	date				assignment.
Extension granted by HUD to election to Assign from	MFH (REMS)	financing_instrument	election_extension_from_date	datetime			The previous deadline for the mortgagee to file an 'Election to Assign'.
Extension granted by HUD to election to Assign to (field name not displayed)	MFH (REMS)	financing_instrument	election_extension_to_date	datetime			The extended deadline for the mortgagee to file an 'Election to Assign'.
Date of HUD Instructions to Record Assignment	MFH (REMS)	financing_instrument	record_date	datetime			The date that HUD sent the mortgagee instructions to record the assignment of the mortgage.
Extension granted by HUD to Record Assignment Assign from	MFH (REMS)	financing_instrument	record_extension_from_date	datetime			The previous deadline for the mortgagee to record the assignment of the mortgage.
Extension granted by HUD to Record Assignment Assign to (field	MFH (REMS)	financing_instrument	record_extension_to_date	datetime			The extended deadline for the mortgagee to record the assignment of the mortgage

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
name not displayed)							
Written Forbearance Agreement Date	MFH (REMS)	financing_instrument	forebearance_agrmnt_date	datetime			The date a forbearance agreement was written.
Currently under Forbearance	MFH (REMS)	financing_instrument	forebearance_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N/Unconfirmed indicator signifying whether the associated mortgage is under forbearance.

Loan Information Status History Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Loan Information Status History Section (Multi-valued) Table							
Status	No (F47/DAP/ LAS/PAS)	financing_inst_status_history/ status_reference	status_name	varchar (12)	Refer to the status_reference table		The loan status displayed in this field is the legacy system status.
Status Start Date	No (F47/DAP/ LAS/PAS)	financing_inst_status_history	fin_status_start_date	datetime			The date the loan status was effective. The loan status start date displayed in this field is the legacy system status start date.

Excess Income Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
FHA Number	No (F47/ DAP/ LAS/PAS/ DARTS)	financing_instrument	fha_number	char (8)			This field displays the FHA Number.
Process Month / Year	No (DARTS)	excess_income	excess_income_rprt_month_date + excess_income_rprt_year_date	char (2) + char (4)			This field displays the DARTS process / reporting month and year.
Original Receivable Amount	No (DARTS)	excess_income	excess_income_orig_receiv_amt	money			This field displays the amount due from DARTS.
Due Date	No (DARTS)	excess_income	excess_income_due_date	datetime			This field displays the payment due date from DARTS.
Month Beginning Balance	No (DARTS)	excess_income	excess_income_retained_amt	money			This field displays the outstanding balance at beginning of the process period from DARTS.
Amount Paid During Process Month	No (DARTS)	excess_income	excess_income_paid_amt	money			This field displays the amount paid (posted) from DARTS.
Ending Balance	No (DARTS)	excess_income	excess_income_due_amt	money			This calculated field displays the Balance outstanding at the end of the process month.
Comments	MFH (DARTS)	financing_instrument	excess_income_comment_text	char (254)			This field captures any comments corresponding to the excess income data.

Property Management

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Management Agent							
Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the management agent which is entered via the Participant Detail page.
Street	No (REMS)	address	street1_address + street2_address	char (90)			This field displays the entire street address.
City	No (REMS)	address	city	varchar (28)			This field displays the city.
U.S. State or Territory	No (REMS)	address / state_reference	state / state_code, state_name	varchar (30)			This field displays the U.S. state or territory, if applicable. If address.state is not blank or null, then state_reference.state_name will be displayed.
Foreign State or Territory	No (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)			This field displays the Foreign state or territory, if applicable. If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_reference.foreign_state_name will be displayed.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)			This field displays the country corresponding to the Management Agent's address.
U.S. Zip Code	No (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field displays the applicable zip code.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							If address.zip_code is not blank or null then address.zip_code + address.zip4_code will be displayed.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			This field displays the applicable zip/postal code. If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed.
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the Management Agent's Tax Identification Number.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the phone number for the Management Agent.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the fax number for the Management Agent.
Pager	No (REMS)	participant	pager_number	char (25)			This field displays the pager number of the management agent, if applicable. It is only displayed in the participant type is organization.
Email	No (REMS)	participant	email	char (100)			This field displays the email address of the management

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							agent, if applicable.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score / geocode_return_re ason_name	char (10)/ char (50)	Values in the geocode_return_c ode_reference table.	This field displays the geocode score results from the online standardization of the Management Agent address information.	
Management Agent Regional Office							
Name	MFH (REMS)	property_ contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_ contact/ participant_ title_reference	contact_title_cd / participant_title_ code, participant_ title_name	varchar (100)			This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	property_ contact	street_address + street2_address	char (90)			This field captures the Contact's street address.
City	MFH (REMS)	property_ contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_ contact / state_ reference	state / state_code, state_name	varchar (30)			This field captures the U.S. state or territory, if applicable. Drop-down list

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Default = 'Not Selected' (code '00')
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)			This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)			This field captures the country corresponding to the address. Drop-down list Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	property_contact	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character Zip Code extension.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	MFH (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	property_	main_fax	char (25)			This field captures the fax

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
		contact					number for the contact.
Pager	MFH (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization Status	No (REMS)	property_contact/geocode_return_code_reference	geocode_score/geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the Management Agent Regional Office address information.	
Management Agent Contact							
Name	MFH (REMS)	property_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_contact/participant_title_reference	contact_title_cd / participant_title_code, participant_title_name	varchar (100)			This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	property_contact	street_address + street2_address	char (90)			This field captures the Contact's street address.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
City	MFH (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)			This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)			This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)			This field captures the country corresponding to the address. Drop-down list Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	property_contact	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character Zip Code extension.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Number. Must be numeric and 9 digits.
Phone	MFHBoth (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFHBoth (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFHBoth (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFHBoth (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization Status	No (REMS)	property_contact/geocode_return_code_reference	geocode_score/ geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the Management Agent Contact address information.	
Management Agent Site Manager							
Name	MFH (REMS)	property_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_contact/ participant_	contact_title_cd / participant_title_code, participant_	varchar (100)			This field captures the title of the Contact, if applicable.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
		title_reference	title_name				Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	property_contact	street_address + street2_address	char (90)			This field captures the Contact's street address.
City	MFH (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)			This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)			This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)			This field captures the country corresponding to the address. Drop-down list Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	property_contact	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							applicable, and the four character Zip Code extension.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	MFH (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization Status	No (REMS)	property_contact/geocode_return_code_reference	geocode_score/ geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the Management Agent Site Manager address information.	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Management Information							
Effective Date	MFH (REMS)	property_participant	property_part_effective_date	datetime			The date that the Management Agent company became responsible for the management of the associated property.
Termination Date	MFH (REMS)	property_participant	property_part_expiration_date	datetime			The date that the Management Agent company was no longer responsible for the management of the associated property.
Open Certification	MFH (REMS)	property_participant	property_part_open_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No 		A Y/N indicator signifying whether the management agent for the property is open ended; I.e. no expiration date. Default Value = "No"
Management Certification Type	MFH (REMS)	property_participant	mgmt_certification_type_code	varchar (40)	<ul style="list-style-type: none"> • Not Selected • Owner-Managed • Identity of Interest • Administrator • Independent 		The previous Management Agent Identity of Interest indicator has been replaced with the new Management Certification Type drop-down list.
Does Agent Manage Other HUD Properties?	MFH (REMS)	property_participant	agent_mng_other_property_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		This field indicates whether or not the management agent manages other HUD properties. Radio Buttons

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Default = "Unconfirmed"
Open Ended Certification	HUD (REMS)	property_participant	property_part_open_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No Default=No		A Y/N indicator signifying whether the management agent for the property is open ended; I.e. no expiration date. This field's name changed from 'Open Certification' Default Value = "No"
Start Date	HUD (REMS)	Property_participant	mgmt_certification_start_date	Datetime	Nulls		This field captures the date the management agent certification time period for collecting fees starts.
End Date	HUD (REMS)	Property_participant	mgmt_certification_end_date	datetime	Nulls		This field captures the date the management agent certification time period for collecting fees ends.
Related Company Provide Project Services Indicator	MFH (REMS)	property_participant	project_services_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		This field indicates whether or not a company related to the management agent provides services for the project. Radio Buttons Default = "Unconfirmed"
Type of Related Company Services	MFH (REMS)	property_service	property_services_code	char (2)	<ul style="list-style-type: none"> • Bookkeeping • Cleaning • Landscape 		This field captures all of the services that the related company provides.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • Data Construction • Construction • Other 		Radio Buttons Default = None
Describe Other	MFH (REMS)	property_service	other_description	varchar (254)			This field captures the description of the service if the user selects the 'Other' option in the Type of Related Company Services field.
Management Fee Review Type	MFH (REMS)	property / mgmt_fee_review_type_ref	mgmt_fee_review_type_code / mgmt_fee_review_type_name	varchar (40)			This field captures the management fee review type.
Management Fees (Multi-valued Table)							
Fee Type	No (REMS)	management_fee / management_fee_type_reference	mgmt_fee_type_code / mgmt_fee_type_name	char (20)			This field displays the Management Fee type that was selected on the Management Fee Detail page.
Fee Percentage	No (REMS)	management_fee	mgmt_fee_percentage	real			This field displays the Management Fee Percentage that was entered, if applicable, on the Management Fee Detail page.
PUPM Fee Amount	No (REMS)	management_fee	mgmt_fee_appr_amt	money			This field displays the Management Fee PUPM Amount that was entered, if applicable, on the Management Fee Detail page.
Gross Fee	No (REMS)	management_fee	mgmt_fee_gross_	money			This field displays the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Amount		e	amt				Management Fee Gross Amount that was entered, if applicable, on the Management Fee Detail page.
Effective Date	No (REMS)	management_fee	mgmt_fee_eff_date	datetime			This field displays the Management Fee Effective Date that was entered, if applicable, on the Management Fee Detail page.
Hold Harmless Indicator	No (REMS)	management_fee	mgmt_fee_hold_harmless_ind	char (1)			This field displays the Management Fee Hold Harmless Indicator that was entered, if applicable, on the Management Fee Detail page.
Capped Indicator	No (REMS)	management_fee	mgmt_fee_capped_ind	char (1)			This field displays the Management Capped Indicator that was entered, if applicable, on the Management Fee Detail page.
Management Review (Multi-valued Table)							
Scheduled Date	No (REMS)	management_review	scheduled_date	datetime			This is the scheduled date corresponding to the management review.
Performed Date	No (REMS)	management_review	conducted_date	datetime			This is the date the management review was performed.
Report Date	No (REMS)	management_review	report_date	datetime			This is the report date corresponding to the management review.
Response Due	No (REMS)	management_review	followup_date	datetime			This is the date the owner's

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Date		review					response concerning the management review report is due.
Closed Date	No (REMS)	management_review	closed_date	datetime			This is the closed date corresponding to the management review.
Overall Rating	No (REMS)	management_review / mgmt_rvw_overall_rating_ref	overall_rating_code / overall_rating_name	varchar (20)			This is the overall rating corresponding to the management review. The management_review.overall_rating_code is used to perform a lookup to mgmt_rvw_overall_rating_ref in order to obtain the overall_rating_name.
Narratives							
Owner / Field Office Contacts Narrative: Property Management	MFH (REMS)	property_comment	property_comment_narrative where property_comment_code = '09'	text			Summarized description of the contact between the owner and the field office.
Summary Narrative: Property Management	MFH (REMS)	property_comment/property_comment_reference	property_comment_narrative where property_comment_code = '10'	text	N/A		Summary description of the property management for the related property.
Contract Administrator Summary Narrative:	CA (REMS)	property_comment/property_comment_	property_comment_narrative where property_comment	text	N/A		Summary description of the property management for the related property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Property Management		reference	_code = '32'				

Management Fee Detail Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Management Fee Type	MFH (REMS)	management_fee_type_reference / management_fee	mgmt_fee_type_name, mgmt_fee_type_code / mgmt_fee_type_code	char (20)	<ul style="list-style-type: none"> • Not Selected • Residential • Commercial • Special • Miscellaneous 		This field captures the Management Fee type. Drop-down list. Default = 'Not Selected' Required.
Management Fee Percentage	MFH (REMS)	management_fee	mgmt_fee_percentage	real			This field captures the Management Fee Percentage. Must be a valid percentage. Conditionally Required-See Specification Section for more details.
PUPM Fee Amount	MFH (REMS)	management_fee	mgmt_fee_appr_amt	money			This field captures the Management Fee PUPM Amount. Must be a valid dollar amount. Conditionally required.
Gross Fee	MFH (REMS)	management_	mgmt_fee_gross_	money			This field captures the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Amount		fee	amt				Management Fee Gross Amount. Must be a valid dollar amount. Conditionally required.
Effective Date	MFH (REMS)	management_fee	mgmt_fee_eff_date	datetime			This field captures the Management Fee Effective Date. Must be a valid date. Conditionally required.
Hold Harmless Indicator	MFH (REMS)	management_fee	mgmt_fee_hold_harmless_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • N/A 		This field captures the Management Fee Hold Harmless Indicator. Default = 'N/A'
Capped Indicator	MFH (REMS)	management_fee	mgmt_fee_capped_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • N/A 		This field captures the Management Capped Indicator. Default = 'N/A'
Comments	MFH (REMS)	management_fee	mgmt_fee_comment	char (254)			This field captures any comments corresponding to the management fee.

Management Review Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
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Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Scheduled Date	Both (REMS)	management_review	scheduled_date	datetime			<p>This is the scheduled date corresponding to the management review.</p> <p>This field must be entered (required) in order to save a Management Review Detail record.</p> <p>Must be a valid date.</p>
Review Type	Both (REMS)	management_review / management_mgmt_rev_type_ref	mgmt_rev_type_code / mgmt_rev_type_name	varchar (40)	<ul style="list-style-type: none"> • Not Selected • Occupancy Only • Management Review Only • Management & Occupancy Review 		<p>This field captures the type of management review.</p> <p>This field is defined as a drop-down list.</p> <p>Default = 'Not Selected'</p>
Person/Role Responsible for Review	Both (REMS)	management_review	responsible_person_name + space+ responsible_person_code	char (30)	All users assigned to the property		This field displays the responsible person
Performed Date	Both (REMS)	management_review	conducted_date	datetime			<p>This is the date the management review was performed.</p> <p>Must be a valid date.</p>
Report Date	Both (REMS)	management_review	report_date	datetime			This is the report date corresponding to the management review.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Report Entered Date	No (REMS)	management_review	report_sent_date_entered_date	datetime			This field captures the date that the user entered the 'Date Report Sent to Owner'
Owner Response Due	Both (REMS)	management_review	response_due_indicator	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No 		<p>This flag indicates whether or not an owner response, concerning the management review report is due to HUD.</p> <p>If this flag is set to 'Yes' then the 'Response Due Date' field will be editable and the 'Response Received Date' and 'Closed Date' fields will be set by the related, automatically generated project actions.</p> <p>If this flag is set to 'No', then the 'Response Due Date' and 'Response Received Date' will not be editable. The 'Closed Date', however, will be editable. No project actions will be generated in this instance, since no follow-up is required.</p>
Response Due Date	If the 'Owner Response Due' indicator is set to 'Both', then this field will be editable.	management_review	followup_date	datetime			This is the date the owner's response concerning the management review report is due.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
	Otherwise, it will not be editable. (REMS)						
Response Received Date	No (REMS)	management_review	response_received_date	datetime			This is the date that the owner response is received. It is protected because it will be updated by the corresponding project action.
Closed Date	If the 'Owner Response Due' indicator is set to 'No', then this field will be editable. Otherwise, it will not be editable, since it will be set by the related project action. (REMS)	management_review	closed_date	datetime			This is the closed date corresponding to the management review. It is protected because it will be updated by the corresponding project action.
Overall Rating	Both (REMS)	management_review / mgmt_rvw_overall_rating_ref	overall_rating_code / overall_rating_name	varchar (20)	<ul style="list-style-type: none"> • Superior • Satisfactory • Below Average • Unsatisfactory • Not Available 		This is the overall rating corresponding to the management review. The options stored in mgmt_rvw_overall_rating_ref.overall_rating_name will be displayed in this drop-down list. The

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							code associated with the accepted option will be stored as management_reviewoverall_rating_code.

Occupancy Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property Unit Information Section							
Unit Type Section (Multi-valued) Table (The field names are implicitly labeled)							
Unit Type	No (TRACS)	property_unit_summary	property_bedroom_count	numeric(1)	0 -9		A categorization of dwelling units based on the number of bedrooms (0 to 9).
# Contract Units	No (TRACS)	property-unit_summary	propety_assist_unit_count	numeric (10)			The number of units in the property with a specific number of bedrooms that receive deep subsidy from a Section 8 contract that has a Current Contract Status (editable field, not from TRACS) of Active, Suspend or Pre-Demo.
# Insured and/or Noncontract Units	System Generated	property_unit_summary	property_market_unit_count	numeric (10)			The number of units in the property with a specific number of bedrooms that are non-revenue, mortgage assisted or have conventional rent. This field is system generated.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
# Total Units	MFH (REMS)	property_unit_summary	property_total_count	numeric (10)			The total number of units in a property with a specific number of bedrooms.
Total Units for Property Sub-Section (Fields names below are implicitly labeled)							
Total # of Contracted Units	System Generated	N/A	N/A	numeric (10)			The total number of units in the property that receive deep subsidy from a Section 8 contract that has a status of Active or Suspend.
Total # of Insured and/or Non-contract Units	System Generated	N/A	N/A	numeric (10)			The total number of units in the property that are non-revenue, mortgage assisted or have conventional rent.
Total # of Units	System Generated	N/A	N/A	numeric (10)			The total number of dwelling units in the property.
Total Units from REAC							
Total Units from PASS	No (PASS)	property	reac_total_unit_count	numeric (10)			The total number of dwelling units counted by REAC for the property.
Rent Information from TRACS (Multi-Valued List) Table							
Rent Effective Date	No (TRACS)	assistance_contract	rent_schedule_effective_date	datetime			The date that the rents associated with the financing_instrument were put into effect.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Contract # Project#	No (TRACS)	assistance_ contract	contract_ number	char (11)			The contract number associated with the property for any assistance (Section 8, Rent Supplement, etc.)
Contract Status	No (REMS)	assistance_ contract/ current_ contract_ status_ref	current_ contract_status_ code + current_ contract_ status_name	varchar (50)			The code that represents the current status of the contract information from TRACS.
Unit Type	No (TRACS)	contract_ unit_ summary	assistance_ bedroom_count	numeric (1)			A categorization of dwelling units based on the number bedrooms
#Units	No (TRACS)	contract_ unit_ summary	assistance_unit_ count	numeric (4)			The number of units/beds in the property with a specific number of bedrooms and a specific rent, that receive assistance from the associated contract.
Contract Rent	No (TRACS)	contract_ unit_ summary	contract_rent_ amount	Numeric(17,2)			The amount of rent that is charged for units with a specific number of bedrooms under the contract.
Utility Allow. Effective Date	No (TRACS)	assistance_ contract	utility_ allowance_ date	datetime			The date when the utility allowance took effect.
Utility Allowance	No (TRACS)	contract_ unit_ summary	utility_ allowance_ amount	Numeric(17,2)			The amount of the utility allowance for the unit type.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Gross Rent	System Generated	N/A	N/A	Numeric(17,2)			The gross amount of the rent generated by the system.
FMR	No (TRACS)	contract_unit_summary	fair_market_rent_amount	Numeric(17,2)			The amount of the Fair Market Rent for the associated units.
Non-Contract Section							
Rent Effective Date	No (TRACS)	financing_instrument	rent_schedule_effective_date	datetime			The date that the rents associated with the financing_instrument were put into effect.
FHA Number	No (TRACS)	financing_instrument	fha_number	Char(8)			The FHA loan number associated with these rents
Unit Type	No (TRACS)	financing_instrument/financial_unit_summary	market_bedroom_count	Numeric(10)			Number of bedrooms for each unit type
Total TRACS Project # Units	No (TRACS)	financing_instrument/financial_unit_summary	market_unit_count	Numeric(10)			Total number of units for a Project, including Non-contracted units.
Basic Rent	No (TRACS)	financing_instrument/financial_unit_summary	basic_rent_amount	Numeric(17,2)			Rent for each unit type
Market Rent	No (TRACS)	financing_instrument/financial_unit_summary	market_rent_amount	Numeric(17,2)			Comparable rent for each unit type
Utility Allowance	No (TRACS)	financing_instrument/financial_unit_summary	fin_utility_allowance_amount	Numeric(17,2)			Utility allowance

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Gross Rent	No (TRACS)	financing_instrument/ financial_unit_summary	Calculated				Basic rent amount + the utility allowance for each unit.
Last Update from TRACS Section							
Last Update from TRACS	No (TRACS)	financial_unit_summary	last_tracs_update_date	datetime			The last date that unit information for the associated FHA was updated with data from TRACS
Type of Rent Increase	MFH (REMS)	property/rent_increase_reference	rent_increase_type_name	varchar(20)	<ul style="list-style-type: none"> • AAF • Budget • HUD Budget Approval • Other 		The name of the type of rent increase that indicates the processing method used to determine rent increases for a property.
Describe Other:	MFH (REMS)	other_funding_source	other_description	varchar (254)			The text that describes the type of rent increase other than AAF, Budget Based, or HUD Budget.
232 Information (Associated with Primary Loan)							
Number of Assisted Living Units	MFH (REMS)	financing_232_unit_summary	unit_232_count	numeric(4)			The number of units/beds in the property that are classified as assisted living.
Number of Nursing Home Beds	MFH (REMS)	financing_232_unit_summary	unit_232_count	numeric(4)			The number of units/beds in the property that are classified as nursing homes.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Number of Intermediate Care Units	MFH (REMS)	financing_232_unit_summary	unit_232_count	numeric(4)			The number of units/beds in the property that are classified as intermediate care.
Number of Boards and Care Units	MFH (REMS)	financing_232_unit_summary	unit_232_count	numeric(4)			The number of units/beds in the property that are classified.
Narrative Section							
Owner/Field Office Contacts Narrative	MFH (REMS)	property_comment	property_comment_narrative where property_comment_code = '17'	text			The text description of the contact with related to occupancy issues.
Summary Narrative Occupancy	MFH (REMS)	property_comment	property_comment_narrative where property_comment_code = '18'	text			The text that describes the summary of occupancy of the property to be included in the Project Summary Report.

Other Participants Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Sponsor/Developer							
Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the Sponsor/Developer which is entered via the Participant Detail page.
Street	No (REMS)	address	street1_address + street2_address	char (90)			This field displays the entire street address.
City	No (REMS)	address	city	varchar (28)			This field displays the city.
U.S. State or Territory	No (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values obtained from the state_reference table.		This field displays the U.S. state or territory, if applicable. If address.state is not blank or null, then state_reference.state_name will be displayed.
Foreign State or Territory	No (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values obtained from the foreign_state_reference table.		If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_reference.foreign_state_name will be displayed.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)	Values obtained from the country_reference table.		This field displays the country corresponding to the Sponsor/Developer's address.
U.S. Zip Code	No (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field displays the U.S. five character zip code and

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							the four character zip code extension, if applicable. If address.zip_code is not blank or null then address.zip_code + address.zip4_code will be displayed.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed.
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the Sponsor/Developer's Tax Identification Number.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the phone number for the Sponsor/Developer.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the fax number for the Sponsor/Developer.
Email	No (REMS)	participant	email	char (100)			This field displays the Sponsor/Developer's email address, if applicable.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score / geocode_return_re ason_name	char (10)/ char (50)	Values in the geocode_return_code reference	This field displays the geocode	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
					table.	score results from the online standardization of the Sponsor/Developer address information.	
Sponsor/Developer Contact							
Name	MFH (REMS)	property_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_contact / participant_title_reference	contact_title_cd / participant_title_code, participant_title_name	varchar (100)	Values obtained from the participant_title_reference table.		This field captures the title of the Contact, if applicable.
Street	MFH (REMS)	property_contact	street_address + street2_address	char (90)			This field captures the Contact's street address.
City	MFH (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)	Values obtained from the state_reference table.		This field captures the U.S. state or territory, if applicable.
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code,	varchar (40)	Values obtained from foreign_state_reference.		This field captures the foreign state or territory, if applicable.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
			foreign_state_name				
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values obtained from country_reference.		This field captures the country corresponding to the address.
U.S. Zip Code	MFH (REMS)	property_contact	zip_code _ zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number.
Phone	MFH (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization	No (REMS)	property_contac	geocode_score/	char (10)/ char	Values in the	This field	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Status		t/geocode_return_code_reference	geocode_return_reason_name	(50)	geocode_return_code reference table.		displays the geocode score results from the online standardization of the Sponsor/Developer Contact address information.
Lessee/Operator							
Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the Lessee/Operator which is entered via the Participant Detail page.
Street	No (REMS)	address	street1_address + street2_address	char (90)			This field displays the entire street address.
City	No (REMS)	address	city	varchar (28)			This field displays the city.
U.S. State or Territory	No (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values obtained from state_reference.		This field displays the U.S. state or territory, if applicable. If address.state is not blank or null, then state_reference. state_name will be displayed.
Foreign State	No (REMS)	address /	foreign_state_cod	varchar (40)	Values obtained		If address.state is blank or

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
or Territory		foreign_state_reference	e / foreign_state_code, foreign_state_name		from foreign_state_reference.		null and foreign_state_code is not blank or null, then the foreign_state_reference.foreign_state_name will be displayed.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)	Values obtained from country_reference.		This field displays the country corresponding to the Lessee/Operator's address.
U.S. Zip Code	No (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field displays the U.S. five character zip code and the four character zip code extension, if applicable. If address.zip_code is not blank or null then address.zip_code + address.zip4_code will be displayed.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed.
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the Lessee/Operator's Tax Identification Number.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							phone number for the Lessee/Operator.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the fax number for the Lessee/Operator.
Email	No (REMS)	participant	email	char (100)			This field displays the Sponsor/Developer's email address, if applicable.
Effective Date	No (REMS)	property_participant	property_part_effective_date	datetime	N/A		The initial date of the lease on the property by the associated lessee/operator.
Expiration Date	No (REMS)	property_participant	property_part_expiration_date	datetime	N/A		The last date of the lease on the property by the associated lessee/ operator.
Lease Term	No (REMS)	property_participant	property_part_lease_term_amt	numeric(3)	N/A		The number of months the property is leased to the associated leasee/ operator.
Open Contract	No (REMS)	property_participant	property_part_open_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Blank (Default) 		A Y/N indicator signifying whether the lease on the property is open ended; i.e. no expiration date.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code reference table.	This field displays the geocode score results from the online standardization of the	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
						Lessee/Operator address information.	
Lessee/Operator Contact							
Name	MFH (REMS)	property_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_contact / participant_title_reference	contact_title_cd / participant_title_code, participant_title_name	varchar (100)	Values obtained from participant_title_reference.		This field captures the title of the Contact, if applicable.
Street	MFH (REMS)	property_contact	street_address + street2_address	char (90)			This field captures the Contact's street address.
City	MFH (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)	Values obtained from state_reference.		This field captures the U.S. state or territory, if applicable.
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values obtained from foreign_state_reference.		This field captures the foreign state or territory, if applicable.
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values obtained from country_reference.		This field captures the country corresponding to the address.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
U.S. Zip Code	MFH (REMS)	property_contact	zip_code _ zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable, and the four character zip code extension.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number.
Phone	MFH (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	MFH (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization Status	No (REMS)	property_contact/geocode_return_code_reference	geocode_score/ geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code reference table.	This field displays the geocode score results from the online standardizati	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
						on of the Lessee/Operator Contact address information.	

Ownership Page

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Owner							
Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the owner which is entered via the Participant Detail page.
Street	No (REMS)	address	street_address	char (45)			This field displays the first part of the participant's street address.
Street2 (Field label not displayed)	No (REMS)	address	street2_address	char (45)			This field displays the second part of the participant's street

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							address.
City	No (REMS)	address	city	varchar (28)			This field displays the city.
U.S. State or Territory	No (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.		This field displays the applicable state or territory. If address.state is not blank or null then state_reference.state_name will be displayed.
Foreign State or Territory	No (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	char (40)	Values in foreign_state_reference.		If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_reference.foreign_state_name will be displayed.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	char (40)	Values in country_reference.		This field displays the country corresponding to the Owner's address.
U.S. Zip Code	No (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field displays the five character U.S zip

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							code and four character zip code extension, if applicable.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			This field displays the foreign postal code, if applicable.
Fiscal Year End Date (mm/dd)	NO (REMS)	participant	afs_fscl_yr_end_mnth_date afs_fscl_yr_end_day_date	char(2) char(2)	N/A		This field captures the fiscal year end date (month and year) for the property. The fiscal year end date is mandatory to be populated when a new Owner is added to the property or when owner information is updated.
Distribution Allowed	No (REMS)	property_participant/ distribution_allowed_ref	distribution_allowed_code/ distribution_allowed_desc	Char(4)	Values in the reference table: -UNCF -NONE -DA06 -DA08		The field displays the types of distribution allowed to the owner according to FASS standards. - Unconfirmed - No Distribution Allowed

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
					-DA10 -UNLM		- Distribution Allowed 6% -Distribution Allowed 8% -Distribution Allowed 10% -Unlimited Distribution Allowed
Source Document for Distributions	No (REMS)	property_participant/ property_ptc pnt_distributi on/distributio n_source_do c_ ref	distribution_source _doc_code / distribution_ source_doc_desc	Char(4)	Values in the reference table: -UNCF - REGA - HAPC		The field displays in REMS the source document that determines whether an owner is eligible to keep distribution according to FASS standards - Unconfirmed - Regulatory Agreement - HAP Contract
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			This field displays the foreign postal code, if applicable.
Fiscal Year End Date (mm/dd)	NO (REMS)	participant	afs_fscl_yr_end_ mnth_date	char(2) char(2)	N/A		This field captures the fiscal year end date (month and year) for

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
			afs_fscl_yr_end_day_date				the property. The fiscal year end date is mandatory to be populated when a new Owner is added to the property or when owner information is updated.
Owner Contact							
Name	MFH (REMS)	property_contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	MFH (REMS)	property_contact/participant_title_reference	contact_title_cd / participant_title_code, participant_title_name	varchar (100)	Values in participant_title_reference.		This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	MFH (REMS)	property_contact	street_address	char (45)			This field captures the first part of the Contact's street address.
Street (Field label not displayed)	MFH (REMS)	property_contact	street2_address	char (45)			This field captures the second part of the Contact's street

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							address for the address.
City	MFH (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
U.S. State or Territory	MFH (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.		This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State or Territory	MFH (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state_reference.		This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Country	MFH (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values in country_reference.		This field captures the country corresponding to the address. Drop-down list

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Default = 'Not Selected' (code '00')
U.S. Zip Code	MFH (REMS)	property_contact	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code and the four character Zip Code extension, if applicable.
Foreign Postal Code	MFH (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	MFH (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	MFH (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.
Fax	MFH (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	MFH (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							contact.
Email	MFH (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Standardization Status	No MFH (REMS)	property_contact/geocode_return_code_reference	geocode_score/ geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code reference table.	This field displays the geocode score results from the online standardization of the Owner Contact address information.	
Mortgagor Type							
Mortgagor Type	MFH (REMS)	participant/company_type_reference	company_type_name	varchar (20)	Values are in the company_type_reference table.		The text in the drop down list describes the type of mortgagor. Default value = "Profit Motivated"
FASS	No (FASS)	participant /	fass_company_type	varchar (20)	Values is		The text in the drop

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Company Type		company_type_reference	_ cd / company_type_name		populated from the company_type_reference table.		down list describes the type of mortgagor from FASS.
Describe Other	MFH (REMS)	participant/	other_company_type_desc	varchar (254)	N/A		This fields describes in detail the mortgagor type if “other” mortgagor type is chosen.
Owner Legal Structure							
Owner Legal Structure	MFH (REMS)	participant/legal_structure_reference	legal_structure_name	varchar (100)	Values are in the legal_structure_reference table.		A description that indicates how the Owner organization was established/ registered with the state.
Describe Other	MFH (REMS)	participant	other_legal_stuc_desc	varchar (254)	N/A		The text that describes the legal structure of the company if “Other” is selected from the owner legal structure list.
Ownership Dates & Related Information							

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Date Ownership Assumed (Date Deed Recorded)	MFH (REMS)	property-participant	property_part_effective_date	datetime	N/A		The date that the individual or organization became the owner of the property (the date that new deed was recorded).
Date Owner Assumed Financial Responsibility (FASS)	MFH (REMS)	property_participant	fass_ownership_effctv_date	datetime			The date that the individual or organization assumed financial responsibility. This field should not default and should be required to be entered if the user attempts to save the Ownership page.
Regulatory Agreement signed by current owner and HUD?	MFH (REMS)	property_participant	property_part_effective_date	char(1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		A Y/N Unknown indicator that signifies whether the current owner signed the regulatory agreement.
Date	MFH (REMS)	property_participant	regulatory_aggr_signed_date	datetime	N/A		The date the regulatory agreement was signed.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Date of Last Amendment	MFH (REMS)	property_participant	last_amendment	datetime	N/A		The date of the most recent regulatory agreement.
Final HUD TPA Approval Date	MFH (REMS)	property	tpa_closing_date	datetime	N/A		The date when the property was sold. (Transfer of Physical Assets)
Ownership Narratives							
Owner/Field Office Contacts Narrative: Ownership	MFH (REMS)	property_comment	property_comment_name where property_comment_code = '01'	text	N/A		The description of contact made with the owner.
Summary Narrative: Ownership	MFH (REMS)	property_comment	property_comment_name where property_comment_code = '02'	text	N/A		Summary Narrative Comments concerning the owner.

Participant Detail - Individual

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Description/ Comments
Individual						
Prefix	Yes (REMS)	participant/prefix_reference	participant_name_prefix_cd / prefix_name	varchar (20)	Values in prefix_reference.	The prefix (e.g., Mr., Mrs., etc.) of the participant.
First Name	Yes (REMS)	participant	indv_first_name	char (18)		The participant's first name.
Middle Name	Yes (REMS)	participant	indv_middle_name	char (18)		The participant's middle name.
Last Name	Yes (REMS)	participant	indv_last_name	char (20)		The participant's last name.
Suffix	Yes (REMS)	participant/suffix_reference	participant_name_suffix_cd / suffix_name	varchar (20)	Values in suffix_reference.	The suffix of the participant's name (e.g., Jr., Sr., etc.), if applicable.
Title	Yes (REMS)	participant/participant_title_reference	participant_name_title_cd / participant_title_name	varchar (100)	Values in suffix_reference.	Description of the position or job title held by the participant.
SSN/TIN	No (REMS)	participant	tax_id	char (11)		Social Security (tax identification) Number of the participant. This field is populated using the number coded in the TIN field on the Participant Search page for major participants.
Phone	Yes (REMS)	participant	main_phone	char (25)		Main phone number for the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Description/ Comments
						participant.
FAX	Yes (REMS)	participant	main_fax	char (25)		Main FAX number for the participant.
Pager	Yes (REMS)	participant	pager_number	char (25)		The pager number for the participant.
Email	Yes (REMS)	participant	email	varchar (100)		Internet address for the participant.
Address						
Street	Yes (REMS)	address	street_address	char (45)		First line of the street address for the participant.
Street 2 (Field label not displayed)	Yes (REMS)	address	street2_address	char (45)		Second line of the street address for the participant.
City	Yes (REMS)	address	city	varchar (28)		Name of the city or postal area of the organization.
U.S. State or Territory	Yes (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.	This field captures the U.S. state or territory, if applicable.
Foreign State or Territory	Yes (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state_reference	This field captures the foreign state or territory, if applicable.
Country	Yes (REMS)	address /	country_code /	varchar (40)	Values in	This field captures the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Description/ Comments
		country_reference	country_code, country_name		country_reference.	country corresponding to the address.
U.S. Zip Code	Yes (REMS)	address	zip_code _ zip4_code	char (5) + char (4)		This field captures the five character U.S. Zip Code and the four character Zip Code extension, if applicable.
Foreign Postal Code	Yes (REMS)	address	foreign_zip_code	char (20)		This field captures the foreign postal code, if applicable.
Fiscal Year End Date (mm/dd)	MFH (REMS)	participant	afs_fscl_yr_end_mnth_date /afs_fscl_yr_end_day_date	char(4)	N/A	This field captures the fiscal year end date (month and year) for the property.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/ geocode_return_reason_name & acceptable_return_code_ind	char (10)/ char (50)/ char (1)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the participant address values. The acceptable return indicator is also pulled to determine whether forced standardization will occur.

Participant Detail - Organization

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Org. Name	Both (REMS)	participant	org_name	varchar (100)			The participating organization name.
EIN/TIN	No (REMS)	participant	tax_id	char (11)			Tax Identification Number of the participant. This field is populated using the number coded in the TIN field on the Participant Search page for major participants.
Phone	Both (REMS)	participant	main_phone	char (25)			Main phone number for the participant.
FAX	Both (REMS)	participant	main_fax	char (25)			Main FAX number for the participant.
Email	Both (REMS)	participant	email	varchar (100)			Internet address for the participant.
Street	Both (REMS)	address	street_address	char (45)			First line of the street address for the participant.
Street 2 (Field label not displayed)	Both (REMS)	address	street2_address	char (45)			Second line of the street address for the participant.
City	Both (REMS)	address	city	varchar (28)			Name of the city or postal area of the organization.
U.S. State or Territory	Both (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference		This field captures the U.S. state or territory, if applicable. Drop-down list

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Default = 'Not Selected' (code '00')
Foreign State or Territory	Both (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state_reference		This field captures the foreign state or territory, if applicable.
Country	Both (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)	Values in country_reference		This field captures the country corresponding to the address.
U.S. Zip Code	Both (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable.
Foreign Postal Code	Both (REMS)	address	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/ geocode_return_reason_name & acceptable_return_code_ind	char (10)/ char (50)/ char (1)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the participant address values. The acceptable	

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
						return indicator is also pulled to determine whether forced standardization will occur.	

Physical Condition

Field Name	Editable by HUD/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
Building Types Section							
Row	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The Row dwelling building that is part of the property. Where building_type_code = '1'
Townhouse	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The Townhouse dwelling building that is part of the property. Where building_type_code = '2'
Detached	MFH, DEC, CA	property_	building_	char(2)	N/A		The Detached dwelling

Field Name	Editable by HUD/CA (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
	(REMS)	building	type_code				building that is part of the property. Where building_type_code = '3'
Semi-Detached	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The Semi-Detached dwelling building that is part of the property. Where building_type_code = '4'
Walk-up Garden	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The Walk-up Garden dwelling building that is part of the property. Where building_type_code = '5'
Mid-Rise	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The Mid-Rise dwelling building that is part of the property. Where building_type_code = '6'
High-Rise/ Elevator	MFH, DEC, CA (REMS)	property_building	building_type_code	char(2)	N/A		The High-Rise/ Elevator dwelling building that is part of the property. Where building_type_code = '7'
Group	MFH, DEC, CA	property_	building_	char(2)	N/A		The Group dwelling

Field Name	Editable by HUD/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
	(REMS)	building	type_code				building that is part of the property. Where building_type_code = '8'
Number of buildings	MFH, DEC, CA (REMS)	property	dwelling_building_count	numeric(4)			The total number of buildings on the property.
Physical Inspections from PASS							
Inspection Number	No (REMS/PASS)	physical_inspection_review sp_rems_exgn_hs_phys_insp	inspection_id/ Inspection_Id	integer (4)/ integer(4)	N/A		The unique identifier of an Inspection from PASS.
Inspection Date	No (PASS)	sp_rems_exgn_hs_phys_insp	Inspection_Date	datetime	N/A		The date on which the physical inspection from REAC was performed.
EH&S Items?	No (PASS)	sp_rems_exgn_hs_phys_insp	ehs_items_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This field indicates whether or not there are EH&S items related to the PASS physical inspection.
Released?	No (PASS)	sp_rems_exgn_hs_phys_insp	insp_released_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This field indicates whether or not the physical inspection has been released by REAC.
Score	No (PASS)	sp_rems_exgn_hs_phys_insp	Inspection_Score/ Inspection_	numeric (6)/ varchar (2)	The following are the values: 1 - 100; a, b, c; *		This field is a concatenation of the REAC numeric, letter and Astrid

Field Name	Editable by HUD/CA (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
			HS_Score		or <Blank>		<p>scores. The numeric REAC scores for the physical inspection 100 is best and 1 is worst.</p> <p>The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations.</p> <p>The Astrid indicates if Smoke Detector problems exist for the property; <Blank> indicates no smoke detector problems and * indicates that smoke detector problems exist</p>
Closed Date	No (REMS)	physical_inspection_review	physical_insp_close_date	datetime	N/A		The date that any issues associated with the physical inspection from REAC have been resolved.
On-Site Visits & Physical Inspection History							
Performed Date	No (REMS)	physical_inspection_review	physical_insp_date	datetime	N/A		The date on which the on-site visit/ physical inspection was performed.
Overall Rating	No (REMS)	physical_inspection_	physical_insp_rating_	varchar (20)	Values are in the physical_		The rating assigned to the community's physical

Field Name	Editable by HUD/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
		review/physical_inspection_reference	name		inspection_reference table.		condition as a result of the associated physical inspection report.
Report Date	No (REMS)	physical_inspection_review	physical_insp_report_date	datetime	N/A		The date that appears on the on-site visit/ inspection report that is completed by the reviewer and sent to the HUD office.
Response Due Date	No (REMS)	physical_inspection_review	physical_insp_response_due_date	datetime	N/A		The date the response is due by the owner.
Response Received Date	No (REMS)	physical_inspection_review	physical_insp_response_rec_date	datetime	N/A		The date the response is received by the owner.
Closed Date	No (REMS)	physical_inspection_review	physical_insp_close_date	datetime	N/A		The date that any issues associated with the on-site visit/ physical inspection have been resolved.
Type of Reviewer	No (REMS)	physical_inspection_review/physical_inspection_review_ref	physical_insp_review_name	varchar (20)	The following are the values: <ul style="list-style-type: none"> • REAC • MFH • DEC • DEC Contractor • Other HUD/ Contractor • Mortgagee 		The organization who conducted the on-site visit/ physical inspection of the property.

Field Name	Editable by HUD/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/Comments
					<ul style="list-style-type: none"> • Contract Administrator • Mortgagor/ Contractor 		
Narrative Section							
Owner/Field Office Contacts Narrative: Physical Condition	MFH, DEC (REMS)	property_comment / property_comment_reference	property_comment_code = '07' / property_comment_narrative	Text	N/A		The description of contact with the owner related to physical condition of the property.
Summary Narrative: Physical Condition	MFH, DEC (REMS)	property_comment / property_comment_reference	property_comment_code = '08' / property_comment_narrative	Text	N/A		A summarized description of the property physical condition to be included in the Project Summary report.
Contract Administrator Summary Narrative: Physical Condition	CA (REMS)	property_comment / property_comment_reference	property_comment_code = '31' / property_comment_narrative	Text	N/A		A summarized description of the property physical condition entered by the contract administrator, if applicable, to be included in the Project Summary report.

PASS Physical Inspection/EH&S Items Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Inspection Number	No (PASS)	physical_inspection_review	inspection_id	numeric(4)	N/A		The unique identifier of an Inspection from PASS.
Inspection Date	No (PASS)	sp_rems_physical_insp_detail	Inspection_Date	datetime	N/A		The date on which the physical inspection from REAC was performed.
Performance Score 'Number'	No (PASS)	sp_rems_physical_insp_detail	Inspection_Score	numeric (6)	The following are the values: 1 - 100		The numeric REAC score for the physical inspection 100 is best and 1 is worst.
Performance Score Letter (Label is not displayed)	No (PASS)	sp_rems_physical_insp_detail	Inspection_HS_Score	varchar(2) (substring - 1 st position)	The following are the values: a, b, c.		The letter REAC score for the physical inspection: a) No Health and Safety Violation, b) Some Health and Safety Violations, c) Exigent Health and Safety Violations.
Performance Score Asterisk (Label is not displayed)	No (PASS)	sp_rems_physical_insp_detail	Inspection_HS_Score	varchar(2) (substring - 2 nd position)	The following are the values: <Blank> or *.		This PASS field captures if Smoke Detector problems exist for the property; <Blank> indicates no smoke detector problems and * indicates that smoke detector problems exist.
EH&S Items							
Building ID	No (PASS)	sp_rems_exgn_hs	Building_Number	integer (4)	N/A		The identifier of the inspected Building from PASS.
Unit Number	No (PASS)	sp_rems_exgn_hs	Unit_Number	varchar (10)	N/A		The Unit Number of the inspected Unit from PASS.
Area ID	No (PASS)	sp_rems_exgn_hs	Screen_Id	varchar (40)	5 possible values are: <ul style="list-style-type: none"> • DU • CA 		The Area ID (type) of the inspected area from PASS. The 5 possible values are: <ul style="list-style-type: none"> • DU (dwelling unit)

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					<ul style="list-style-type: none"> Bldg Ext Site Bldg System 		<ul style="list-style-type: none"> CA (common area) Bldg Ext (building exterior) Site Bldg System (building system)
H&S Matrix Category	No (PASS)	sp_rems_exgn_hs	IBS_Description	varchar (50)	N/A		The H&S Matrix Category from PASS.
Defect Type Name	No (PASS)	sp_rems_exgn_hs	Defect_Name	varchar (40)	N/A		The Name of the defect type from PASS.
Floor	No (PASS)	sp_rems_exgn_hs	Floor	varchar (255)	N/A		The floor the defect was found from PASS.
Comment	No (PASS)	sp_rems_exgn_hs	Comment_Text	varchar (255)	N/A		Comments regarding the defect from PASS.
Physical Inspection/EH&S Event Tracking							
Date	No (REMS)	followup_physical_inspctn_ehs	event_occurrence_date	datetime			This is the date that the follow-up event occurred.
Physical Inspection / EH&S Event	No (REMS)	followup_physical_inspctn_ehs	physical_inspctn_ehs_event_code	char (4)			This is the follow-up event code.
Responsible Person/Role	No (REMS)	followup_physical_inspctn_ehs	responsible_person_name + space + responsible_person_role_code	char (3)			This field displays the responsible person's name and role.
Inspection Comment and Closure Information							
Date Closed	Both (REMS)	physical_inspection_review	physical_insp_closed_date	datetime	N/A		The date that any issue Associated with the physical inspection from REAC have been resolved.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Comments	Both (REMS)	physical_inspection_review	comment_text	varchar (256)	N/A		This field allows the user to record any comments pertaining to the REAC physical inspection.

PASS Physical Inspection/EH&S Event Tracking Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Inspection Number	No (PASS)	physical_inspection_review	inspection_id /	numeric (4)	N/A		The unique identifier of an Inspection from PASS.
Physical Inspection/ EH&S Event Date	Both (REMS)	followup_physical_inspctn_ehs	event_occurrence_date	datetime	N/A		This is the date on which the physical inspection or EH&S follow-up item occurred.
Physical Inspection/ EH&S Event	Both (REMS)	followup_physical_inspctn_ehs / physical_inspctn_ehs_evnt_ref	physical_inspctn_ehs_evnt_code / physical_inspctn_ehs_evnt_name	char (100)			This is the physical Inspection or EH&S follow-up event.
Responsible Person/ Role	Both (REMS)	followup_physical_inspctn_ehs	responsible_person_name + space + responsible_person_role_code	char (34)	N/A		This field displays the name and role code of the person responsible for the event.

PbASS Lead Based Paint Evaluation

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Evaluation ID	No (REAC)	Lead_based_paint_evltm	evaluation_id	char (10)	N/A		The unique identifier of an LBP Evaluation from REAC.
Scheduled Begin End	No (REAC)	Lead_based_paint_evltm	Evaluation_scheduled_begin_date / Evaluation_scheduled_end_date	datetime	N/A		This is the date an evaluation of a property for lead based paint is scheduled to begin or end.
Actual Begin End	No (REAC)	Lead_based_paint_evltm	Evaluation_actual_begin_date / evaluation_actual_end_date	Datetime			The date an evaluation of a property for lead based paint actually began or ended.
LBP Exists	No (REAC)	Lead_based_paint_evltm	Lead_based_paint_exists_ind	char (1)	Y or N		An indicator that shows if lead based paint was found in the property.
LBP Hazard	No (REAC)	Lead_based_paint_evltm	Lead_hazard_exists_ind	Char(1)	Y or N		An indicator that shows whether the lead based paint found in the property poses a hazard to the health of the occupants.
Released Date	No (REAC)	Lead_based_paint_evltm	Evaluation_release_date	Datetime			The date REAC releases the results of the property's lead based paint evaluation.
Results Conveyed to Owner	No (REAC)	Lead_based_paint_evltm	Evaluation_results_conveyed_dt	Datetime			The date REAC provides the results of the property's lead based paint evaluation to the property's owners and to MFH.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Closed Date	MFH (REMS)	Lead_based_paint_evltm	Evaluation_closed_date	Datetime			The date the lead based paint evaluation process is complete.

PbASS Lead Based Paint Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Date (Lead Based Paint Events)	MFH (REMS)	Lead_based_paint_event	Event_date	Datetime	N/A		The date the event occurred.
Event (Lead Based Paint Events)	MFH (REMS)	Lead_based_paint_event / lead_based_paint_event_ref	Event_code / event_description	Char(4) / varchar(255)			The event description.
Select Event	MFH (REMS)	Lead_based_paint_event_ref	event_description	varchar(255)			The event description.
If applicable, select HUD response	MFH(REMS)	Event_comment_ref	Event_comment_description	Varchar(255)			A canned comment on an event.
Enter Event Date	MFH (REMS)	Lead_based_paint_event	Event_date	Datetime			The date the event ocured.
Lead Based Paint Comments	MFH (REMS)	Lead_based_paint_evltm	Evaluation_comment_text	Text			The text entered by the user.

On-Site Visit and Physical Inspection History Detail Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Performed Date	Both (REMS)	physical_inspection_review	physical_insp_performed_date	datetime	N/A		The date on which the on-site visit/ physical inspection was performed.
Report Date	Both (REMS)	physical_inspection_review	physical_insp_report_date	datetime	N/A		The date that appears on the on-site visit/ inspection report that is completed by the reviewer and sent to the HUD office.
Inspection Type	Both (REMS)	physical_inspection_review/inspection_type_reference	physical_insp_type_code/ physical_insp_type_name	varchar (50)	The following are the values: <ul style="list-style-type: none"> • Routine • Special - Review for EH&S Compliance • Special - Review for Other Owner Compliance 		The type of on-site visit/ inspection performed.
Response Due Date	Both (REMS)	physical_inspection_review	physical_insp_resp_due_date	datetime	N/A		The date the response is due by the owner.
Response Received Date	Both (REMS)	physical_inspection_review	physical_insp_resp_rcv_date	datetime	N/A		The date the response is received by the owner.
Plan Required (if Applicable)	Both (REMS)	physical_inspection_review	plan_required_code	char (1)	The following are the possible values: <ul style="list-style-type: none"> • (Y)es 		This field indicates if an action plan is required.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					<ul style="list-style-type: none"> • (N)o • (U)nconfirmed 		
Plan Approved (if Applicable)	Both (REMS)	physical_inspection_review	plan_approved_code	char(1)	<p>The following are the possible values:</p> <ul style="list-style-type: none"> • (Y)es • (N)o • (U)nconfirmed 		This field indicates if the plan has been approved.
Closed Date	Both (REMS)	physical_inspection_review	physical_insp_close_date	datetime	N/A		The date that any issues associated with the on-site visit/ physical inspection have been resolved.
Overall Rating	Both (REMS)	physical_inspection_review/physical_inspection_reference	physical_insp_rating_code/physical_insp_rating_name	varchar (20)	Values are in the physical_inspection_reference table.		The rating assigned to the community's physical condition as a result of the associated physical inspection report.
Type of Reviewer	Both (REMS)	physical_inspection_review/physical_inspection_review_ref	physical_insp_reviewer_code/physical_insp_review_name	varchar (20)	<p>The following are the values:</p> <ul style="list-style-type: none"> • REAC • MFH • DEC • DEC Contractor • Other HUD/ Contractor • Mortgagee • Contract Administrator • Mortgagor/ Contractor 		The organization who conducted the on-site visit/ physical inspection of the property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Comments	Both (REMS)	physical_inspection_review	comment_text	varchar (256)	N/A		This field allows the user to record any comments pertaining to the on-site visit/physical inspection.

Problem Statement

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Troubled Indicator Section							
Troubled Indicator	No (REMS)	property/troubled_status	troubled_code	char (30)	Values stored in the troubled_status table.		An indicator that signifies whether the property is failing to meet physical, financial and management performance agreements with HUD. Uses the troubled Status code from the troubled_status table where the status_update_date is the greatest/highest chronologically.
Date Status Effective/Changed	No (REMS)	property/troubled_status	last_update_date	datetime	N/A		Is the effective date the Troubled Indicator status changed.
Updated By	No (REMS)	property/troubled_status/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		This field displays the full name of the user who changed the troubled indicator.
OPIIS Risk Category	No (OPIIS)	opiis_risk_category_history	opiis_risk_category	Varchar (10)	<ul style="list-style-type: none"> • Low • Moderate • High 		This field displays the OPIIS risk status as set during the REMS nightly procedures
Date Risk Category Changed	No (OPIIS)	opiis_risk_category_history	opiis_risk_category_change_dt	Datetime	N/A		This field displays the date of the last change in the risk category
Problem Statements Section (Multi-valued list) Table							
Date Entered	No (REMS)	property/property_comment	last_update_date	datetime	N/A		The system date the comments were entered into REMS (system generated).

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Updated By	No (REMS)	property/ property_ comment/ mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		This field displays the full name of the user who created or changed the problem statement comments.
Role	No (REMS)	property/ property_ comment/ mfs_role	role_description	char (40)	N/A		The Role of the User that entered or changed the Problem Statement in the system. This field is system derived.
Comment	No (REMS)	property/ property_ comment	property_ comment_ narrative	text	N/A		This field displays the problem statement comments.
Property History Section (Multi-valued list) Table							
Date Entered	No (REMS)	property/ property_ comment	last_update_date	datetime	N/A		The system date the comments were entered into REMS (system generated).
Updated By	No (REMS)	property/ property_ comment/mfs_u ser	user_first_name + user_mi + user_last_name	char (54)	N/A		This field displays the full name of the user who created or changed the property history comments.
Role	No (REMS)	property/ property_ comment/mfs_r ole	role_description	char (40)	N/A		The Role of the User that entered or changed the Problem History into the system. This field is system derived.
Comment	No (REMS)	property/ property_ comment	property_ comment_ narrative	text	N/A		This field displays the property history comments.
MFH Action Plan Section (Multi-valued list) Table (Housing)							
Plan Type	No (REMS)	property/ action_plan/	action_plan_type_ name	char (30)	The following are the possible		Indicates whether the Action Plan is type Enforcement or

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		action_plan_type_reference			values: • Housing		Housing.
Start Date	No (REMS)	property/action_plan	action_plan_start_date	datetime	N/A		The start date the Action Plan is in effect.
End Date	No (REMS)	property/action_plan	action_plan_end_date	datetime	N/A		The end date the Action Plan is in effect.
Comment	No (REMS)	action_plan	action_plan_comment	text	N/A		This field displays the housing Action Plan comments.
DEC Action Plan Section (Multi-valued list) Table (Enforcement)							
Plan Type	No (REMS)	dec_referral/action_plan_type_reference	action_plan_type_name	char (30)	The following are the possible values: • Enforcement		Indicates whether the Action Plan is type Enforcement or Housing.
Start date	No (REMS)	dec_referral	action_plan_start_date	datetime	N/A		The start date the Action Plan is in effect.
Target/ Actual Complete Date	No (REMS)	dec_task	task_target_date/task_actual_date	datetime/ datetime	N/A		The end date the Action Plan is targeted to be completed or if all DEC tasks are completed it is the complete date of the Action Plan.
Action Plan Status	No (REMS) System Generated	N/A	N/A	N/A	The following are the possible values: • Open • Closed		This field displays the status of the action plan.
Sanctions Section (Multi-valued list) Table							
Effective Date	No (REMS)	sanction/	sanction_effective_date	datetime,null			This field displays the effective date associated with

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							the imposed sanction.
Responsible Entity	No (REMS)	sanction/responsible_entity_ref	responsible_entity_code	char (4), not null, default = '00'			This field displays the system code associated to the responsible entity.
Description	No (REMS)	sanction/sanction_ref	sanction_code/sanction_name	char (4), not null, default = '00' char (100), null	Values are stored in the sanction_reference		This field displays the description of the imposed sanction.
Withdrawn Date	No (REMS)	sanction	sanction_withdrawn_date	datetieme, null			This field displays date sanction was withdrawn, if applicable.
Referrals (Multi-valued list) Table Enforcement Center Section							
Referral Number	No (REMS)	dec_referral	dec_referral_id	numeric (3)	N/A		This is the number/ID that uniquely identifies a referral for a specific property. Note: a property can be referred multiple times to the DEC, therefore, a referral number/ID is required.
Referral Receipt Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral for Enforcement.
Referred By	No (REMS)	dec_referral/referral_source_reference	dec_referral_source_code/dec_referral_source_name	Char (2) / Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displys the organization that referred the property to DEC.
Satellite Office Assigned	No (REMS)	dec_referral/dec_satellite_	dec_satellite_office_code/dec	Char (2) / Char (30)	Values are in the dec_satellite_		This field displays the DEC Satellite office assigned to the

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		office_reference	_satellite_office_name_text		office_reference table.		Property Referral.
DEC Enforcement Center Status	No (REM)	dec_status_history property/ ec_status_reference	ec_status_code/ ec_status_name	char (2) / varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation - Initial Team Report • Evaluation Final Team Report • Action Plan Active • Inactive 		This field displays the DEC status associate with the property.
Referral Type	No (REMS)	dec_referral/ referral_type_reference	referral_type_code/ referral_type_name	char (2)/ char (20)	Values are stored in the referral_type_reference table.		This field displays the type of referral (e.g. Physical, Financial or Financial/Physical).
Referral Accepted for Enforcement By DEC Date	No (REMS)	dec_referral	referral_accept_date	datetime	N/A		This field is the date that DEC accepts the Property Referral for Enforcement.
DEC High-Level Tracking Dates							
Tracking Item	No (REMS)	tracking_item_date / tracking_item_date_ref	tracking_item_code/ tracking_item_name	char (3) / varchar (100)	Values are stored in the tracking_item_reference table.		This field contains the description of the tracking item date.
Date	No (REMS)	tracking_item	tracking_date	datetime	N/A		This field contains the date

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_date					being tracked corresponding to the tracking item.
Comments	No (REMS)	tracking_item_date	tracking_comment_text	Text	N/A		This field contains any comments relating to the tracking item.
DEC High-Level Tracking Indicators							
Tracking Item	No (REMS)	tracking_item_indicator / tracking_item_indicator_ref	tracking_item_code/ tracking_item_name	char (3) / varchar (100)	Values are stored in the tracking_item_ind reference table.		This field contains the description of the tracking item indicator.
Disposition	No (REMS)	tracking_item_indicator	tracking_indicator_code	Char (1)	Values are: <ul style="list-style-type: none"> • Y - Yes • N - No • U - Un-confirmed 		This field contains the value of the indicator being tracked corresponding to the tracking item.
Comments	No (REMS)	tracking_item_indicator	tracking_comment_text	Text	N/A		This field contains any comments relating to the tracking item indicator.

Troubled History Page

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
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Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Status Update Date	No (REMS)	property/troubled_status	last_update_date	datetime	N/A		Is the date the Troubled Indicator status changed.
Troubled Status	No (REMS)	property/troubled_status	troubled_code	char (30)	The following are the possible values: <ul style="list-style-type: none"> • Troubled Project • Potentially Troubled • Not Troubled 		This field indicates if the property is failing to meet physical, financial and management performance agreements with HUD.
Update User Name	No (REMS)	property/troubled_status/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		Is the user name of the person updating the troubled status.

Troubled Indicator Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Troubled Indicator Section							
Troubled Indicator	Yes (REMS)	property/troubled_status	troubled_code	char (30)	The following are the possible values: <ul style="list-style-type: none"> • Troubled • Potentially 		This field allows the user to indicate if the property is failing to meet physical, financial and management performance agreements with HUD.

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					Troubled <ul style="list-style-type: none"> • Not Troubled. 		
Last Date Changed	Yes (REMS)	property/troubled_status	last_update_date	datetime	N/A		Is the date the Troubled Indicator status was last changed.
Updated By	No (System Generated)	property/troubled_status/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		Is the user name of the person updating the troubled indicator.

OPIIS Risk Category History

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Risk Update Date	No (OPIIS)	opiis_risk_category_history	opiis_risk_category_change_dt	datetime	N/A		Is the date the risk category changed.
Risk Status	No (OPIIS)	opiis_risk_category_history	opiis_risk_category	varchar (10)	The following are the possible values: <ul style="list-style-type: none"> • Low • Moderate 		This field is set during the REMS nightly procedures.

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					• High		

Add/Update Problem Statement Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Problem Statement	Yes (REMS)	property/property_comment	property_comment_narrative	text	N/A		This field allows the user to enter or update the problem statement comments.
Update Date Entered	No (System Generated)	property/property_comment	last_update_date	datetime	N/A		The system date the Problem Statement was updated in REMS (system generated).
Updated By	No (System Generated)	property/property_comment/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		The User entering the Problem Statement into the system.
Role	No (System Generated)	property/property_comment/mfs_role	role_description	char (40)	N/A		The Role of the User entering the Problem Statement into the system. This field is system derived.

Add/Update Property History Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Property History	Yes (REMS)	property/property_comment	property_comment_narrative	text	N/A		This field allows the user to enter or update the property history comments.
Update Date Entered	No (System Generated)	property/property_comment	last_update_date	datetime	N/A		The system date the property history was entered into REMS (system generated).
Updated By	No (System Generated)	property/property_comment/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		The User entering the Problem Statement into the system.
Role	No (System Generated)	property/property_comment/mfs_role	role_description	char (40)	N/A		The Role of the User entering the property history into the system. This field is system derived.

MFH Add/Update Action Plan

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
MFH Action Plan Section (Multi-valued list) Table (Housing)							
Plan Type	No (REMS)	property/action_plan/action_plan_type_reference	action_plan_type_name	char (30)	The following are the possible values: <ul style="list-style-type: none"> Housing 		Indicates that the Action Plan is Housing type.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Start Date	No (REMS)	property/ action_plan	action_plan_start_date	datetime	N/A		The start date the Action Plan is in effect.
End Date	No (REMS)	property/ action_plan	action_plan_end_date	datetime	N/A		The end date the Action Plan is in effect.
Comment	No (REMS)	action_plan	action_plan_comment	text	N/A		This field displays the housing Action Plan comments.

DEC Action Plan

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
General Action Plan Section							
Target Action Plan Complete Date	No (REMS)	dec_task	task_target_date	Datetime	N/A		This field displays the target complete date of the DEC action plan.
Action Plan Complete Date	No (REMS)	dec_task	task_actual_date	Datetime	N/A		This field displays the actual complete date of the DEC action plan.
Plan Type	No (REMS)	dec_referral/ action_plan_type_reference	action_plan_type_code/ action_plan_type_name	Char (2) / Char (30)	N/A		This field displays the type of action plan, (i.e. Housing, Enforcement).
Start Date of Action Plan	Yes	dec_referral	action_plan_start_date	Datetime	N/A		This field displays the actual start date of the DEC action plan.
Go To Task Section							

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Go to Task	No (REMS)	dec_task/ dec_task_ reference	action_plan_ sequence_ number, dec_task_ code/ dec_task_ type, dec_task_ name	Numeric (3) / Char (3) / Varchar (50) / Varchar (254)	Values are stored in the dec_task_ reference table.		This drop-down list box enables the user to select a task in the action plan and to move to the desired task without actually searching for the task.
Action Plan Tasks Section (Multi valued List) Table							
Task Number	No (REMS)	dec_task	action_plan_ sequence_ number	Numeric (3)	N/A		This field displays the task sequence number in the order the task appears in the DEC action plan.
Task Description	No (REMS)	dec_task/ dec_task_ reference	dec_task_ code/ dec_ task_name	Char (3)/ Varchar (254)	Values are stored in the dec_task_ reference table.		This field displays the description of the task.
Task Type	No (REMS)	dec_task/ dec_task_ reference	dec_task_ code/ dec_ task_type	Char (3)/ Varchar (50)	Values are stored in the dec_task_ reference table		This field displays the type of task, tasks are grouped by task type.
Role/ Person	No (REMS)	dec_task	task_taken_ by_role_ code + task_taken_ by_ name	Char (3)/ Char (53)	N/A		This field displays the REMS user assigned the task and their associated role code.
Target Complete Date	No (REMS)	dec_task	task_target_ date	Datetime	N/A		This field displays the date the task was targeted to complete.
Complete Date	No (REMS)	dec_task	task_actual_ date	Datetime	N/A		This field displays the date the task actually completed.
Reason for Closure	No (REMS)	dec_task/ activity_ closure_ reference	activity_ closer_ code/ activity_ closure_ name	Char (2)/ Char (20)	Values are stored in the activity_ closure_ reference table.		This field displays the reason the task was closed (e.g. Completed, Canceled).
Added Task	No (REMS)	dec_task	added_task_ ind	Char (1)	N/A		This field indicates if the task was added after the start of the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							DEC action plan.
Active Task	No (REMS)	dec_task	active_task_ind	Char (1)	N/A		This field indicates if the task is an active task that must be acted on by the assigned individual.
Accept/ Reject	No (REMS)	dec_task	task_accept_reject_code	Char (1))	Values are: <ul style="list-style-type: none"> • A - Accepted • R - Rejected • U - Un-confirmed 		This field indicate if the task was either accepted or rejected upon completion of the task. This field is primarily used for task that require concurrence/ non-concurrence when the task is completed.

Update Sanctions Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Sanction Effective Date	MFH, DEC (REMS)	sanction/	sanction_effective_date	datetime,null			This field allows the user to update the effective date associated with the imposed sanction.
Sanction	MFH, DEC (REMS)	sanction/ sanction.ref	sanction_code/ sanction_name	char (4), not null, default = '00' char (100), null	Values are stored in the		This allows the user to update the sanction name/description
Sanction Withdrawn Date	MFH, DEC (REMS)	sanction	sanction_withdrawn_date	datetime, null			This allows the user to enter or update the date the sanction was withdrawn, if applicable
Responsible	MFH, DEC	sanction /	responsible_	char (4), not null	Values are stored		This field contains the system

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Entity	(REMS)	responsible_entity_ref	entity_code responsible_entity_code	default	in the responsible entity reference		code associated to the responsible entity.
Sanction Commens	MFH, DEC (REMS)	sanction	comment_text	char (254)			This field allows the user to enter any comments in relation to sanctions.

Property Referral

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property Referral Section							
Referral Date	DEC/ MFH (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Referral Accepted for Enforcement by DEC Date	DEC (REMS)	dec_referral	referral_accept_date	datetime	N/A		This field is the date the DEC accepts the property referral for Enforcement.
DEC Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	char (2) / varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation - Initial Team Report • Evaluation Final Team Report 		This field displays the DEC status associate with the property.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					<ul style="list-style-type: none"> Action Plan Active Inactive 		
DEC Status Effective/ Change Date	No (REMS)	dec_status_history	dec_status_start_date	datetime	N/A		This field displays the effective date the DEC Status changed.
Referral Source	DEC/ MFH (REMS)	dec_referral/dec_referral_source_reference	dec_referral_source_code/dec_referral_source	Char (2) / Char (20)	<p>The following are the possible values:</p> <ul style="list-style-type: none"> <Blank> REAC HUB HQ 		This field allows the DEC user to select the organization that referred the property to DEC.
HUB Office	No (REMS)	property/servicing_site_reference	site_hub_name	varchar (30)	Values in the servicing_site_reference table from the site_hub_name column.		The name of the HUB responsible for the management/ servicing functions for the property. This value is dependent upon the servicing site selected in the servicing_site_reference table in REMS.
Servicing Site	No (REMS)	property/servicing_site_reference	site_name	varchar (20)	Values in the servicing_site_reference table from the site_name column.		The name of the HUD office responsible for the management/ servicing functions for the property.
Project Manager	No (REMS)	property_assignment/mfs_user	fk_user_id/ user_first_name + user_mi +	Char (6)/ Char (20)/ Char (1)/	N/A		This field displays a list of REMS users assigned to the property with the role of

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
			user_last_name	Char 30)			Project Manager.
Satellite Office Assigned	No (REMS)	dec_referral/ dec_satellite_ office_ reference	dec_satellite_ office_code/ dec_satellite_ office_name_text	char (2)/ char (30)	Values are in the dec_satellite_ office_reference table.		This field displays the DEC Satellite Office Assigned the Referral.
Referral Type	DEC (REMS)	dec_referral/ dec_referral_ type_ref	referral_type_code/ referral_type_name	char (2)/ varchar (100)	Values are: <ul style="list-style-type: none"> Physical Financial Financial/ Physical 		This drop-down list box field contains the type of referral (Physical, Financial or Financial/Physical).
Referral Priority	DEC (REMS)	dec_referral/ dec_referral_ priority_ref	referral_ priority_code/ referral_priority_ name	Char (2)/ Varchar (40)	Values are: <ul style="list-style-type: none"> Normal Priority Emergency 		This drop-down list box field contains the priority of the DEC referral (Normal, Priority or Emergency).
Referral Closed Date	No (REMS)	dec_status_ history	dec_status_ start_date	datetime	N/A		This field displays the effective date the DEC Status changed.
Resolution of Closed Referral	DEC (REMS)	dec_referral/ dec_referral_ resolution_ref	referral_ resolution_code/ referral_ resolution_name	Char (2)/ Varchar (40)	Values are: <ul style="list-style-type: none"> Returned to Hub - No DEC Action Plan Returned to Hub - Action Plan In Place Returned to Hub - OMHAR Referral Returned to 		This field displays the final resolution of the closed referral.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					Hub - Enforcement Complete <ul style="list-style-type: none"> Returned to Hub - Owner Certified Statement >\$300K/\$500 K Changed to Owner Certified Returned to Hub - Erroneous overdue record Returned to Hub - Waiver approved, no subsequent statement expected. 		
DEC Participants Section							
Community Builder	DEC (REMS)	dec_referral	community_builder_name	varchar (100)	N/A		This field contains the Community Builder's name.
Sec Rep	DEC (REMS)	dec_referral	sec_rep_name	varchar (100)	N/A		This field contains the Sec Rep's name.
Problem Statement Section							
Problem Statement	DEC (REMS)	property/property_	property_comment_	text	N/A		This field displays the problem statement comments.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		comment	narrative				Comment rows selected (WHERE Property_comment_code= '20' and referral_id = <Current Referral ID>)

Project Actions Summary

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Action	No (REMS)	project_activity/activity_reference	project_activity_code/ project_activity_description	varchar (75)	Values in activity_reference		This field displays the action selected on the Project Action Detail page.
Responsible Person	No (REMS)	project_activity	activity_taken_by_role_name	char (30)	All users assigned to the property		This field displays the responsible person.
Role	No (REMS)	project_activity	activity_taken_by_role_code	char (3)	The related assigned role		This field displays the responsible person's role.
Type of Plan	No (REMS)	project_activity / action_plan_type_reference	action_plan_type_code ¹	char (30)	Values in action_plan_type_reference		This field displays the type of action plan, if applicable.
Start Date	No (REMS)	project_	activity_start_date	datetime			This field displays the action

¹ Note: If action_plan_type_code = '00', then display blanks rather than the code.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		activity					start date.
Target Date	No (REMS)	project_activity	activity_target_date	datetime			This field displays the target completion date for the action.
Amended Target Date	No (REMS)	project_activity	amended_target_date	datetime			This field displays the amended target completion date for the action, if applicable.
Closed Date	No (REMS)	project_activity	activity_actual_date	datetime			This field displays the activity closed date.

Project Actions Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Action Entered Date	No (System Generated)	project_activity	activity_entered_date	datetime			This field displays the date the action was entered. System Generated
Action Type	MFH, DEC, CA (REMS)	project_activity / activity_reference	project_activity_code / project_activity_type where activity_reference.online_display_indicator = 'Y'	varchar (40)	Values in activity_reference		This field captures the project action type. Required
Action [Current Action]	MFH, DEC, CA (REMS)	project_activity/	project_activity_code /	varchar (75)	Values in activity_		This field captures the action selected on the Project Action

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		activity_reference	project_activity_description where activity_reference.online_display_indicator = 'Y'		reference		Detail page. Required
Action Group	MFH, DEC, CA (REMS)	project_activity / action_group_reference	action_group_code / action_group_name	char (20)	Values in action_group_reference		This field captures the group responsible for the project action.
Type of Plan	MFH, DEC, CA (REMS)	project_activity / action_plan_type_reference	action_plan_type_code	char (30)	Values in action_plan_type_reference		This field captures the type of action plan, if applicable.
Action Start Date	MFH, DEC, CA (REMS)	project_activity	activity_start_date	datetime			This field captures the action start date. Required
Person/ Role Responsible for Action	MFH, DEC, CA (REMS)	project_activity	activity_taken_by_role_name + space + activity_taken_by_role_code	char (34)	All assign users and their related roles		This field captures the responsible person and their role. Required
Target Completion Date	MFH, DEC, CA (REMS)	project_activity	activity_target_date	datetime			This field captures the target completion date for the action. Required
Amended Target Date	MFH, DEC, CA (REMS)	project_activity	amended_target_date	datetime			This field captures the amended target completion date for the action, if applicable.
Date Amended	MFH, DEC,	project_	amended_date	datetime			This field captures the date

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
	CA (REMS)	activity					that the target date was amended, if applicable.
EC Concurrence	MFH, DEC, CA (REMS)	project_activity	ec_concur_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field captures the flag that indicates whether or not the EC Concurred.
EC Concurrence Date	MFH, DEC, CA (REMS)	project_activity	ec_concur_date	datetime			This field captures the date of the EC Concurrence, if applicable.
Closed Date	MFH, DEC, CA (REMS)	project_activity	activity_actual_date	datetime			This field captures the activity closed date.
Reason for Closure	MFH, DEC, CA (REMS)	project_activity/activity_closure_reference	activity_closure_code / activity_closure_name	char (20)	Values in activity_closure_reference		This field captures the reason for closure.
Estimate of Hours Spent on Activity	MFH, DEC, CA (REMS)	project_activity	activity_hours_spent_amount	numeric (4)			This field captures the number of hours spent on an activity. Must be numeric
Further Action Required	MFH, DEC, CA (REMS)	project_activity	further_action_req_ind	char (1)	<ul style="list-style-type: none"> • <blanks> (Default) • Yes • No 		This field indicates whether or not another project action is required. In this instance, the current project action should be closed because it has been completed (e.g., Owner Response Received), but follow-up may be required. This field will trigger (if set to 'Yes'), along with the closed date, the generation of the related project action in the instances that this indicator is

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
							displayed. It is only displayed if another, related action can be automatically generated by the system.
Comments	MFH, DEC, CA (REMS)	project_activity	activity_comment	char (254)			This field captures any comments concerning the activity.

Property Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Current Name	No (REMS)	property	property_name	varchar (50)	N/A	Phys. Insp. Form 9822	Current name of the property on the associated regulatory agreement, or for subsidy only, on the subsidy contract.
Property AKA Name	No (REMS)	property/property_aka_name	property_aka_name	varchar (50)	Multi-valued list table	Letterhead or Correspondence	This field is a multi-valued list of Property AKA Names other names the property is referred by or was referred by.
Property Status	No (REMS)	property	property_active_indicator	char (1)	The following are the possible values: <ul style="list-style-type: none"> • Active • Not Active 	PM	Indicates if the property is active or inactive.

Add Property Name Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property AKA Name	MFH (REMS)	If Current Name = "Yes" then tables = property, property_	If Current Name = "Yes" then data elements = property_name,property_aka	varchar (50)	N/A	Letterhead or Correspondence	This field is the current property name or an AKA name of the property depending if the value of the Current Name indicator.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		aka_name If Current Name = "No" then table =	_name If Current Name = "No" then data element = property_aka_name				If the current name indicator = "Yes" then the name = Current Property Name If the current name indicator = "No" then the name = Property AKA Name
Current Name	MFH (REMS)	property	current_ind	char (1)	The following are the possible values: • Yes • No	Letterhead or Correspondence	Indicates if the Property AKA Name being added is the Current Property Name an AKA name. Default Value = "No"

Reserve Tracking Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Reserve for Replacement Balance & Deposit Information							
Monthly Deposit Amount	Both (REMS)	reserve_replacement	monthly_deposit_amt	money			This field captures the Monthly Deposit Amount.
Suspended Start Date	Both (REMS)	reserve_replacement	waived_start_date	datetime			This field captures the Suspended Start Date.
Comment	Yes (REMS)	reserve_replacement	comment	Varchar(254)			This field captures any comments about the Reserve

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							for Replacement Account.
Suspended End Date	Both (REMS)	reserve_replacement	waived_end_date	datetime			This field captures the Suspended End Date.
Requests for Release of Funds							
Type of Request	No (REMS)	request_fund / reserve_replace_rqst_type_ref	reserve_replace_rqst_type_code / reserve_replace_rqst_type_name	varchar (40)			This field displays the Type of Request selected on the Request for Funds Detail page.
Date Received	No (REMS)	request_fund	received_date	datetime			This field displays the Date the Request for the Release of Funds was received.
Amount Requested	No (REMS)	request_fund	requested_amt	money			This field displays the dollar amount requested.
Date Approved	No (REMS)	request_fund	approved_date	datetime			This field displays the date that the request was approved.
Amount Approved	No (REMS)	request_fund	approved_amt	money			This field displays the dollar amount that was approved.

Request for Funds Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Type of Request	Both (REMS)	request_fund / reserve_replace_rqst_type_ref	reserve_replace_rqst_type_code / reserve_replace_rqst_type_name	varchar (40)	<ul style="list-style-type: none"> • Reserve for Replacement • Debt Service • Residual Receipts 		This field captures the Type of Request selected on the Request for Funds Detail page.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • General Operating Reserve • Painting Reserve • Other 		<p>This field is defined as a drop-down list. The options displayed in the list should be obtained from reserve_replace_rqst_type_name.</p> <p>The user must select a value other than '00' in order to save a Request for Funds record.</p>
Date Received	Both (REMS)	request_fund	received_date	datetime			<p>This field displays the Date the Request for the Release of Funds was received.</p> <p>Must be a valid date.</p>
Amount Requested	Both (REMS)	request_fund	requested_amt	money			<p>This field displays the dollar amount requested.</p> <p>Must be a valid dollar amount.</p>
Date Approved	Both (REMS)	request_fund	approved_date	datetime			<p>This field displays the date that the request was approved.</p> <p>Must be a valid date.</p>
Amount Approved	Both (REMS)	request_fund	approved_amt	money			<p>This field displays the dollar amount that was approved.</p> <p>Must be a valid dollar amount.</p>
Comments	Both (REMS)	request_fund	comment	char (254)			<p>This field captures any comments relating to the request for funds.</p>

Residents and Neighborhood

For REMS release 3.2 the Contract Administrators will have view only rights to the Residents & Neighborhood page, with the exception of the

Resident Organization Contact section and the summary narrative field. Contract Administrators will have update rights and viewing rights to the

Resident Organization Contact Section and the New CA Narrative Summary field.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Servicing Site and HUB Section							
Servicing Site	MFH (REMS)	property/servicing_site_reference	site_name	varchar (20)	Values in the servicing_site_reference table from the site_name column.		The name of the HUD office responsible for the management/ servicing functions for the property.
HUB	MFH (REMS)	property/servicing_site_reference	site_hub_name	varchar (30)	Values in the servicing_site_reference table from the site_hub_name column.		The name of the HUB responsible for the management/ servicing functions for the property. This value is dependent upon the servicing site selected in the servicing_site_reference table in REMS.
Scattered Sites	MFH (REMS)	property	scattered_site_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No 		A Y/N indicator signifying whether the associated property incorporates more than one plot of land.
Property Phone Number	MFH (REMS)	property	property_phone_number	char (25)			The primary address phone number.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code reference table.		This field displays the geocode score results from the online standardization of the Primary Address information.
Primary Address Section							
Street	MFH (REMS)	address	street_address	char (45)			First line in the primary property street address..
Street2	MFH (REMS)	address	street2_address	char (45)			Second line in the primary property street address.
City	MFH (REMS)	address	city	varchar (28)			The alpha name of the city or postal area in the primary property address.
U.S. State or Territory	MFH (REMS)	address/ state_reference	state_name	varchar (30)	Values in the state_reference table.		The full name for the state or U.S. territory in the primary property address.
Foreign State or Territory	MFH (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_name	char (40)	Values in the foreign_state_reference table.		This field captures the foreign state or territory in the primary property address.
Country	MFH (REMS)	address / country_reference	country_code / country_name	char (40)	Values in the country_reference table.		This field captures the country corresponding to the primary property address.
Zip Code (5 digit)	MFH (REMS)	address	zip_code	char (5)			The 5 digit postal code in primary property address.
Zip Code (4 digit - label not displayed)	MFH (REMS)	address	zip4_code	char (4)			The optional 4 digit postal code in the primary property address.
Foreign Postal Code	MFH (REMS)	address	foreign_zip_code	char (20)			This field captures the foreign postal code for the primary property address.
Automated GEO Code	No (REMS)	property_address	automatic_geocode_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No 		A Y/N indicator that signifies whether the geocoding will be

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							automated or whether the user chose to enter geocode information manually.
Primary Building/Address Data from PASS							
Building Name	No (PASS)	address	building_name_text	char (18)			This field displays the building name associated with the address from PASS for the primary property address.
Building Type Code	No (PASS)	address	building_type_code	numeric (4)			This field displays the code value for the type of building PASS.
Building Unit Count	No (PASS)	address	building_unit_count	numeric (4)			This field displays the unit count of the units for the building in PASS.
Year Built	No (PASS)	address	property_year_built_text	varchar (4)			This field displays the year the building was built from PASS associated with the primary property address.
Building ID	No (PASS)	address	building_id_text	varchar (10)			This field displays the building identifier in PASS.
Building Number	No (PASS)	address	building_number	numeric (4)			This field displays the building number in PASS.
GEO Information Section							
County Code	No (Group 1 ² / REMS)	address	county_code	char (3)			The code indicating the county in which the primary property address is located.
County Name	No (Group 1/	address	county_name	varchar (30)			The name of the county

² If the Automatic GEO Code indicator is set to 'Yes', then the source system is the Group 1 software. Otherwise, the data is manually entered into REMS.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
	REMS)						associated with the county code and the location of the primary property address.
Census Tract	No (Group 1/REMS)	address	census_tract	char (8)			A six character code used to identify the census tract or enumeration district in which the primary property address is located.
MSA Code	No (Group 1/REMS)	address	msa_code	char (4)			Metropolitan Statistical Area (MSA). A four digit code created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
MSA Name	No (Group 1/REMS)	address	msa_name	varchar (30)			Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	No (Group 1/REMS)	address	congressional_district_code	char (15)			A code identifying the congressional district in which the primary property address is located.
State House District	No (Group 1/REMS)	address	state_house_district_code	char (6)			A code identifying the state house district in which the primary property address is

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							located.
State Senate District	No (Group 1/REMS)	address	state_senate_district_code	char (6)			A code identifying the state senate district in which the primary property address is located.
Place Based City	No (Group 1/REMS)	address	placed_based_city_name	varchar (30)			Incorporated places including legally incorporated cities and towns.
Longitude	No (Group 1/REMS)	address	longitude_number	decimal (7,4)			The longitude of the primary property address.
Latitude	No (Group 1/REMS)	address	latitude_number	decimal (7,4)			The latitude of the primary property address.
Reason Address Not Geocoded	No (Group 1)	N/A	System generated field.	char (30)			Indicates the primary reason the address is not geocoded e.g. 'House number not found'. This field is system generated.
Addresses Section (Multi-Valued Table)							
Street	No (REMS)	address	street_address + street2_address	varchar (90)			The property street address.
City	No (REMS)	address	city	varchar (28)			The alpha name of the city or postal area in the property address.
State	No (REMS)	address / state_reference or address / foreign_state_reference	state / state_code, state_name or foreign_state_code / foreign_state_name	varchar (30) or char (40)	Values in the state_reference or Values in the foreign_state_reference table		This field displays the applicable state or territory for the property address.
Country	No (REMS)	address / country_reference	country_code / country_name	char (40)	Values in the country_reference table.		This field displays the country corresponding to the property address.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Zip/Postal Code	No (REMS)	address	zip_code + "-" + zip4_code or foreign_zip_code	char (10) or char (20)			This field displays the applicable zip/postal code for the property address.
Site Mail	No (REMS)	property_address	mailing_address_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		A Y/N indicator that signifies whether the address is a mailing address for the property.
Building Name	No (PASS)	address	building_name_text	char (18)			This field displays the building name associated with the address from PASS.
Building Type Code	No (PASS)	address	building_type_code	numeric (4)			This field displays the code value for the type of building PASS.
Building Unit Count	No (PASS)	address	building_unit_count	numeric (4)			This field displays the unit count of the units for the building in PASS.
Year Built	No (PASS)	address	property_year_built_text	varchar (4)			This field displays the year the building was built from PASS.
Building ID	No (PASS)	address	building_id_text	varchar (10)			This field displays the building identifier in PASS.
Building Number	No (PASS)	address	building_number	numeric (4)			This field displays the building number in PASS.
Client Group Section							
Initial Occupancy Date	MFH (REMS)	property	occupancy_date	datetime			The first date that tenants moved into the associated property.
Client Group	MFH (REMS)	property/client_group_reference	client_group_name	varchar (40)	Values in the client_group_		The name of the specific tenant group for which a Multifamily

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					reference table.		property is designed to serve (i.e., the category of occupants under which the FHA was endorsed).
Client Group Type	No (REMS)	property/ client_group_reference	client_group_type	char (30)	<ul style="list-style-type: none"> • <Blank> (Default) • Disabled • Elderly • Family • Healthcare 		Is the tenant group type for which a Multifamily property is designed to serve (i.e., the type of category of occupants under which the FHA was endorsed).
Network Neighborhood Information Section							
Neighborhood Network	MFH (REMS)	property	neighborhood_network_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Uncon-firmed (Default) 		This field indicates whether or not the property is part of a neighborhood network.
Date Plan Approved	MFH (REMS)	property	nghbrd_ntwrk_plan_date	datetime			This field contains the date the Network Plan was approved.
Date Plan Established	MFH (REMS)	property	nghbrd_ntwrk_est_date	datetime			This field contains the date the Network Plan was established.
Resident Organization Contact Section							
Name	CA (REMS)	property_contact	contact_name	varchar (50)			Full name of the resident organization contact.
Title	CA (REMS)	property_contact/participant_title_reference	participant_title_name	contact	Values are in the participant_title_reference name table.		Title of the resident organization contact.
Street	CA (REMS)	property_contact	street_address	char (45)			First line in the resident organization contact street address.
Street2	CA (REMS)	property_contact	street2_address	char (45)			Second line in the resident organization contact street

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							address.
City	CA (REMS)	property_contact	city	varchar (28)			The alpha name of the city or postal area in the resident organization contact address.
U.S. State or Territory	CA (REMS)	property_contact/ state_reference	state_name	varchar (30)	Values are in the state_reference table.		The two character abbreviation for the state or U.S. territory in the resident organization contact address.
Foreign State or Territory	CA (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values are in the foreign_state_reference table.		This field captures the foreign state or territory, if applicable for the resident organization contact.
Country	CA (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values are in the country_reference table.		This field captures the country corresponding to the address for the resident organization contact.
Zipcode (5 digit)	CA (REMS)	property_contact	zip_code	char (5)			The 5 digit postal code in the resident organization contact address.
Zipcode (4 digit, label not displayed)	CA (REMS)	property_contact	zip4_code	char (4)			The optional 4 digit postal code in the resident organization contact address.
Foreign Postal Code	CA (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable for the resident organization contact.
SSN/TIN	CA (REMS)	property_contact	contact_tax_id	char (11)			This field contains the SSN/TIN of the resident organization contact.
Phone	CA (REMS)	property_contact	main_phone	char (25)			This field contains the main phone number of the resident

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							organization contact.
Fax	CA (REMS)	property_contact	main_fax	char (25)			This field contains the main fax number of the resident organization contact.
Standardization Status	No (REMS)	property_contact/geocode_return_code_reference	geocode_score/geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code reference table.	This field displays the geocode score results from the online standardization of the Resident Organization Contact address information.	
Pager	CA (REMS)	property_contact	pager_number	char (25)			This field contains the pager number of the resident organization contact.
Email	CA (REMS)	property_contact	email	varchar (100)			This field contains the Internet e-mail address of the resident organization contact.
Narrative Section							
Resident & Neighborhood Office Contacts Narrative: Property Management	MFH (REMS)	property_comment	property_comment_narrative where property_comment_code = '15'	text			Description of contact with the owner related to residents of the property and adjacent neighborhoods.
Summary Narrative: Residents and Neighborhood	MFH (REMS)	property_comment	property_comment_narrative where property_	text			Summarized description of the subsidies on the property to be included in the Project

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
			comment_code = '16'				Summary report.
Contract Administrators Summary Narrative: Residents and Neighborhood	CA (REMS)	property_comment	property_comment_narrative where property_comment_code = '34'	text			Summarized description of the subsidies on the property to be included in the Project Summary report

GEO Code Detail

Field Name	Editable by HUD/ CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
County Code	HUD (REMS)	address	county_code	char (3)			The code indicating the county in which the primary address is located.
County Name	HUD (REMS)	address	county_name	varchar (30)			The name of the county associated with the county code and the location of the primary address.
Census Tract	HUD (REMS)	address	census_tract	char (8)			A six character code used to identify the census tract or enumeration district in which the primary address is located.
MSA Code	HUD (REMS)	Msa_reference	msa_code	char (4)			Metropolitan Statistical Area (MSA). A four digit code created by the Census Bureau for each county recognized

							by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
MSA Name	HUD (REMS)	Msa_reference	msa_name	varchar (30)			Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	HUD (REMS)	address	congressional_district_code	char (15)			A code identifying the congressional district in which the primary address is located.
State House District	HUD (REMS)	address	state_house_district_code	char (6)			A code identifying the state house district in which the primary address is located.
State Senate District	HUD (REMS)	address	state_senate_district_code	char (6)			A code identifying the state senate district in which the primary address is located.
Place Based City	HUD (REMS)	address	placed_based_city_name	varchar (30)			Incorporated places including legally incorporated cities and towns.
Longitude	HUD (REMS)	address	longitude_number	decimal (7,4)			The longitude of the primary property address.
Latitude	HUD (REMS)	address	latitude_number	decimal (7,4)			The latitude of the primary property address.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
County Code	MFH (REMS)	address	county_code	char (3)			The code indicating the county in which the primary address is located.
County Name	MFH (REMS)	address	county_name	varchar (30)			The name of the county associated with the county code and the location of the primary address.
Census Tract	MFH (REMS)	address	census_tract	char (8)			A six character code used to identify the census tract or enumeration district in which the primary address is located.
MSA Code	MFH (REMS)	address	msa_code	char (4)			Metropolitan Statistical Area (MSA). A four digit code created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
MSA Name	MFH (REMS)	address	msa_name	varchar (30)			Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	MFH (REMS)	address	congressional_district_code	char (15)			A code identifying the congressional district in which the primary address is located.
State House District	MFH (REMS)	address	state_house_district_code	char (6)			A code identifying the state house district in which the primary address is located.
State Senate District	MFH (REMS)	address	state_senate_district_code	char (6)			A code identifying the state senate district in which the primary address is located.
Place Based City	MFH (REMS)	address	placed_based_city_name	varchar (30)			Incorporated places including legally incorporated cities and towns.
Longitude	MFH (REMS)	address	longitude_number	decimal (7,4)			The longitude of the primary property address.
Latitude	MFH (REMS)	address	latitude_number	decimal (7,4)			The latitude of the primary property address.

Property Address

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Street	MFH (REMS)	address	street_address	char (45)	N/A		First line in the property street address.
Street2	MFH (REMS)	address	street2_address	char (45)	N/A		Second line in the property street address.
City	MFH (REMS)	address	city	varchar (28)	N/A		The alpha name of the city or postal area in the property address.
U.S. State or Territory	MFH (REMS)	address/state_reference	state_name	varchar (30)	Values are in the state_reference table.		The full name for the state or U.S. territory in the property address.
Foreign State or Territory	MFH (REMS)	address/foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values are in the foreign_state_reference table.		This field captures the foreign state or territory in the property address, if applicable.
Country	MFH (REMS)	address/country_reference	country_code / country_code, country_name	varchar (40)	Values are in the country_		This field captures the country corresponding to the property address.

Field Name	Editabl e by MFH/D EC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					referenc e table.		
U.S. Zip Code (5 digit)	MFH (REMS)	address	zip_code	char (5)	N/A		The 5 digit postal code in the property address.
U.S. Zip Code (4 digit - label not displayed)	MFH (REMS)	address	zip4_code	char (4)	N/A		The optional 4 digit postal code in the property address.
Foreign Postal Code	MFH (REMS)	address	foreign_zip_ code	char (20)	N/A		This field captures the foreign postal code for the property address, if applicable.
Mailing Address for the Property	MFH (REMS)	property_ address	mailing_ address_ indicator	char (1)	The followin g are the possible values: <ul style="list-style-type: none">• Yes• No		A Y/N indicator that signifies whether the address is also a mailing address for the site.
Primary Address	MFH (REMS)	property_ address	primary_ address_ indicator	char (1)	The followin g are the possible values: <ul style="list-style-type: none">• Yes• No		A Y/N indicator that signifies whether the address is also a primary address for the site. If primary address exists for the property and a new primary address is selected, the geocoding information is lost and the new address becomes the primary address.
Primary Building/Address Data from PASS							
Building Name	No (PASS)	address		building_ name_text	char (18)		This field displays the building name associated with the address from PASS for the primary property address.
Building Type	No	address		building_typ	numeric		This field displays the code value for the type of building PASS.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Code	(PASS)		e_code	(4)			
Building Unit Count	No (PASS)	address	building_unit_count	numeric (4)			This field displays the unit count of the units for the building in PASS.
Year Built	No (PASS)	address	property_year_built_text	varchar (4)			This field displays the year the building was built from PASS associated with the primary property address.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/ geocode_return_reason_name & acceptable_return_code_index	char (10)/ char (50)/ char (1)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the primary address values. The acceptable	

Field Name	Editabl e by MFH/D EC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
						return indica tor is also pulled to deter mine wheth er force d stand ardiza tion will occur.	
Building ID	No (PASS)	address		building_id_ text	varchar (10)		This field displays the building identifier in PASS.
Building Number	No (PASS)	address	building_ number	numeric (4)			This field displays the building number in PASS.

Subsidy Status

Field Name	Editable by MFH/DEC / CA / (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Assistance Contracts							
Contract #	No (TRACS)	assistance_contract	contract_number	char (11)			This field displays the contract number from TRACS.
Current Contract Status	No (REMS)	assistance_contract / current_contract_status_ref	current_contract_status_code / current_contract_status_name	char (2) varchar (50)	<ul style="list-style-type: none"> • <blanks> • Active - Active • Suspended - Active • Pre-Demo - Active • Pending - Inactive • Canceled - Inactive • Opted-Out - Inactive • Terminated - Inactive • Expired - Active • Unknown - Inactive • Initial Contract - Pending - Inactive • Extension Pending - Active • Executed - Active 		This field displays the REMS status, entered on the Assistance Contract Detail page, associated with the contract.

Field Name	Editable by MFH/DEC / CA /(Source System)	Datstore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
					<ul style="list-style-type: none"> • Expired - Extension • Planned - Active • Expired - No Extension • Planned - Inactive • Replaced - Inactive • Staged - Active • Abated - Active • Converted to Certificate/ Voucher - Inactive • Remaining Regulatory Use Restrictions - Active 		
Program	No (TRACS)	assistance_contract	program_type_name	char (20)			This field displays the contract program from TRACS.
Exp Date	No (TRACS)	assistance_contract	expiration_date	datetime			This field displays the contract expiration date from TRACS.
Staged	No (TRACS)	assistance_contract	staged_indicator	char (1)	<ul style="list-style-type: none"> • Y • N 		This field indicates whether or not the contract is staged.
Contract Authority	No (TRACS)	assistance_contract	contract_authority	money			This field displays the cumulative contract authority from TRACS.

Field Name	Editable by MFH/DEC / CA / (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
			_ amount				
Budget Authority	No (TRACS)	assistance_contract	budgeted _ authority _ amount	money			This field displays the budget authority from TRACS.
First Contract or Stage Expiration Date Pursuant to MAHRA	Both (REMS)	property	first_fy_expiration_date	datetime			This field captures the expiration date that causes the initial renewal pursuant to MAHRA (98-34) for Fiscal Year 1999. If no active contracts are associated with this property, then this field should not be editable. Must be a valid date.
Other Public Subsidies							
Type	No (REMS)	other_funding_source / other_funding_type_reference	other_funding_type_code / other_funding_type_name	char (2) varchar (50)	<ul style="list-style-type: none"> Federal State Local Operating Capital Other 		This field displays the high-level type, selected on the Other Public Subsidies Detail page, of Other Public Subsidy (e.g., Federal, State, Operating, etc.)
Reporting Period	NO HUD (REMS)	service_coordinator_report/report_period_code_ref	report_period		<ul style="list-style-type: none"> Values in the report_period_code_ref 		This field indicates the values for the reporting period for the service coordinator report.
Received Date	NO HUD (REMS)	service_coordinator_r	report_period_rece	dateime	<ul style="list-style-type: none"> Nulls 		This field indicates the date the report was received.

Field Name	Editable by MFH/DEC / CA / (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		eport	ived_date				
Reporting Period	HUD (REMS)	service_coordinator_report/report_period_code_ref	report_period		Values in the report_period_code_ref		This field indicates the values for the reporting period for the service coordinator report.
Received Date	HUD (REMS)	service_coordinator_report	report_period_received_date	dateime	• Nulls		This field indicates the date the report was received.
Describe Funding	MFH (REMS)	property_comment / property_comment_reference	property_comment_code = '11' / property_comment_narrative	char (2) text			This field captures any comments concerning the description of the Other Public Subsidies funding.
Preservation							
Does Owner Participate in LIHPRA/ ELIHPA?	Both (REMS)	property	lihpra_elihpa_indicator	char (1)	<ul style="list-style-type: none"> • Yes (Y) • No (N) • Unconfirmed (U) - Default 		This field captures the flag that indicates whether or not the owner of the property participates in LIHPRA/ELIHPA.
Discuss	Both	property_	property	char (2)			This field captures any comments concerning preservation.

Field Name	Editable by MFH/DEC / CA / (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Preservation	(REMS)	comment / property_comment_reference	_comment_code = '12' / property_comment_narrative	text			
Narratives							
Owner/Field Office Contact Narrative: Subsidy Status	MFH (REMS)	property_comment / property_comment_reference	property_comment_code = '13' / property_comment_narrative	char (2) / varchar			This narrative field captures any communication/contact between the Owner and the Field Office concerning subsidies and contracts on the property.
Summary Narrative: Subsidy Status	MFH (REMS)	property_comment / property_comment_reference	property_comment_code = '14' / property_comment_narrative	char (2) / text			This field captures any summary comments concerning subsidies and contracts on the property.

Field Name	Editable by MFH/DEC / CA /(Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
CA Summary Narravtive: Subsidy Status	CA (REMS)	property_ comment / property_ comment_ reference	property_ comment _code = '33'/prop erty_ comment _ narrative	char (2) varchar (254)			This field captures any comments in relation to subsidies and contracts on the property entered by the Contract Administrators

Assistance Contract Detail Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contract Status Section							
Contract Number	No (TRACS)	assistance_ contract	contract_ number	char (11)			The subsidy contract number associated with the property (e.g., Section 8, Rent Supplement, etc.).
TRACS Contract Status	No (TRACS)	assistance_ contract	contract_ status_name	varchar (20)			The current status of the subsidy contract from TRACS.
Program Type	No (TRACS)	assistance_ contract	program_ type_name	char (20)			A code that indicates the program under which the contract was established.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contract Administered by HUD	Both (REMS)	assistance_contract	direct_administrator_ind	char (1)	<ul style="list-style-type: none"> • X - checked • <Blank> - Unchecked 		Indicates if the assistance contract is administered by HUD. Default Value = <Blank> unchecked
Current Contract Status	Both (REMS)	assistance_contract/current_contract_status_ref	current_contract_status_name	varchar (50)	Values in current_contract_statuses_ref table	.	This field captures the current REMS contract status.
Post-RFP Contract?	No (REMS)	contract_participant	post_rfp_ind	char (1) not null, default = 'N'	<ul style="list-style-type: none"> • Yes • No 		This flag indicates whether or not the contracts were assigned to that CA as part of the RFP process, or prior to the current RFP procedures.
Stages Section							
Staged?	No (TRACS)	assistance_contract	staged_indicator	char (1)	<ul style="list-style-type: none"> • Y • N 		This indicator (from TRACS) signifies whether or not the contract has one or more stages.
Stages (Multi-valued List) Table							
Stage Number	No (TRACS)	stage	stage_number	char 3			This field displays the stage number from TRACS, if applicable.
Stage Effective Date	No (TRACS)	stage	stage_effective_date	datetime			This field displays the stage effective date from TRACS.
Stage Expiration Date	No (TRACS)	stage	stage_expiration_date	datetime			This field displays the stage expiration date from TRACS.
TRACS Status	No (TRACS)	stage	tracs_stage_status_name_text	char 30			This field displays the status of the stage from TRACS.
Next Expiring	No (TRACS)	stage	next_expiring_ind	char 1			This system-calculated field displays 'Y' for the next expiring stage. This field will be set to 'N' for all other stages associated

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							with the contract.
Contract Administrator Section							
Name	No (REMS)	participant	participant_name_prefix_cd + individual_first_name + individual_last_name + individual_middle_name + participant_name_suffix_cd	varchar (69)			The full name of the individual or organization that administers the HAP contract.
Title	No (REMS)	participant/participant_title_reference	participant_name_title_cd/participant_title_name	varchar 100	Values are in the participant_title_reference table		The title of the contract administrator.
Street	No (REMS)	address	street_address	char (45)			The first line of the street address for the contract administrator.
Street 2 (Field name not displayed)	No (REMS)	address	street2_address	char (45)			The second line of the street address for the contract administrator.
City	No (REMS)	address	city	varchar (28)			The alpha name of the city or postal area for the contract administrator's address.
U.S. State or Territory	No (REMS)	address / state_reference	state / state_name	varchar (30)	Values are in the state_reference table.		The state or U.S. territory for the contract administrator's address.
Foreign State or Territory	No (REMS)	address	foreign_state_code, foreign_state_name	char (40)	Values in the foreign_state_reference	.	The foreign state or territory of the contract administrator, if applicable. Note: Both a U.S. State and a Foreign

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							state may not selected.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)			This field displays the country corresponding to the Management Agent's address.
U.S. Zip Code	No (REMS)	address	zip_code+ “-“ + zip4_code	char (10)			This data element is a concatenation of the 5 digit postal code and the optional 4 digit postal code for the contract administrator's address.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			This field displays the applicable zip/postal code. If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed.
SSN/TIN	No (REMS)	participant	tax_id	char (11)			The tax identification number of the contract administrator.
Phone	No (REMS)	participant	main_phone	char (25)			The main phone number for the contract administrator.
Fax	No (REMS)	participant	main_fax	char (25)			The main FAX number for the contract administrator.
Email	No (REMS)	participant	email	varchar (100)			The Internet e-mail address of the contract administrator.
Ccontract Administrator Site	No (REMS)	contract_admin_site-ref	contract_admin_site_name	char (100), not null			This field contains the contract administrator site name.
Contract Administrator Contact Section							
Name	Both (REMS)	contract_contact	contact_name	varchar (50)			The full name of the contact for the Contract Administrator.
Title	Both (REMS)	contract_	contact_title_cd/	varchar 100	Values are in		The title of the contact for the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		contact/ participant_ title_ reference	participant_ title_name		the participant_ title_ reference Table.		Contract Administrator.
Street	Both (REMS)	contract_ contact	street_address	char (45)			The first line of the street address for the contract administrator contact.
Street 2 (field label is not displayed)	Both (REMS)	contract_ contact	street2_address	char (45)			The second line of the street address for the contract administrator contact.
City	Both (REMS)	contract_ contact	city	varchar (28)			The alpha name of the city or postal area for the contract administrator contact's address.
U.S. State or Territory	Both (REMS)	contract_ contact	state	char (2)			The two character abbreviation for the state or U.S. territory for the contract administrator contact's address.
Foreign State or Territory	Both (REMS)	property_ contact / foreign_ state_ reference	foreign_state_ code / foreign_ state_code, foreign_state_ _name	varchar (40)			This field captures the foreign state or territory, if applicable.
Country	Both (REMS)	property_ contact / country_ reference	country_code / country_code, country_name	varchar (40)			This field captures the country corresponding to the address.
U.S. Zip Code	Both (REMS)	contract_ contact	zip_code + zip4_ code	char (5) + char (4)			The U.S. postal code for the contract administrator contact's address.
Foreign Postal Code	Both (REMS)	property_ contact	foreign_zip_ code	char (20)			This field captures the foreign postal code, if applicable.
SSN/TIN	Both (REMS)	contract_ contact	contact_tax_id	char (11)			The tax identification number of the contact for the contract administrator.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Phone	Both (REMS)	contract_contact	main_phone	char (25)			The main phone number for the contract administrator contact.
Fax	Both (REMS)	contract_contact	main_fax	char (25)			The main FAX number for the contract administrator contact.
Pager	Both (REMS)	contract_contact	pager	char (25)			The pager number for the contract administrator contact.
Standardization Status	No (REMS)	contract_contact/geocode_return_code_reference	geocode_score/ geocode_return_reason_name	char (10)/ char (50)	Values in the geocode_return_code_reference table.	This field displays the geocode score results from the online standardization of the Contract Administrator Contact address information.	
Email	Both (REMS)	contract_contact	email	varchar (30)			The Internet e-mail address of the contract administrator's contact.
Contract & Payee Section							
Agreement to Enter into the Housing Assistance Payments Contract (AHAP Date): Effective Date:	No (TRACS)	assistance_contract	ahap_date	datetime			This field is the effective date for the Agreement to Enter into the Housing Assistance Payments Contract (AHAP).
Section 8 Rules	Both (REMS)	assistance_contract/section8_rule_reference	section8_rule_name	varchar (50)	<ul style="list-style-type: none"> • <Blank> • Old Section 8 Rules • Revised 		This field allows the user to designate whether the old or revised section 8 rules apply to the contract. Default Value = <Blank>

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					Section 8 Rules		
Original Effective Date	No (TRACS)	assistance_contract	original_contract_eff_date	datetime			This value is the original effective date of the contract from TRACS.
Contract Originated Prior to October 1981	No (TRACS)	assistance_contract	pre_october_1981_orgnt_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This flag indicates whether or not the contract originated prior to October 1981. This information is loaded from TRACS.
Effective Date of Current Renewal or Amendment	No (TRACS)	assistance_contract	effective_date	datetime			This value is the effective date of the current contract renewal or amendment from TRACS.
Term	No (TRACS)	assistance_contract	contract_term_month_amount	numeric (3)			The number of months from the effective date to the final expiration date of the contract.
Contract Authority	No (PAS)	assistance_contract	contract_authority_amount	money			The amount a contract was authorized to receive per year at the most recent effective date of the contract.
TRACS Expiration Date	No (TRACS)	assistance_contract	expiration_date	datetime			The date that the contract expires according to TRACS. If the contract is staged, the date is the final expiration date of the contract.
Budget Authority	No (PAS)	assistance_contract	budgeted_authority_amount	money			The total value of the contract at the most recent effective date of the contract.
Current Contract Authority Amount (from the most recent renewal)	No (TRACS)	assistance_contract	auto_reserve_contract_auth_amt	money			This field displays the Reservation Contract Authority Amount from TRACS.
Current Budget Authority Amount (from the most recent renewal)	No (TRACS)	assistance_contract	auto_reserve_budget_auth_amt	money			This field displays the Reservation Budget Authority Amount from TRACS.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Type of Contract Renewal/ Extension - Old Section 8 Legislation	Both (REMS)	assistance_contract/renewal_reference	contract_rnw_extension_name	char (2)	<ul style="list-style-type: none"> • <Blank> • 211B • 405A • 405C • Other • none • vouchered out 		<p>This field allows the user to select from a drop-down list the type of contract renewal/ extension - old section 8 legislation.</p> <p>Default Value = <Blank></p>
Describe Other	Both (REMS)	assistance_contract	comment	varchar (254)			This field allows the user to enter a text description if the value other was selected for type of contract renewal/ extension - old section 8 legislation.
Payee Name	No (LOCCS)	assistance_contract	payee_name	char (35)			The name of the entity that receives subsidy payments.
Payee TIN	No (LOCCS)	assistance_contract	payee_tin	char (10)			The tax identification number of the entity that receives subsidy payments.
Last Update from LOCCS	No (LOCCS)	assistance_contract	last_loccs_update_date	datetime			The last date payee information was obtained from LOCCS.
Number of Assisted Units	No (System Generated)	contract_unit_summary	assistance_unit_count	numeric (5)			The total number of units that receive assistance through the associated subsidy contract. This field is system generated and is the sum of the assistance_unit_count field for contract_unit_summary records associated to the contract.
Rent Schedule Effective Date	No (TRACS)	assistance_contract	rent_schedule_effective_date	datetime			This field displays the date the new rents became effective from TRACS.
Last Update from TRACS	No (TRACS)	assistance_contract	last_tracs_update_date	datetime			The last date assistance contract information was obtained from TRACS.
PAS Contract Expiration	No (PAS)	assistance_	pas_expiration_	datetime			The date that the contract expires

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Date		contract	date				according to PAS.

Other Public Subsidies

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Type	MFH (REMS)	other_funding_source/ other_funding_type_reference	other_funding_type_name	varchar (50)	Values are in the other_funding_type_reference table.		This field allows the user to select the Other subsidy type (e.g. Federal, State, etc.) selected in the pick list in the related detail page.
Subsidy	MFH (create)/	other_funding_	other_	varchar (20)	Values in the other_		This field allows the user to select

Field Name	Editable by MFH/DEC/CA(Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	S u g g · S o u r c e D o c s	Description/Comments
	No/ (update) (REMS)	source/ other_funding_reference	funding_name		funding_reference table.		<p>the subsidy description (e.g. Flexible Subsidy, UDAG, HoDAG, etc.)</p> <p>This field is only editable on the create action, because the subsidy field is part on the primary key. If this field must be changed after it is created, the record must be deleted and added again.</p>
Amount	MFH (REMS)	other_funding_source	funding_amount	money			This field displays the subsidy amount entered in the related detail page.
Effective Date	MFH (REMS)	other_funding_source	funding_approved_date	datetime			This field displays the effective date of the Other Subsidy.
Expiration Date	MFH (REMS)	other_funding_source	funding_expiration_date	datetime			This field displays the expiration date of the Other Subsidy.

Field Name	Editable by MFH/DEC/CA(Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	S u g g · S o u r c e D o c s	Description/Comments
Use Restrictions	MFH (REMS)	other_funding_source	use_restriction_ind	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		<p>This field indicates whether or not the use restrictions on the Other Subsidy.</p> <p>Default Value = “Unconfirmed”</p>
Use Restriction Expiration Date	MFH (REMS)	other_funding_source	use_restriction_date	datetime			<p>This field indicates the expiration date of the use restriction.</p>
Servicing Required	MFH (REMS)	other_funding_source	service_indicator	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		<p>This field indicates whether or not the subsidy is currently being serviced by HUD.</p> <p>Default Value = “Unconfirmed”</p>
Comment	MFH (REMS)	other_funding_source	other_description	varchar (254)			<p>This field indicates a</p> <p>ny comments related to the Other Subsidy.</p>

Field Name	Editable by MFH/DEC/CA(Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	S u g g · S o u r c e D o c s	Description/Comments
Funding Source	HU D (RE MS)	Other_funding_source/service_coord_fund_source_ref	Service_coord_fund_source_code/fund_source_description	Char(2)/varchar(50)	00 = '' (default) 01 = Section 8 Operating funds 02 = Residual Income 03 = Excess Income 04 = Grant 05 = Other		Applicable only to subsidy_type of 'Service Coordinator'. Indicates the source of the funds.
Funding Source Comment	HU D (RE MS)	other_funding_source	other_source_comment_text	Varchar (254)			This field displays comments associated with the 'Other' funding source option.

IRP Information Detail							
IRP #	No (REMS)	Interest reduction payment	irp_agreement_id	Char(9)			Unique user entered number

							to identify each decoupled IRP agreement.
IRP Decoupled	No (REMS)	Interest reduction payment	Irp_decoupled_indicator	Char (1)	Yes No Default = 'n'		Indicator which identifies if the IRP has been decoupled, as a result of the mortgage being paid off and insurance terminated but IRP remains, a or if it has never been associated with an FHA.
IRP Status	HUD (REMS)	Interest reduction payment/ irp_status_code_ref	irp_status_description	Char (4)	Active Inactive		This field will identify the IRP as active or inactive.
HUD Approved Date	No (REMS)	Interest reduction payment	Hud_approved_date	Datetime			IRP transaction approval. This date should precede the Execution Date.
HUD Execution Date	No (REMS)	Interest reduction payment	hud_execution_date	Datetime			Date the IRP was signed.
IRP End Date	No (REMS)	Interest reduction payment	Irp_expiration_date	Datetime			Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (suspended period time should be added to the original End Date)
Termination Date	No (REMS)	Interest reduction payment	Irp_termination_date	Datetime			Date the IRP is terminated by HUD if prior to schedule End Date. If a new IRP agreement is created for the same property the old IRP agreement should be terminated for the new one

							to become active. An IRP can be terminated because of splits in IRPs or if an IRP gets decoupled.
Preservation							
Does Owner Participate in LIHPRA/ ELIHPA?	Both (REMS)	property	lihpra_elihipa _indicator	char (1)	<ul style="list-style-type: none"> • Yes (Y) • No (N) • Unconfirmed (U) - Default 		This field captures the flag that indicates whether or not the owner of the property participates in LIHPRA/ELIHPA.
Discuss Preservation	Both (REMS)	property_ comment / property_ comment_ reference	property_ comment_ code = '12' / property_ comment_ narrative	char (2) text			This field captures any comments concerning preservation.
Narratives							
Owner/Field Office Contact Narrative: Subsidy Status	HUD (REMS)	property_ comment / property_ comment_ reference	property_ comment_ code = '13' / property_ comment_ narrative	char (2) varchar			This narrative field captures any communication/contact between the Owner and the Field Office concerning subsidies and contracts on the property.
Summary Narrative: Subsidy Status	HUD (REMS)	property_ comment / property_ comment_ reference	property_ comment_ code = '14' / property_ comment_ narrative	char (2) text			This field captures any summary comments concerning subsidies and contracts on the property.
CA Summary Narravtive: Subsidy Status	CA (REMS)	property_ comment / property_ comment_ reference	property_ comment_ code = '33'/property_ comment_ narrative	char (2) varchar (254)			This field captures any comments in relation to subsidies and contracts on the property entered by the Contract Administrators

interest_reduction_payment

Field Name	Editable by HUD/CA (Source System)	Database/Reference table	Data Element	Data Element Type/Length	Values	Sugg Source Docs	Description/ Comments
Non_Insured Number	HUD (REMS)	Interest reduction payment	noninsured_id	Char (9)			Unique user entered number to identify each decoupled IRP agreement.
Current Associated FHA Financing	HUD (REMS)	Irp_financing_instrument, financing_instrument	Association_type_code, fha_number	Char(4) Char(8)			FHA number the IRP is currently associated with or refinanced under within the same property
Previous Associated Financing	HUD (REMS)	Irp_financing_instrument, financing_instrument	Association_type_code, fha_number	Char(4) Char(8)			FHA number(s) previously associated to the IRP on the same property
IRP Status	HUD (REMS)	Interest reduction payment/ irp_status_code_ref	irp_status_code	Char (4)	Active Inactive		This field will identify the IRP as active or inactive.
IRP Decoupled	HUD (REMS)	Interest reduction payment	Irp_decoupled_indicator	Char (1)	Yes No Default = 'n'		Indicator which identifies if the IRP has been decoupled, as a result of the mortgage being paid off and insurance terminated but IRP remains, a or if it has never been associated with an FHA.
HUD	HUD	Interest	Hud_approve	Datetime			IRP transaction approval. This date should

Field Name	Editable by HUD/CA (Source System)	Database/Reference table	Data Element	Data Element Type/Length	Values	Sugg Source Docs	Description/ Comments
Approved Date	(REMS)	reduction payment	d_date				precede the Execution Date.
HUD Execution Date	HUD (REMS)	Interest reduction payment	Hud_execution_date	Datetime			Date the IRP was signed.
IRP End Date	HUD (REMS)	Interest reduction payment	Irp_expiration_date	Datetime			Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (suspended period time should be added to the original End Date)
Termination Date	HUD (REMS)	Interest reduction payment	Irp_termination_date	Datetime			Date the IRP is terminated by HUD if prior to schedule End Date. If a new IRP agreement is created for the same property the old IRP agreement should be terminated for the new one to become active. An IRP can be terminated because of splits in IRPs or if an IRP gets decoupled.
Suspended Payment Start Date	HUD (REMS)	Interest reduction payment	Suspended_payment_start_date	Datetime			Date a Suspended Payment Period starts. A suspended period is caused because of construction to the property.
Suspend Payment End Date	HUD (REMS)	Interest reduction payment	Suspended_payment_end_date	Datetime			Date a Suspended Payment Period Ends. A suspended period is caused because of construction to the property.
Payee Name	HUD (REMS)	Interest reduction	Irp_payee_name	Varchar (100)			Name of the Lender HUD will make IRP payment to.

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
		payment					
Comments	HUD (REMS)	Interest reduction payment	Irp_comment_text	Varchar (255)	Not Null Default= space		Comments on IRP information. This field will be mandatory when they enter a termination date.

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
IRP #	HUD (REMS)	Interest reduction payment	irp_agreement_id	Char (9)			Unique user entered number to identify each decoupled IRP agreement.
Is IRP in Accounting System?	NO (REMS)	Interest reduction payment	Irp_accounting_system_code	Char (4)	Yes No Default = 'unconfirmed'		This field will not appear in the screen for this release- will ONLY be added to the database. This indicator will identify if HUD is making payments on the IRP.
IRP Status	HUD (REMS)	Interest reduction payment/ irp_status_code_ref	irp_status_description	Char (4)	Active Inactive		This field will identify the IRP as active or inactive.
IRP Decoupled	HUD (REMS)	Interest reduction payment	Irp_decoupled_indicator	Char (1)	Yes No Default = 'n'		Indicator which identifies if the IRP has been decoupled, as a result of the mortgage being paid off and insurance terminated but IRP remains, a or if it has never been associated with an FHA.
Payee Name	HUD	Interest reduction	Irp_payee_name	Varchar			Name of the Lender HUD will make IRP

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
	(REMS)	payment	e	(100)			payment to.
HUD Approved Date	HUD (REMS)	Interest reduction payment	Hud_approved_date	Datetime			IRP transaction approval. This date should precede the Execution Date.
HUD Execution Date	HUD (REMS)	Interest reduction payment	Hud_execution_date	Datetime			Date the IRP was signed.
IRP End Date	HUD (REMS)	Interest reduction payment	Irp_expiration_date	Datetime			Date the IRP is schedule to expired. If there is a suspension period then this End Date should be modified to reflect the suspension period. (suspended period time should be added to the original End Date)
Termination Date	HUD (REMS)	Interest reduction payment	Irp_termination_date	Datetime			Date the IRP is terminated by HUD if prior to schedule End Date. If a new IRP agreement is created for the same property the old IRP agreement should be terminated for the new one to become active. An IRP can be terminated because of splits in IRPs or if an IRP gets decoupled.
FHA Association	HUD (REMS)	Financing_instrument/ interest_reduction_payment	Fha_number Fha-number_suffix_code/ financing_instrument_id	Char (9)	The values are displayed by looking up the financing_instrument_id in the financing_instrument table		FHA # the property is associated with.
Suspended Payment Start Date	HUD (REMS)	Interest reduction payment	Suspended_payment_start_date	Datetime			Date a Suspended Payment Period starts. A suspended period is caused because of construction to the property.
Suspend	HUD	Interest reduction	Suspended_pay	Datetime			Date a Suspended Payment Period Ends. A

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
Payment End Date	(REMS)	payment	ment_end-date				suspended period is caused because of construction to the property.
Comments	HUD (REMS)	Interest reduction payment	Irp_comment_text	Varchar (255)	Not Null Default= space		Comments on IRP information. This field will be mandatory when they enter a termination date.

Property Summary Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Assigned Project Manager							
User First Name	No (Secure Systems)	mfs_user	user_first_name	char (20)			This field displays the name of the project manager assigned to the property.
User Middle Initial	No (Secure Systems)	mfs_user	user_mi	char (1)			This field displays the name of the project manager assigned to the property.
User Last Name	No (Secure Systems)	mfs_user	user_last_name	char (30)			This field displays the name of the project manager assigned to the property.
Primary Address							
Street	No (REMS)	address	street_address	char (45)			This field displays the primary Street address for the property.
Street2	No (REMS)	address	street2_address	char (45)			This field displays the primary Street address for the property.
City	No (REMS)	address	city	varchar (28)			This field displays the name of the city or postal area of the property.
State	No (REMS)	address / state_reference or address / foreign_state_reference	state / state_code, state_name or foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values are in the state_reference and foreign_state_reference tables.		This field displays the applicable state or territory for the primary property address. If address.state is not blank, null, or '00', then state_reference.state_name will be displayed. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_reference.foreign_state_name will be displayed. Otherwise, blanks will be displayed.
Country	No (REMS)	address /	country_code /	varchar (40)	Values are		This field displays the country corresponding to the primary

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		country_ reference	country_ code, country_ name		in the country_ reference table.		address.
Zip/Postal Code	No (REMS)	address or address	zip_ code + zip4_ code or foreign_ zip_ code	varchar (20)			This field displays the applicable zip/postal code corresponding to the primary address. If address.zip_ code is not blank or null then address.zip_ code + address.zip4_ code will be displayed. If address.zip_ code is blank or null and address .foreign_ zip_ code is not blank or null, then the address.foreign_ zip_ code will be displayed. Otherwise, blanks will be displayed.
Servicing Site	No (REMS)	property / servicing_ site_ r eference	servicing_ site_ code / site_ name	varchar (30)	Values are in the servicing_ site_ reference table		The servicing site to which the property is assigned is displayed in this field.
Property Phone	No (REMS)	property	property_ phone	char (25)			This field displays the property phone number.
Scattered Sites	No (REMS)	property	scattered_ site_ indicator	char (1)			This flag indicates whether or not the property consists of scattered sites.
County Name	No (REMS / Group 1 ³)	address	county_ name	varchar (30)			This field displays the county name associated with the primary address.
Census Tract	No (REMS / Group 1)	address	census_ tract_ code	char (8)			A six character code used to identify the census tract or enumeration district in which the primary address is located.
MSA Name	No (REMS / Group 1)	address	msa_ name	varchar (30)			Text the identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office

³ The GEO Information is populated using data from Group 1 if the Automatic Geocode indicator is set to Yes.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
							of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	No (REMS / Group 1)	address	congressional_district_code	char (15)			A code identifying the congressional district in which the primary address is located.
Automated GEO Code	No (REMS / Group 1)	property_address	automatic_geocode_indicator	char (1)			This flag indicates whether or not the GEO information is automatically populated using information from Group 1, or if it is manually populated by the user in REMS.
Primary Building/Address Data from PASS							
Building Name	No (PASS)	address	building_name_text	char (18)			This field displays the building name associated with the address from PASS for the primary property address.
Building Type Code	No (PASS)	address	building_type_code	numeric (4)			This field displays the code value for the type of building PASS.
Building Unit Count	No (PASS)	address	building_unit_count	numeric (4)			This field displays the unit count of the units for the building in PASS.
Year Built	No (PASS)	address	property_year_built_text	varchar (4)			This field displays the year the building was built from PASS associated with the primary property address.
Building ID	No (PASS)	address	building_id_text	varchar (10)			This field displays the building identifier in PASS.
Building Number	No (PASS)	address	building_number	numeric (4)			This field displays the building number in PASS.
Building & Unit Information							
Building Type Descriptions	No (REMS)	property_building / building_type_reference	building_type_code / building_type_description	varchar (25)			This field displays all of the building type descriptions associated with the property.
Building Count	No (REMS)	property	dwelling_building_count	numeric (4)			This field displays the total number of buildings/dwellings.
Initial Occupancy Date	No (REMS)	property	initial_occupancy_date	datetime			This field displays the date of initial occupancy.
Client Group Type	No (REMS)	property / client_group_	client_group_code /	varchar (30)			The designated type of tenant group

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		reference	client_group_type				(i.e., the category of occupants under which the FHA was endorsed).
Client Group Name	No (REMS)	property / client_group_reference	client_group_code / client_group_name	varchar (40)			The designated detail type of tenant group (i.e., the category of occupants under which the FHA was endorsed).
Bedroom Size	No (REMS)	property_unit_summary	property_bedroom_count	numeric (1)			A categorization of dwelling units based upon the number of bedrooms.
Total Unit Count	No (REMS)	property_unit_summary	property_total_unit_count	numeric (10)			The total number of units associated with the property.
Property Status							
Active Status	No (REMS)	property	property_active_ind	char (10)			This flag indicates whether or not the property has an active FHA, contract, or an other public subsidy that requires servicing associated with it.
Troubled Status	No (REMS)	troubled_status / troubled_status_reference	troubled_code / troubled_name	char (20)			An indicator that signifies whether the property is failing to meet financial, physical condition, or management performance agreements with HUD.
Action Plan	No (REMS)	action_plan ⁴	start_date & end_date	char (3)			This field indicates whether or not there is an action plan currently associated with the property.
EC Status	No (REMS)	property / ec_status_reference	ec_status_code / ec_status_name	varchar (50)			This is the Departmental Enforcement Center status for the property.
Date Assigned to EC	No (REMS)	property	accepted_date	datetime			Date that the property was assigned to the EC, if applicable.
Demo Program Closing Date		Demo_program	Ddemo_restructure_closing_date	Datetime			

⁴ Note: this table has not been designed, yet. As a result, the names and associated logic may change slightly.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Annual Financial Statements from FASS							
Due Date	No (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field displays the due date for the Financial Statement (FY End Date + 60 Days).
Date Received	No (FASS)	sp_rems_afs_summary_page_load	date_received	datetime			This field displays the date that the financial statement was received by the FASS system.
Number of Compliance Flags - Assessed	No (FASS)	sp_rems_afs_summary_page_load	nbr_comp_flag_assessed	numeric (3)			This field displays the number of assessed compliance flags associated with the financial statement review performed by the FASS system.
Performance Value	No (FASS)	sp_rems_afs_summary_page_load	score_value	numeric (10,3)			This field displays the FASS Score Value associated with the financial statement review performed by the FASS system.
Performance Color	No (FASS)	sp_rems_afs_summary_page_load	score_color	char (10)			This field displays the FASS Score Color associated with the financial statement review performed by the FASS system.
Date FASS Letter Sent	No (FASS)	sp_rems_afs_summary_page_load	letter_sent_date	datetime			This field displays the date that the letter, concerning the financial statement review, was sent to the owner by REAC (if applicable)
Response Due Date	No (FASS)	sp_rems_afs_summary_page_load	response_due_date	datetime			This field displays the date that the owner response is due concerning the compliance letter generated and sent by FASS.
Referred To	No (FASS)	sp_rems_afs_summary_page_load	referral_ref_entity	char (20)			This field displays the HUD entity (e.g., DEC or MFH) that the project was referred to after the FASS review.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Date Reviewed (MFH or DEC)	No (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field displays the date that the Annual Financial Statement and the FASS Review Results was reviewed by MFH or DEC, if applicable.
Response Received Date	No (REMS)	financial_statement_review	fin_statement_response_date	datetime			This field displays the date that the response was received, if applicable.
Closed Date	No (REMS)	financial_statement_review	fin_statement_close_date	datetime			This field displays the date that the financial statement was closed.
Annual Financial Statement History							
Due Date	No (REMS)	financial_statement_review	fin_statement_due_date	datetime			This field displays the date that the financial statement is due.
Date Received	No (REMS)	financial_statement_review	fin_statement_received_date	datetime			This field displays the date that the financial statement was received.
Reviewed (MFH or DEC) Date	No (REMS)	financial_statement_review	fin_statement_review_date	datetime			This field displays the date that the financial statement was reviewed by the applicable HUD entity.
Closed Date	No (REMS)	financial_statement_review	fin_statement_close_date	datetime			This field displays the date that the financial statement was closed.
Released Physical Inspections from PASS							
Inspection ID	No (REMS/ PASS)	physical_inspection_review / vw_physical_inspection (NIC_CIDR)	inspection_id / Inspection_Id	numeric (4) / integer (4)			The unique identifier of an inspection from PASS.
Inspection	No (PASS)	vw_physical_inspection	Inspection_Date	datetime			The date the physical inspection was performed by

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Date		inspection (NIC_ CIDR)					REAC or a REAC contractor.
Score	No (PASS)	vw_physical_inspection (NIC_ CIDR)	Inspection_Score / HS_Score	numeric (6) / varchar (2)	(1 - 100) + (a, b, or c) + (* or <blank>)		<p>This field is a concatenation of the PASS numeric, letter, and asterisk scores. Concerning the numeric score, 100 is the best and 1 is the worst.</p> <p>The a, b, and c of the letter score correspond to the following values:</p> <ul style="list-style-type: none"> • a = No Health & Safety Violations • b = Some Health & Safety Violations • c = Exigent Health & Safety Violations
Date Closed	No (REMS)	physical_inspection_review	physical_insp_close_date	datetime			This field displays the date when the physical inspection review was closed once all of the related outstanding issues are resolved.
On-Site Visits & Physical Inspection History							
Date Performed	No (REMS)	physical_inspection_review	physical_insp_performed_date	datetime			This field displays the date that the on-site visit or historical physical inspection was conducted.
Overall Rating	No (REMS)	physical_inspection_review / physical_inspection_reference	physical_insp_rating_code / physical_insp_rating_name	varchar (20)			This field displays the overall rating as assessed by the reviewer.
Report Date	No (REMS)	physical_inspection_review	physical_insp_report_date	datetime			This field displays the date of the report corresponding to the on-site visit or historical physical inspection.
Response	No (REMS)	physical_	physical_insp_res	datetime			This field displays the date a response is due from the owner

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Due Date		inspection_review	ponse_due_date				concerning the physical inspection.
Response Received Date	No (REMS)	physical_inspection_review	physical_insp_response_rec_date	datetime			This field displays the date the response was received by HUD.
Date Closed	No (REMS)	physical_inspection_review	physical_insp_close_date	datetime			This field displays the date that the physical inspection review and all related follow-up was complete.
Type Reviewer	No (REMS)	physical_inspection_review / physical_inspection_review_ref	physical_insp_reviewer_code / physical_inspection_review_name	varchar (20)	Values are in the physical_inspection_review_ref table.		The entity which conducted the physical inspection of the property.
Management Reviews							
Performed Date	No (REMS)	management_review	conducted_date	datetime			This field displays the date that the management review was conducted.
Date of Report	No (REMS)	management_review	followup_date	datetime			This field displays the date of the report associated with the management review.
Date Closed	No (REMS)	management_review	closed_date	datetime			This field displays the date that the management review and all related follow-up was complete.
Overall Rating	No (REMS)	management_review / mgmt_rvw_overall_rating_ref	overall_rating_code / overall_rating_name	varchar (20)			This field displays the overall rating as assessed by the reviewer.
Financing							
FHA Number	No (F47 / DAP / LAS / PAS / MARS)	financing_instrument	fha_number	char (8)			This field displays the FHA Numbers associated with the property.
Current	No (REMS)	financing_instrument	current_status_code	varchar (40)			This field displays the current REMS status of the

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Detail Status		instrument / current_status_detail_ref	de / current_status_detail_name				loan, grant, or FHA insurance.
SOA Code	No (F47 / DAP)	financing_instrument / soa_reference	section_code / soa_nmrc_name	char (3)			A three character code used to identify the section of the act under which a property is processed/insured.
SOA Name	No (REMS)	soa_reference	soa_description	varchar (50)			The name of the section of the act under which a property is processed/insured.
Primary Loan	No (REMS)	financing_instrument	primary_loan_code	char (1)			A code that indicates whether the FHA represents a primary or supplemental loan (or neither if the financing is no longer active). A property can have only on active, primary financing_instrument.
Subsidy							
Contract #	No (TRACS)	assistance_contract	contract_number	char (11)			The assistance contract number associated with the property (e.g., Section 8, Rent Supplement, etc.)
Effective Date	No (TRACS)	assistance_contract	effective_date	datetime			This field displays the contract effective date from TRACS.
Expiration Date	No (TRACS)	assistance_contract	expiration_date	datetime			This field displays the expiration date of the assistance contract from TRACS.
Current Contract Status	No (REMS)	assistance_contract / current_contract_status_ref	current_contract_status_code / current_contract_status_name	varchar (40)			This field displays the current REMS contract status.
Program	No (TRACS)	assistance_contract	program_type_name	char (20)			A code that indicates the program under which the contract was established.
Unit Type	No (TRACS)	contract_unit_summary	assistance_bedroom_count	numeric (4)			A categorization of dwelling units based on the number of bedrooms (0 to 9).
# Units	No (TRACS)	contract_unit_summary	assistance_unit_count	numeric (4)			The number of units, of a certain size/type, associated with an active contract.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Contract Rent	No (TRACS)	contract_unit_summary	contract_rent_amount	Numeric(17,2)			The contractual rent amount by bedroom size/type.
Utility Allowance	No (TRACS)	contract_unit_summary	utility_allowance_amount	Numeric(17,2)			Identifies the utility allowance by bedroom type/size.
Gross Rent	No (System (REMS) Generated)	N/A	N/A	Numeric(17,2)			This field displays the gross rent amount. Sum (contract_rent_amount _ utility_allowance_amount)
Non-Contract Section							
Rent Effective Date	No (TRACS)	financing_instrument	rent_schedule_effective_date	datetime			The date that the rents associated with the financing_instrument were put into effect.
FHA Number	No (TRACS)	financing_instrument	fha_number	Char(8)			The FHA loan number associated with these rents
Unit Type	No (TRACS)	financing_instrument/financial_unit_summary	market_bedroom_count	Numeric(10)			Number of bedrooms for each unit type
Total TRACS Project # Units	No (TRACS)	financing_instrument/financial_unit_summary	market_unit_count	Numeric(10)			Total number of units for a Project, including Non-contracted units.
Basic Rent	No (TRACS)	financing_instrument/financial_unit_summary	basic_rent_amount	Numeric(17,2)			Rent for each unit type
Market Rent	No (TRACS)	financing_instrument/financial_unit_summary	market_rent_amount	Numeric(17,2)			Comparable rent for each unit type
Utility Allowance	No (TRACS)	financing_instrument/financial_unit_summary	fin_utility_allowance_amount	Numeric(17,2)			Utility allowance

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Gross Rent	No (TRACS)	financing_instrument/ financial_unit_summary	Calculated				Basic rent amount + the utility allowance for each unit.
Owner Information							
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the owner's tax identification number.
Name	No (REMS)	participant	org_name if participant_type = 'O'. Otherwise, indv_first_name + indv_middle_name + indv_last_name	varchar (100)			This field displays the name of the owner.
Street	No (REMS)	address	street_address + street2_address	char (90)			This field displays the street address of the owner.
City	No (REMS)	address	city	varchar (28)	Values are in the state_reference and foreign_state_reference tables.		This field displays the city of owner's postal address.
State	No (REMS)	address / state_reference or address / foreign_state_	state / state_code, state_name or foreign_state_code / foreign_state_cod	varchar (40)			This field displays the applicable state or territory. If address.state is not blank, null, or '00', then state_reference.state_name will be displayed. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_reference.foreign_state_name will be displayed. Otherwise, blanks will be displayed.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
		reference	e, foreign_state_name				
Country	No (REMS)	address / country_ reference	country_code / country_code, country_name	varchar (40)	Values are in the country_ reference table.		This field displays the country corresponding to the Owner's address.
Zip/Postal Code	No (REMS)	address or address	zip_code + zip4_code or foreign_zip_code	char (20)			This field displays the applicable zip/postal code. If address.zip_code is not blank or null then address.zip_code + address.zip4_code will be displayed. If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed. Otherwise, blanks will be displayed.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the owner's phone number.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the owner's fax number.
Email	No (REMS)	participant	email	varchar (100)			This field displays the owner's email address.
Management Information							
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the Management Agent's tax identification number.
Name	No (REMS)	participant	org_name if participant_type = 'O'. Otherwise, indv_first_name + indv_middle_ name + indv_last_ name	varchar (100)			This field displays the name of the Management Agent.
Street	No (REMS)	address	street_address + street2_address	char (90)			This field displays the street address of the Management Agent.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
City	No (REMS)	address	city	varchar (28)			This field displays the city of Management Agent's postal address.
State	No (REMS)	address / state_ reference or address / foreign_state_ reference	state / state_code, state_name or foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values are in the state_ reference and foreign_state_ reference tables.		This field displays the applicable state or territory. If address.state is not blank, null, or '00', then state_reference.state_name will be displayed. If address.state is blank, null, or '00' and foreign_state_code is not blank, null, or '00', then the foreign_state_reference.foreign_state_name will be displayed. Otherwise, blanks will be displayed.
Country	No (REMS)	address / country_ reference	country_code / country_code, country_name	varchar (40)	Values are in the country_ reference table.		This field displays the country.
Zip/Postal Code	No (REMS)	address or address	zip_code + zip4_code or foreign_zip_code	char (20)			This field displays the applicable zip/postal code. If address.zip_code is not blank or null then address.zip_code + address.zip4_code will be displayed. If address.zip_code is blank or null and address.foreign_zip_code is not blank or null, then the address.foreign_zip_code will be displayed. Otherwise, blanks will be displayed.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the Management Agent's phone number.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the Management Agent's fax number.
Email	No (REMS)	participant	email	varchar (100)			This field displays the Management Agent's email address.
Servicing Mortgagee Information							
Name	No (IMF)	hometab	institution_name	varchar (50)			This field displays the name of the Servicing Mortgagee.
Street	No (IMF)	hometab	m_addr_line1 + m_addr_line2	char (90)			This field displays the entire street address.

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
City	No (IMF)	hometab	m_city	varchar (28)			This field displays the city.
State	No (IMF)	hometab	m_state	varchar (30)	Values are in the state_ reference table.		This field displays the applicable state or territory.
Zip/Postal Code	No (IMF)	hometab	m_zip1 + m_zip2	char (5) + char (4)			This field displays the applicable zip/postal code.

Property Summary Narrative Page

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Summary Narrative: OWNERSHIP	No (REMS)	property_ comment / property_ comment_ reference	property_ comment_ narrative/ property_ comment_ name	text	N/A		The text that describes the summary narrative for the Ownership where property_ comment_ code = '02'.
Summary Narrative: ANNUAL FINANCIAL STATE-MENT	No (REMS)	property_ comment /property_ comment_ refer ence	property_ comment_ narrative/ property_ comment_ name	text	N/A		The text that describes the summary narrative for the Annual Financial Statement where property_ comment _code = '05'.
Summary Narrative:	No (REMS)	property_ comment /property_	property_ comment_ narrative/	text	N/A		The text that describes the summary narrative for the Project Related Debt where the property where the property_ comment_ code = '04'.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
PROJECT RELATED DEBT		comment_reference	property_comment_name				
Summary Narrative: PHYSICAL CONDITION	No (REMS)	property_comment /property_comment_reference	property_comment_narrative /property_comment_name	text	N/A		The text that describes the summary narrative for the Physical Condition where the property_comment_code = '08'.
Summary Narrative: PROPERTY MANAGEMENT	No (REMS)	property_comment /property_comment_reference	property_comment_narrative /property_comment_name	text	N/A		The text that describes the summary narrative for the Property Management where the property_comment_code = '10'.
Summary Narrative: SUBSIDY STATUS	No (REMS)	property_comment /property_comment_reference	property_comment_narrative /property_comment_name	text	N/A		The text that describes the summary narrative for the Subsidy Status where the property_comment_code = '14'.
Summary Narrative: RESIDENTS and NEIGHBORHOOD	No (REMS)	property_comment /property_comment_reference	property_comment_narrative /property_comment_name	text	N/A		The text that describes the summary narrative for the Residents and Neighborhood where the property_comment_code = '16'.
Summary Narrative: OCCUPANCY	No (REMS)	property_comment /property_comment_refer	property_comment_narrative /property_	text	N/A		The text that describes the summary narrative for the Occupancy where the property_comment_code = '18'.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		ence	comment_name				
Problem Statements Section (Multi-valued list) Table							
Date Entered	No (REMS)	property/property_comment	last_update_date	datetime	N/A		The system date the comments were entered into REMS (system generated).
Updated By	No (REMS)	property/property_comment/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		This field displays the full name of the user who created or changed the problem statement comments. This field is a concatenation of the following fields from the mfs_user table: (user_first_name + user_mi + user_last_name)
Role	No (REMS)	property/property_comment/mfs_role	role_description	char (40)	N/A		The Role of the User that entered or changed the Problem Statement in the system. This field is system derived.
Comment	No (REMS)	property/property_comment	property_comment_narrative	text	N/A		This field displays the problem statement comments. Comment rows selected (WHERE Property_comment_code= '20')
Property History Section (Multi-valued list) Table							
Date Entered	No (REMS)	property/property_comment	last_update_date	datetime	N/A		The system date the comments were entered into REMS (system generated).
Updated By	No (REMS)	property/property_comment/mfs_user	user_first_name + user_mi + user_last_name	char (54)	N/A		This field displays the full name of the user who created or changed the property history comments. This field is a concatenation of the following fields from the mfs_user table: (user_first_name + user_mi + user_last_name)
Role	No (REMS)	property/property_comment/mfs_role	role_description	char (40)	N/A		The Role of the User that entered or changed the Problem History into the system. This field is system derived.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Comment	No (REMS)	property/property_comment	property_comment_narrative	text	N/A		This field displays the property history comments. Comment rows selected (WHERE Property_comment_code= '19')

Renewal Subsystem

Enter/View Renewal - Property Search

No database updates occur from this page. Consequently, the fields detailed in this section are those that can be used to search for the desired property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/Comments
Property ID	REMS	property	property_id	numeric (10)			The property ID is the unique, system generated identifier of a property.
Contract Number	TRACS	assistance_contract	contract_number	char (11)			The contract number is the unique identifier for the contracts tracked by TRACS.
FHA Number	DAP, F47, LAS, PAS, MARS, PMS	financing_instrument	fha_number	char (8)			This field is the unique identifier for loans and, in some instances, grants.

Renewal

Field Name	Editable by MFHHUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property ID	No ⁵ (REMS)	property	property_id	numeric (10)			This is the system-generated unique identifier for each related set of buildings with a single owner, management agent, etc.
HUD Renewal Policy	Both (REMS)	renewal / renewal_ notice_ reference	renewal_notice_ code	char (4)	<ul style="list-style-type: none"> • User Guide (Default) • 99-36 • 99-32 • 99-15 • 99-25 • 99-08 • 98-34 		This is the number of the renewal policy under which the renewal was processed.
Renewal Contract(s) and/or Stage(s) (Multi-Valued List Table)							
Select	Both ⁶	N/A	N/A	N/A	• <blanks>		The select box allows the

⁵Note: the user will be able to over-type the Property ID in order to search for a new property, but no database inserts, updates, or deletes will occur concerning this field.

Field Name	Editable by MFHUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
	(REMS)				• X		user to designate which contracts/stages are associated with the renewal.
Contract Number	No (TRACS)	assistance_contract ⁷ / renewal / merged_contract	contract_number	char (11)			For new renewal records, all contracts and stages expiring in the current fiscal year will be displayed. Once contracts and/or stages have been selected and the renewal saved, only those contracts/stages selected will be

⁶ The fields in the 'Renewal Contract(s) and/or Stage(s)' table will be editable if the renewal has not, yet, been saved into the renewal database tables. Once the renewal has been saved, this section will not be editable.

⁷ If the record is a new record (renewal_id = '0'), then the contract number(s) displayed on the page will be pulled from assistance_contract. Otherwise, this information will be populated using data from renewal and merged_contract. Please see the Specification section of this document for more details.

Field Name	Editable by MFHUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							displayed.
Stage	No (TRACS)	stage ⁸ / renewal/merged_stage	stage_number, renewal_stage_number, merged_stage_number	numeric (3)			For new renewal records, all contracts and stages expiring in the current fiscal year will be displayed. Once contracts and/or stages have been selected and the renewal saved, only those contracts/stages selected will be displayed.
Expiration Date	No (TRACS)	contracts: assistance_contract, renewal, merged_contract stages: stage, renewal, merged_stage	contracts: expiration_date, expiring_cntrct_exprtn_date, expiring_cntrct_exprtn_date stages: expiration_date, expiring_cntrct_exprtn_date, expiring_cntrct_exprtn_date	datetime			This field displays the expiration date of the contract or stage.

⁸ If the record is a new record (renewal_id = '0'), then the stage number(s) displayed on the page will be pulled from stage. Otherwise, this information will be populated using data from renewal and merged_stage. Please see the Specification section of this document for more details.

Field Name	Editable by MFHHUD/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Date Complete Package Received from Owner	MFH/CA(REMS)	Renewal	Complete_package_received_date	datetime			Date Complete Package Received from Owner

Short-Term Renewal Detail

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Contract #	No (TRACS)	short_term_renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH / CA Both (REMS)	short_term_renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> • Initial Renewal • Subsequent Renewal • Short- 		This field displays the type of renewal (e.g., initial, etc.)

Field Name	Editable by MFHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					tterm Renewal • Amend Rents Only		
Short-term Renewal Effective Date	MFH / CA Both (REMS)	short_term_renewal	new_contract_stage_effctv_date	datetime			This is the short-term renewal effective date.
Length of Short-term Renewal (Months)	MFH / CA Both (REMS)	short_term_renewal	short_term_renewal_month_qty	numeric (22)			This field captures the length of the short-term renewal.
Short-term Renewal Expiration Date	MFH / CA Both (REMS)	short_term_renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the short-term renewal.
Reason for Short-term Renewal	MFH / CA Both (REMS)	short_term_renewal / contract_renewal_reason_ref	short_term_renewal_reason_code / short_term_renewal_reason_name	char (50)	Values are derived from short_term_renewal_reason_ref. Default = <blanks>		This field provides the reason for the short-term renewal.
Short-term Renewal Contract (Method)	MFH / CA Both (REMS)	short_term_renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> • <blanks> • Basic Renewal Contract • Mark-Up-To Market 		This field contains the type of short-term renewal contract used to renew the contract.. This field contains the type of renewal

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal Contract • Full Mark-To- Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • 405(a) • 405(c) • 524(a)(1) 		contract (method).

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • 524(a)(2) • M-Down-To-Market<blanks> (default) • FY 2000 Generic • FY 2000 514 (c) • FY 2000 524 (a) • FY 2000 524 (b) • Basic Renewal Contract • Mark-Up-To-Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal 		

Field Name	Editable by MFH/ HUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal Contract • OMHAR Watchlist Contract • Interim Reentry Contract		
Exception Project Exempted from OHMAR(524 (b)) Eligibility	MFH / CA Both (REMS)	short_term_renewal / renewal_exception_prprty_ref	renewal_exception_prprty_code / renewal_exception_prprty_name	char (100)	Values are derived from renewal_exception_prprty_ref. Default = <blanks>		This field allows the user to select the reason that a property is considered an exception property. Please see Section 8 User Guide renewal 99-36 for more details concerning exception properties.
Comparability Study Required	MFH / CA Both (REMS)	short_term_renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirm 		This field indicates whether or not a comparability study is

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					ed		required.
Comparability Study							
Select	MFH / CA Both (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUDF form 92273.
Source	No (REMS)	comparability_study / comparability_stdy_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwlink / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							

Field Name	Editable by MFH/ HUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Renewal Budget							
Select	MFH / CA Both (REMS)	N/A	N/A	N/A			This field allows the user to select the renewal budget for use in the renewal processing.
Renewal Budget Required	MFH / CA Both (REMS)	short_term_renewal	renewal_budget_required_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (Default) 		This flag indicates whether or not a renewal budget is required.
Date Approved by HUD	No (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Budget-Based	No (REMS)	renewal_budget	budget_rent	real			This field displays the

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Rents Increase		budget	inc_prct				budget-based rent percentage increase.
Renewal Budget Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	short_term_renewal_rent	unit_bed_type_count	numeric (3)			This field displays the unit type (number of bedrooms).
Budget-Based Rent	No (REMS)	short_term_renewal_rent	renewal_budget_rent_amt	money			This field displays the adjusted budget-based rent in relation to the unit type (utility allowance not included).
Rent Potential Comparison and OCAF Calculation (Field Label Not Displayed)							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH / CA Both (REMS)	short_term_renewal	anl_rent_ptntl_exp_cntrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.
Annual Comparable Rent Potential for Section 8 Units Included in Current Renewal	MFH / CA Both (REMS)	short_term_renewal	anl_comparable_rnw_l_ptntl_amt	money			This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Rent	MFH / CA Both	short_term_renewal	anl_rent_ptntl	money			This field contains the

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Potential for all Section 8 Units Expiring in Current FY	(REMS)	renewal	exp_cntrct_amt				annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	MFH / CA Both (REMS)	short-term_renewal	anl_rent_ptntl_non_exp_amt	money			This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	MFH / CA Both (REMS)	short_term_renewal	anl_rent_ptntl_non_asst_amt	money			This field displays the annual rent potential for the non-assisted units associated with the property.
Annual Project Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the total annual project rent potential.
Expiring Section 8 Portion of Total Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the expiring section 8 contract(s) portion of the total annual project rent potential.
Annual Project Debt Service	No (REMS)	financing_instrument (new records) /	12 * monthly_debt_service_amt ⁹	money			This field displays the monthly debt service amount for the entire

⁹ Note: for new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Field Name	Editable by MFHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
		short_term_renewal (existing records)	(new records) / property_annual_debt_srvc_amt				property (all financing instruments).
Annual Expiring Section 8 Share of Debt Service	No (system generated)	N/A	N/A	N/A			This field displays the expiring contracts portion of the annual debt service for the property.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	No (system generated_	N/A	N/A	N/A			This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	No (system generated)	N/A	N/A	N/A			This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF).
Published	No (REMS)	address (where	state /	real			This field displays the

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
OCAF (Field Label is Not Displayed)		property_address.primary_address_indicator = 'N') / ocaf_reference	ocaf_percent				OCAF that is applicable for the state/territory of the primary address of the property.
OCAF Adjusted Contract Rent Potential	No (REMS)	short_term_renewal	anl_ocaf_adjst_d_rent_ptntl_amt	money			This field displays the OCAF adjusted rent potential amount.
Lessor of OCAF or Correlated Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the values of the lessor of the OCAF of Comparable rent potential.
Rent Increase Factor	No (system generated)	N/A	N/A	N/A			This field displays the OCAF rent increase factor.
Short-term Renewal Rents							
HUD Approved Rent	MFH / CA Both (REMS)	short_term_renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default = <blanks>		This field captures the HUD approved rent. Once this selection is saved, the related rents will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	short_term_	unit_bed_type_	numeric (3)			This field displays the

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
		renewal_rent	count				bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	short_term_renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	short_term_renewal_rent	current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
Comparable (HUD 92273) Rent	No (REMS)	comparability_study_renewal_link / cmpbrlty_rnw1_rent_link, comparable_rent	comparable_rent_amt	money			This field displays the Comparable HUD Rent.
OCAF Adjusted Rent	No (REMS)	short_term_renewal_rent	ocaf_adjust_rent_amt	money			This field displays the OCAF adjusted rent amount.
Budget-Based Rent	No (REMS)	short_term_renewal_rent	renewal_budget_rent_amt	money			This field displays the budget-based rent amount.
Renewed Rent	No (REMS)	short_term_renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated

Field Name	Editable by MFHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	short_term_renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Rent Potentials							
Monthly Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) monthly rent potential for the

Field Name	Editable by MFHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							contract(s)/stage(s) being addressed as part of the renewal process.
Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF adjusted (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF Adjusted (at expiration) annual rent potential for the contract(s)/ stage(s) being addressed as part of the renewal process.

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Monthly Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Budget-Based (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the budget-based (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as

Field Name	Editable by MFH/ HUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							part of the renewal process.
OMHAR Related Data							
Date Sent to OMHAR	MFH / CA Both ((REMS))	short_term_renewal	sent_to_omhar_date	datetime			This field captures the date that the contract/project was sent to OMHAR.
Date Review Results Received from OMHAR	MFH / CA Both (REMS)	short_term_renewal	returned_from_omhar_date	datetime			This field captures the date that the OMHAR review results were received by the Field Office.
Date Review Results Received from OMHAR	MFH/ CA (REMS)	renewal	returned_from_omhar_date	datetime			This field captures the date that the OMHAR review results were received by the Field Office.
Date of owner 120 day notification to tenants to not restructure	MFH/ CA (REMS)	renewal	notify_tenant_no_restruct_dt	Datetime			Captures the date when the owner notify\ied the tenants in case an owner elects to go to OMHAR for a debt restructure and the owner does NOT restructure.
OMHAR Results	MFH/ CA (REMS)	renewal/ omhar_results_ref	omhar_results_code/ omhar_results_name	char (25)	·<blank> = '00' ·Lite ·Full ·Potentially Troubled		This field captures the method that the contract comes out of OMHAR.

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
					·Ineligible		
Appeals and ARAMS Related Data							
Dispute/ Appeal Comments	MFH / CA Both (REMS)	short_term_renewal	dispute_appeal_comment_text	text			This field captures any comments concerning the appeals process, if applicable.
Rents Final for Short-term Contract Exhibit	MFH / CA Both (REMS)	short_term_renewal	renewal_rent_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the short-term renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Short-term Contract Exhibit Date	MFH / CA (REMS)	Short_term_renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when Short-term renewal rents were finalized
Renewal Rent Effective Date	MFH / CA (REMS)	Short_term_renewal	renewal_rent_effective_datetime	datetime	NULL		The date the renewal rent becomes effective. This renewal rent effective

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							date is needed because the date might not be the same date as the renewal effective date.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		<p>This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the short-term renewal. If the ARAMS status is one of the following then, the short-term renewal and short-term renewal rent screens will be inquiry only in REMS:</p> <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Decision Comments	MFH / CA Both (REMS)	short_term_renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Field Name	Editable by MFHHUD/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Contract/Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.

Short-term Renewal Rent Detail

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Short-term Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹⁰ (REMS/ TRACS)	short_term_renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Yes (REMS)	short_term_renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Current Rent at Time of Expiration	No (TRACS)	short_term_renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.

¹⁰ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Current Utility Allowance (if separate from rent)	No (TRACS)	short_term_renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
Budget-Based Rent	No (REMS)	short_term_renewal_rent	renewal_budget_rent_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
Budget-Based Utility Allowance (if separate from rent)	No (REMS)	short_term_renewal_rent	renewal_budget_utlty_alwnc_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based utility allowance amount, if applicable.
OCAF Adjusted Rent	Yes (REMS)	short_term_renewal_rent	ocaf_adjusted_rent_amt				This field contains the OCAF adjusted rent amount.
Energy Adjustment Amount Applied to Final Rent	Yes (REMS)	short_term_renewal_rent	energy_adjustment_amt	money			This field contains the Energy Adjustment from HUD that is applied to the Final Rent (if applicable)
Total Renewed Rent	Yes (REMS)	short_term_renewal_rent	renewed_rent_amt	money			This field displays the total renewed rent amount associated with the bedroom type.
Renewed Utility Allowance (if separate from rent)	Yes (REMS)	short_term_renewal_rent	renewed_utility_allowance_amt	money			This field captures the renewed utility allowance if not included as part of the renewed rents and if applicable.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Total # Renewed Units	Yes (REMS/TRACS)	short_term_renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number of units, of a given bedroom type, that are included in the renewed contract.
Comparable Rent	Yes (REMS)	comparability_study_rnwlink/ comprblty_rnwlink/ comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.

Comparability Study Detail

Field Name	Editable by HUD/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sug. Source Docs	Description/Comments
Comparability Study Section							
Fiscal Year	Both (REMS)	comparability_study	comp_study_fiscal_year	char (4)			This field captures the fiscal year associated with the comparability study.

Field Name	Editable by HUD/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							This is necessary since an OCAF adjustment needs to be applied to the comparability study each fiscal year.
Date HUD Form 92273 Signed by Appraiser	Both (REMS)	comparability_study	appraiser_signature_date	datetime			This field captures the date that the HUD Form 92273 was signed by the appraiser.
Comparability Study Submitted (to HUD) Date	Both (REMS)	comparability_study	comp_study_submit_date	datetime			This field captures the date that the comparability was submitted to HUD.
Comparability Study Source	Both (REMS)	comparability_study / comparability_stdy_source_ref	comparability_study_source_code / comparability_stdy_srce_name	char (20)	Values in comparability_stdy_source_ref.		This field captures the source (e.g., Owner, HUD, etc.) of the comparability study.
Comparability Study Reviewed (by HUD) Date	Both (REMS)	comparability_study	comp_study_review_date	datetime			This field captures the date that the comparability was reviewed by HUD.
Date Accepted/ Approved	Both (REMS)	comparability_study	comp_study_accepted_date	datetime			This field captures the date that the comparability study was

Field Name	Editable by HUD/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
by HUD							accepted/approved by HUD.
Comparable Rents (Multi-Valued list) Table							
Unit/Bedroom Type	No (REMS)	comparable_rent	unit_bed_type_count	number (3)			This field displays the unit/bedroom type.
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent amount, without utilities, if applicable, that is associated with the unit/bedroom type. The utility allowance amount, if applicable, will still be displayed on the comparable rent detail page.
Unit Description (Field Label not Displayed)	No (REMS)	comparable_rent	unit_bed_type_description	char (100)			This field displays the description of the unit type.

Comparable Rent Detail

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Unit/Bedroom Type	Both (Create)/No (Update) REMS	comparable_rent	unit_bed_type_count	numeric (3)			This field captures the unit/bedroom type.
Comparable Rent	Both (REMS)	comparable_rent	comparable_rent_amt	money			This field captures the comparable rent amount that is associated with the unit/bedroom type.
Unit Description	Both (REMS)	comparable_rent	unit_bed_type_description	char (100)			This field captures the description of the unit type.

Renewal Budget Detail

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Budget Prepared Date	Both (REMS)	renewal_budget	budget_performed_date	datetime			This field captures the date that the renewal budget was drafted/prepared.
Fiscal Year (when Submitted to HUD)	Both (REMS)	renewal_budget	renewal_budget_fiscal_year	char (4)			This field contains the fiscal year that the budget was submitted to HUD.
Budget Submitted (to HUD) Date	Both (REMS)	renewal_budget	budget_submitted_date	datetime			This field captures the date the budget was submitted to HUD.
Budget Reviewed (by HUD) Date	Both (REMS)	renewal_budget	budget_review_date	datetime			This field captures the date the budget was

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							reviewed by HUD.
Date Accepted/ Approved by HUD	Both (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field captures the date that the renewal budget was accepted/approved by HUD.

Renewal Option 1a Detail

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH Yes (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> Initial Renewal 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract (Method)	MFH (REMS)Yes (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> <blanks> Basic Renewal Contract (Default?) Mark-Up-To 		This field contains the type of renewal contract used to renew the contract.. This field contains the type of renewal contract (method).

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
					Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal Contract • Full Mark-To- Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • 405(a)		

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • 405(c) • 524(a)(1) • 524(a)(2) Mark-Down-To-Market<blanks> • 524 (a) (default) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • Basic Renewal Contract • Mark-Up-To-Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract 		

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal Contract • OMHAR Watchlist Contract • Interim Reentry Contract 		
Total Units in Property	No (REMS)	property_unit_summary / mark_up_to_market_eligibility	property_total_unit_count / mark_up_market_prpty_unit_cnt				This field displays the total unit count for the property at the time of renewal.
Section 236, 515 & BMIR Properties Only							
Annual IRP Amount	MFH (REMS)Yes (REMS)	mark_up_to_market_eligibility	annual_irp_amt	money			This field captures the annual IRP amount.
Original	MFH	mark_up_to_	market_interest	real			This field captures the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Market Interest Rate	(REMS)Yes (REMS)	market_ eligibility	_rate_prcnt				original market rate.
Subsidized Interest Rate	MFH (REMS)Yes (REMS)	mark_up_to_ market_ eligibility	subsidized_ interest_rate_ prcnt	real			This field captures the subsidized interest rate.
Unpaid Principal Balance	MFHYes (REMS)	financing_ instrument / mark_up_to_ market_ eligibility	current_unpaid_ principal_ amt / unpaid_ principal_ balance_ amt	money			This field captures the unpaid principal balance amount at the time of renewal.
Comparability Study							
Comparability Study Required	MFHYes (REMS)	renewal	comparability_ study_rqrd_ code	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No • Unconfirme d 		This field indicates whether or not a comparability study is required.
Select	MFHYes (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_ study	appraiser_ signature_ date	datetime			This field displays the date that the appraiser signed HUF form 92273.
Source	No (REMS)	comparability_	comparability	char (20)			This field displays the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
		study / comparability_ stdy_source_ref	_stdy_srce_code / comparability _stdy_srce_name				source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_ study_rnwl_ link / pending_ contract	contract_ number, renewal_id, short_term_ renewal- seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_ rent	unit_bed_ type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_ rent	comparable_ rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Rents (Inputs)							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_ count	numeric (3)			This field displays the bedroom type (e.g., 1, 2,

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Gross Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt + current_utility_allowance_amt	money			This field displays the current gross rent amount associated with the bedroom type.
New Authorized Gross Rent (236 & BMIR)	No (REMS)	renewal_rent	bmir_236_515_authrzd_rent_amt + current_utility_allowance_amt	money			This field displays the new authorized gross rents (236 & BMIR).
Owner's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by the Owner.
HUD's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by HUD.
Fair Market Rent	No (REMS)	renewal_rent	fair_market_rent_amt	money			This field displays the fair market rent amount

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							associated with the bedroom type.
Rent Potentials (Inputs)							
Monthly Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the New Authorized Gross monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the new authorized gross rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Owner's Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Owner's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							renewal process.
Monthly Fair Market Rent (FMR) Potential	No (system generated)	N/A	N/A	N/A			This field displays the Fair Market Rent (FMR) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Fair Market Rent (FMR) Potential	No (system generated)	N/A	N/A	N/A			This field displays the Fair Market Rent (FMR) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Initial Eligibility for Mark-Up-to-Market							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH Yes (REMS)	renewal	anl_rent_ptntl_rnwl_ctrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.
Annual Comparable Rent Potential for all Units Included in Current Renewal	MFH Yes (REMS)	renewal	anl_comparable_rnwl_ptntl_amt	money			This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Owner's Annual Gross Comparable Rent Potential:	MFHYes (REMS)	renewal	anl_gross_cmp_rnwlpntnl_amt				This field contains the annual gross comparable rent potential for all expiring or combined units (all units included in current renewal).
Owner's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to Initial Eligibility, the Contract is	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered 'Above Market'.
Owner's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
The Property	No (system	N/A	N/A	N/A			If the result of the Owner's

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
is Initially Considered for Mark-Up-to-Market	generated)						Comparable Gross Rent Potential divided by the Fair Market Rent Potential > = 100%, then the contract is consider below market and the property is initially 'Eligible' for mark-up-to-market based upon the Owner's comparability study.
HUD's Comparability Study Comparison							
HUD's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to the Comparability Study Comparison, the Contract is:	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							'Above Market'.
HUD's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
This Property is Considered for Mark-Up-to-Market	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential \geq 100%, then the contract is consider below market and the property is 'Eligible' for mark-up-to-market.
Final Comparable Rents							
Owner's Comparable Rent Potential is % of HUD's Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential.
Final Comparable Market Rents are:	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential $<$ 105, then the final

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							comparable rents will be set to the Owner's comparable market rents. Otherwise, the final comparable rents will be set to 105% of HUD's comparable rents.
Section 236, Section 221(d)(3) BMIR, & FMHA							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
Capped Comparable Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the final comparable gross rent potential divided by the fair market rent potential > 150, then the Capped Comparable Gross Rents will equal 150% of the Fair Market Rents. Otherwise, the Capped Comparable Gross Rents will be set equal to the Final Comparable Gross Rents.
Annual Interest Subsidy	No (system generated)	N/A	N/A	N/A			This field displays the annual interest subsidy. This value is calculated as follows: <ul style="list-style-type: none"> Market Interest Rate - Subsidized Interest Rate

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							= Interest Rate Differential. • Multiply by the Unpaid Principal Balance in order to obtain the Annual Interest Subsidy.
Interest Subsidy Adjustment Factor	No (system generated)	N/A	N/A	N/A			This field displays the interest subsidy adjustment factor. This value is calculated as follows: • Annual Capped Comparable Gross Rent Potential - Annual Interest Subsidy equals the annual new section 8 gross rent potential. • Divide the annual new section 8 gross rent potential by the annual capped comparable gross rent potential in order to obtain the interest subsidy adjustment factor. This value will be multiplied by the capped comparable gross rents to obtain the new section 8 gross rents.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Length Size	Values	Sugg. Source Docs	Description/ Comments
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential)	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution, which is calculated as follows: New Contract Rent Potential - New Authorized Rent Potential
Other New Construction/Sub Rehab							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
New Section Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the New Section 8 Gross Rent Potential divided by the Fair Market Rent Potential > 150, then the New Section 8 Rents (other new construction and Sub-Rehab.) will be set to 150% of the Fair Market Rents. Otherwise, the New Section 8 rents will be set to the Final Comparable Gross

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							Rents.
Increased Annual Distribution	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution for other New Construction and Sub-rehab projects. This value is calculated as follows: New Section 8 Rent Potential - Current Section 8 Rent Potential
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Final Comp. Rents	No (system generated)	N/A	N/A	N/A			This field displays the Final Comparable Rents as determined by the Comparability Study comparison calculations.
Capped Comp. Gross	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable gross

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Rents (236, BMIR, & FMHA)							rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable.
New Section 8 Rents (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the New Section 8 gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable.
New Section 8 Rents (Other New Construct. / Sub-Rehab.))	No (system generated)	N/A	N/A	N/A			This field displays the New Section 8 gross rents for other new construction / sub-rehab. projects, if applicable.
Renewed Gross Rent	No (REMS)	renewal_rent	renewed_rent_amt + renewal_utility_allowance_amt	money			This field displays the renewed gross rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials (Calculated & Renewal Rents)							
Monthly Final Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the final comparable monthly rent potential for the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							contract(s)/stage(s) being addressed as part of the renewal process.
Annual Final Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Final Comparable annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Capped Comp. Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable (236, BMIR, & FMHA projects) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Capped Comp. Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable (236, BMIR, & FMHA projects) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Section 8 Gross Rent Potential (236,	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (236, BMIR, & FMHA projects) monthly rent potential for the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
BMIR, & FMHA)							contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Section 8 Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (236, BMIR, & FMHA projects) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Section 8 Gross Rent Potential (Other New Construct. / Sub-Rehab)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (Other New Construct. / Sub-Rehab) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Section 8 Gross Rent Potential (Other New Construct. / Sub-Rehab)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (Other New Construct. / Sub-Rehab) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Gross Rent	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Potential							contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Appeals and ARAMS Related Data							
Renewal Rent Effective Date	MFHYes (REMS)	renewal	renewal_rent_effective_date	datetime			The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Rents Final for Contract Exhibit	MFHYes (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	MFH / CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Amend Rents Effective Date	No (TRACS)	contract_multiterm	current_effective_dt	datetime	datetime ; null		This field will display the effective date of the renewal that has a Renewal Type of "Amend Rents Only"
Amend Rents Expiration Date	No (TRACS)	contract_multiterm	current_expiration_dt	datetime	datetime, null		This field will display the expiration date of the renewal that has a Renewal Type of "Amend Rents Only"
Transfer to Non-Profit							
Organization Eligible for Non-Profit	MFH / CA (REMS)	renewal	non_profit_eligibility_code	char(4)	Not NULL Default UNC		This field indicates whether or not an organization is eligible for Non-Profit. Yes, No or unconfirmed can be selected
Organizaation is Community Oriented	MFH / CA (REMS)	renewal	non_profit_organization_code	char(4)	Not NULL Default UNC		This field indicates whether or not an organization is Community Oriented. Yes, No or unconfirmed can be selected
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							screens will be inquiry only in REMS: <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/ Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.
Renewal Effective Date	MFHYes (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFHYes (REMS)	renewal	new_contract_term_month_qty	numeric (33)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFHYes (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Decision Comments	MFHYes (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Option 1a Renewal Rent (Inputs) Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹¹ (REMS/TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Both (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Owner's Comparable Rent		comparability_study_rnwlin/ comprblty_rnwlin/ rent_link/ comparable_rent	comparability_study_sqnc_nbr/ comparable_rent_sqnc_nbr/ comparable_rent_amt	money			This field displays the Owner's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the Owner's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
HUD's	Both (REMS)	comparability_	comparability_	money			This field displays the HUD's

¹¹ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Comparable Rent		study_rnwlink/ comprblty_rnwlink/ comparable_rent	study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt				comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the HUD's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
Current Contract Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
New Authorized Rents (236 & BMIR)	Both (REMS)	renewal_rent	236_515_bmir_authrzd_rent_amt	money			This field displays the new authorized rent amount (236, 515, & BMIR projects), if applicable.
Fair Market Rent	Both (REMS)	renewal_rent	fair_market_rent_amt	money			This field contains the fair market rent amount associated with the property location and the unit type.
Total # Units	Both (REMS/TRACS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type.

Option 1a Calculated and Renewal Rent Detail

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹² (REMS/TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Yes (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Owner's Comparable Rent	Yes (REMS)	comparability_study_rnwlink / comprblty_rnwlink / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the Owner's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the Owner's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
HUD's Comparable Rent	Yes (REMS)	comparability_study_rnwlink / comprblty_rnwlink	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr /	money			This field displays the HUD's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of

¹² The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
		_rent_link / comparable_ rent	comparable_rent_a amt				the comparable rents associated with the current unit type for the HUD's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
Current Contract Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_ allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
New Authorized Rents (236 & BMIR)	Yes (REMS)	renewal_rent	236_515_bmir_ authrzd_rent_amt	money			This field displays the new authorized rent amount (236, 515, & BMIR projects), if applicable.
Fair Market Rent	Yes (REMS)	renewal_rent	fair_market_ rent_amt	money			This field contains the fair market rent amount associated with the property location and the unit type.
Total # Units	Yes (REMS/ TRACS)	renewal_rent	renewed_unit_by_t ype_count	numeric (3)			This field displays the total number or units, of a given bedroom type.

Option 1b Detail

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Length Size	Values	Sugg. Source Docs	Description/ Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH Yes (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> • Initial Renewal 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract (Method)	MFH (REMS)Yes (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> • <blanks> • Basic Renewal Contract (Default?) • Mark-Up-To Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal 		This field contains the type of renewal contract used to renew the contract.. This field contains the type of renewal contract (method).

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
					Contract • Full Mark-To- Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • 405(a) • 405(c) • 524(a)(1) • 524(a)(2) Mark-Down-To-Market<blanks> • 524 (a) (default) • 524 (b) • 514 (c)		

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
					<ul style="list-style-type: none"> • 524 (e)(1) • 524 (e)(2) 		
Vulnerable Populations	MFH Yes (REMS)	renewal	vulnerable_population_code	char(4)	Not NULL Default UNC		Allows users to know if the Project characteristic is "Vulnerable Populations". Yes, No or unconfirmed can be selected.
Vacancy Rates	MFH Yes (REMS)	renewal	vacancy_rate_code	char(4)	Not NULL Default UNC		Allows users to know if the Project has "Vacancy rate". Yes, No or unconfirmed can be selected.
Community Support	MFH Yes (REMS)	renewal	community_support_code	char(4)	Not NULL Default UNC		Allows users to know if the Project has "Community Support". Yes, No or unconfirmed can be selected
Total Units in Property	No (REMS)	property_unit_summary / mark_up_to_market_eligibility	property_total_unit_count / mark_up_market_prpty_unit_cnt				This field displays the total unit count for the property at the time of renewal.
Section 236, 515 & BMIR Properties Only							
Annual IRP Amount	MFH (REMS)Yes (REMS)	mark_up_to_market_eligibility	annual_irp_amt	money			This field captures the annual IRP amount.
Original Market Interest Rate	MFH (REMS)Yes (REMS)	mark_up_to_market_eligibility	market_interest_rate_prcnt	real			This field captures the original market rate.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Subsidized Interest Rate	MFH (REMS)Yes (REMS)	mark_up_to_market_eligibility	subsidized_interest_rate_prct	real			This field captures the subsidized interest rate.
Unpaid Principal Balance	MFHYes (REMS)	financing_instrument / mark_up_to_market_eligibility	current_unpaid_principal_amt / unpaid_principal_balance_amt	money			This field captures the unpaid principal balance amount at the time of renewal.
Comparability Study							
Comparability Study Required	MFHYes (REMS)	renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No • Unconfirmed 		This field indicates whether or not a comparability study is required.
Select	MFHYes (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUF form 92273.
Source	No (REMS)	comparability_study / comparability_	comparability_stdy_srce_code /	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
		stdy_source_ref	comparability_stdy_srce_name				study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwl_link / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Rents (Inputs)							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_	numeric (3)			This field displays the total

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
			by_type_count				number or units, of a given bedroom type, that are included in the renewed contract.
Current Gross Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt + current_utility_allowance_amt	money			This field displays the current gross rent amount associated with the bedroom type.
New Authorized Gross Rent (236 & BMIR)	No (REMS)	renewal_rent	bmir_236_515_authrzd_rent_amt + current_utility_allowance_amt	money			This field displays the new authorized gross rents (236 & BMIR).
Owner's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by the Owner.
HUD's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by HUD.
Fair Market Rent	No (REMS)	renewal_rent	fair_market_rent_amt	money			This field displays the fair market rent amount associated with the bedroom type.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Rent Potentials (Inputs)							
Monthly Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the New Authorized Gross monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the new authorized gross rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Owner's Monthly	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Comparable Rent Potential							expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Owner's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Fair	No (system	N/A	N/A	N/A			This field displays the Fair

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Market Rent (FMR) Potential	generated)						Market Rent (FMR) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Fair Market Rent (FMR) Potential	No (system generated)	N/A	N/A	N/A			This field displays the Fair Market Rent (FMR) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Has owner met criteria to request increase above the cap on comparable rents or 150% of FMR?	MFH Yes (REMS)	Renewal	increase_cap_comp_rents_code	char(4)	Not NULL Default UNC		Allows users to know if an Owner has met the criteria to request increase above the cap on comparable rents or 150% of FMR. Yes, No or unconfirmed can be selected
Initial Eligibility for Mark-Up-to-Market							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH Yes (REMS)	renewal	anl_rent_ptntl_rnwl_cntrect_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.
Annual	MFH Yes	renewal	anl_comparable	money			This field contains the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Comparable Rent Potential for all Units Included in Current Renewal	(REMS)		_rnwl_ptntl_amt				annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Owner's Annual Gross Comparable Rent Potential:	MFHYes (REMS)	renewal	anl_gross_cmp_rnwl_ptntl_amt				This field contains the annual gross comparable rent potential for all expiring or combined units (all units included in current renewal).
Owner's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to Initial Eligibility, the Contract is	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered 'Above Market'.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Length Size	Values	Sugg. Source Docs	Description/ Comments
Owner's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
The Property is Initially Considered for Mark-Up-to-Market	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential \geq 100%, then the contract is consider below market and the property is initially 'Eligible' for mark-up-to-market based upon the Owner's comparability study.
HUD's Comparability Study Comparison							
HUD's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to the Comparability	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Rent Potential divided by the Current

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Study Comparison, the Contract is:							Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered 'Above Market'.
HUD's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
This Property is Considered for Mark-Up-to-Market	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential $\geq 100\%$, then the contract is consider below market and the property is 'Eligible' for mark-up-to-market.
Final Comparable Rents							
Owner's Comparable Rent Potential is % of HUD's Comparable	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential.

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Rent Potential							
Final Comparable Market Rents are:	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential < 105, then the final comparable rents will be set to the Owner's comparable market rents. Otherwise, the final comparable rents will be set to 105% of HUD's comparable rents.
Section 236, Section 221(d)(3) BMIR, & FMHA							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
Capped Comparable Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the final comparable gross rent potential divided by the fair market rent potential > 150, then the Capped Comparable Gross Rents will equal 150% of the Fair Market Rents. Otherwise, the Capped Comparable Gross Rents will be set equal to the Final

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Length Size	Values	Sugg. Source Docs	Description/ Comments
							Comparable Gross Rents.
Annual Interest Subsidy	No (system generated)	N/A	N/A	N/A			<p>This field displays the annual interest subsidy. This value is calculated as follows:</p> <ul style="list-style-type: none"> Market Interest Rate - Subsidized Interest Rate = Interest Rate Differential. Multiply by the Unpaid Principal Balance in order to obtain the Annual Interest Subsidy.
Interest Subsidy Adjustment Factor	No (system generated)	N/A	N/A	N/A			<p>This field displays the interest subsidy adjustment factor. This value is calculated as follows:</p> <ul style="list-style-type: none"> Annual Capped Comparable Gross Rent Potential - Annual Interest Subsidy equals the annual new section 8 gross rent potential. Divide the annual new section 8 gross rent potential by the annual capped comparable gross rent potential in order to obtain

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Length Size	Values	Sugg. Source Docs	Description/ Comments
							the interest subsidy adjustment factor. This value will be multiplied by the capped comparable gross rents to obtain the new section 8 gross rents.
Increased Annual Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential)	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution, which is calculated as follows: New Contract Rent Potential - New Authorized Rent Potential
Other New Construction/Sub Rehab							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
New Section Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the New Section 8 Gross Rent Potential divided by the Fair Market Rent Potential > 150, then the New Section 8 Rents (other new

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
							construction and Sub-Rehab.) will be set to 150% of the Fair Market Rents. Otherwise, the New Section 8 rents will be set to the Final Comparable Gross Rents.
Increased Annual Distribution	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution for other New Construction and Sub-rehab projects. This value is calculated as follows: New Section 8 Rent Potential - Current Section 8 Rent Potential
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Final Comp.	No (system	N/A	N/A	N/A			This field displays the Final

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Rents	generated)						Comparable Rents as determined by the Comparability Study comparison calculations.
Capped Comp. Gross Rents (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable.
New Section 8 Rents (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the New Section 8 gross rents for section 236, section 221(d)(3) BMIR, and FMHA projects, if applicable.
New Section 8 Rents (Other New Construct. / Sub-Rehab.))	No (system generated)	N/A	N/A	N/A			This field displays the New Section 8 gross rents for other new construction / sub-rehab. projects, if applicable.
Renewed Gross Rent	No (REMS)	renewal_rent	renewed_rent_ amt + renewal_ utility_ allowance_ amt	money			This field displays the renewed gross rent amount associated with the bedroom type.
Unit/Bedroom Type Description	No (REMS)	renewal_rent	unit_bed_type_ description	char (100)			This field displays the unit/bedroom type description entered on the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
(Label not Displayed)							renewal rent detail page.
Rent Potentials (Calculated & Renewal Rents)							
Monthly Final Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the final comparable monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Final Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Final Comparable annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Capped Comp. Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable (236, BMIR, & FMHA projects) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Capped Comp. Gross Rent Potential (236, BMIR,	No (system generated)	N/A	N/A	N/A			This field displays the capped comparable (236, BMIR, & FMHA projects) annual rent potential for the contract(s)/stage(s) being

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
& FMHA)							addressed as part of the renewal process.
Monthly New Section 8 Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (236, BMIR, & FMHA projects) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Section 8 Gross Rent Potential (236, BMIR, & FMHA)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (236, BMIR, & FMHA projects) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Section 8 Gross Rent Potential (Other New Construct. / Sub-Rehab)	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (Other New Construct. / Sub-Rehab) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual New Section 8 Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the new section 8 gross (Other New Construct. / Sub-Rehab) annual rent potential for the

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
(Other New Construct. / Sub-Rehab)							contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Appeals and ARAMS Related Data							
Renewal Rent Effective Date	MFHYes (REMS)	renewal	renewal_rent_effective_datetime	datetime			The date the renewal rent becomes effective. This renewal rent effective date is needed because the date might not be the same date as the renewal effective date.
Approved by Housing HQ Date	MFHYes (REMS)	renewal	hq_approved_datetime	datetime			The date the discretionary MU2M is approved after reviewing the discretionary MU2M criteria
Rents Final	MFHYes	renewal	rent_renewal_	char (1)	• Yes		This field serves as a flag for

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
for Contract Exhibit	(REMS)		final_ind		<ul style="list-style-type: none"> • No (Default) 		ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	MFH / CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		<p>This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:</p> <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/ Stage Renewal	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date

Field Name	Editable by MFH/ DEC/ CA Updatable/ (Source System)	DatastoreTable / Reference Table	Data Element	Data Element Type/Legnth Size	Values	Sugg. Source Docs	Description/ Comments
Execution Date							from ARAMS.
Renewal Effective Date	MFHYes (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFHYes (REMS)	renewal	new_contract_term_month_qty	numeric (33)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFHYes (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Decision Comments	MFHYes (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Option 1b Renewal Rent (Inputs) Detail

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Unit/Bedroom Type	No ¹³ (REMS/TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Both (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Owner's Comparable Rent		comparability_study_rnwlink/comprblty_rnwlink/_rent_link / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the Owner's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the Owner's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
HUD's Comparable Rent	Both (REMS)	comparability_study_rnwlink/comprblty_rnwlink/_rent_link / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the HUD's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the HUD's comparability study that has been selected

¹³ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
Current Contract Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
New Authorized Rents (236 & BMIR)	Both (REMS)	renewal_rent	236_515_bmir_authrzd_rent_amt	money			This field displays the new authorized rent amount (236, 515, & BMIR projects), if applicable.
Fair Market Rent	Both (REMS)	renewal_rent	fair_market_rent_amt	money			This field contains the fair market rent amount associated with the property location and the unit type.
Total # Units	Both (REMS/TRACS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type.

Option 1b Calculated and Renewal Rent Detail

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹⁴ (REMS/ TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Yes (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Owner's Comparable Rent	Yes (REMS)	comparability_study_rnwlink / comprblty_rnwlink / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the Owner's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the Owner's comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
HUD's Comparable Rent	Yes (REMS)	comparability_study_rnwlink / comprblty_rnwlink / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the HUD's comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the HUD's comparability study that has been selected for further renewal

¹⁴ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
							processing. If no comparability study has been associated with the renewal, then blanks will be displayed.
Current Contract Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
New Authorized Rents (236 & BMIR)	Yes (REMS)	renewal_rent	236_515_bmir_authrzd_rent_amt	money			This field displays the new authorized rent amount (236, 515, & BMIR projects), if applicable.
Fair Market Rent	Yes (REMS)	renewal_rent	fair_market_rent_amt	money			This field contains the fair market rent amount associated with the property location and the unit type.
Total # Units	Yes (REMS/TRACS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type.

Renewal Option 2 Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH/ CA (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> • Initial Renewal • Subsequent Renewal • Amend Rents Only 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract	MFH/ CA (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> • <blanks> • Basic Renewal Contract (Default) • Mark-Up-To Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract 		This field contains the type of renewal contract used to renew the contract

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
					<ul style="list-style-type: none"> • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) 		
Exception Project Exempted From OMHAR	MFH/ CA (REMS)	renewal / renewal_exception_prprty_ref	renewal_exception_prprty_code / renewal_exception_prprty_name	char (100)	Values are derived from renewal_exception_prprty_ref. Default = <Blanks>		This field allows the user to select the reason that a property is considered an exception property.
Annual Financial Statement Required to be Submitted to HUD	No (REMS)	property	financial_stmnt_req_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/ Comments
							whether or not an AFS is required to be submitted to HUD.
Comparability Study Required	MFH/ CA (REMS)	renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Waived • Unconfirmed (Default) 		This field indicates whether or not a comparability study is required or has been waived.
Reason Comparability Study Waived	MFH/ CA (REMS)	renewal/comparability_study_wvd_ref	comparability_study_wvd_code	char (2)	<p>Values are derived from comparability_study_wvd_ref Default = '00' = Null.</p> <p>'01' = Partially Non-assisted units are used for comparability studies.</p> <p>'02' = Rents are less than 75% of FMR eligibility.</p>		This field allows the user to select the reason that the comparability study was waived for the renewal.
Comparability Study							
Select	MFH/ CA (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUF form 92273.
Source	No (REMS)	comparability_study / comparability_stdy_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwl_link / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable	No (REMS)	comparable_	comparable_	money			This field displays

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Rent		rent	rent_amt				the comparable rent in relation to the unit type (utility allowance not included).
Renewal Budget							
Select	MFH/ CA (REMS)	N/A	N/A	N/A			This field allows the user to select the renewal budget for use in the renewal processing.
Renewal Budget Required	MFH/ CA (REMS)	renewal	renewal_budget_required_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (Default) 		This flag indicates whether or not a renewal budget is required.
Date Approved by HUD	No (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal budget.
Budget-Based Rents Increase	No (REMS)	renewal_budget	budget_rent_inc_prcnt	real			This field displays the budget-based rent percentage increase.
Renewal Budget Unit Information (Field Label Not Displayed)							

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Unit Type	No (REMS)	contract_unit_summary / renewal_rent	assistance_bedroom_count / unit_bed_type_count	numeric (3)			This field displays the unit type (number of bedrooms).
Budget-Based Rent	No (system generated)	N/A	N/A	N/A			This field displays the adjusted budget-based rent in relation to the unit type (utility allowance not included).
Rent Potential Comparison and OCAF Calculation (Field Label Not Displayed)							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH/ CA (REMS)	renewal	anl_rent_ptntl_rnwl_cntrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.
Annual Comparable Rent Potential for Section 8 Units Included in Current Renewal	MFH/ CA (REMS)	renewal	anl_comparable_rnwl_ptntl_amt	money			This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Rent Potential for	MFH/ CA (REMS)	renewal	anl_rent_ptntl_exp_cntrct_amt	money			This field contains the annual rent

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
all Section 8 Units Expiring in Current FY							potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	MFH/ CA (REMS)	renewal	anl_rent_ptntl_non_exp_amt	money			This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	MFH/ CA (REMS)	renewal	anl_rent_ptntl_non_asst_amt	money			This field displays the annual rent potential for the non-assisted units associated with the property.
Annual Project Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the total annual project rent potential.
Expiring Section 8 Portion of Total Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the expiring section 8 contract(s) portion of the total annual project rent potential.
Annual	No (REMS)	financing_	12 *	money			This field displays

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Project Debt Service		instrument (new records) / renewal (existing records)	monthly_debt_service_amt ¹⁵ (new records) / property_annual_debt_srvc_amt				the monthly debt service amount for the entire property (all financing instruments).
Annual Expiring Section 8 Share of Debt Service	No (system generated)	N/A	N/A	N/A			This field displays the expiring contracts portion of the annual debt service for the property.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	No (system generated_	N/A	N/A	N/A			This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service.
Annual Expiring Section 8 Rent Potential Attributed to	No (system generated)	N/A	N/A	N/A			This field displays the annual expiring section 8 rent potential attributed to operations

¹⁵ Note: for new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Operations Multiplied by the Published OCAF							multiplied by the published Operating Cost Adjustment Factor (OCAF).
Published OCAF (Field Label is Not Displayed)	No (REMS)	address (where property_address.primary_address_indicator = 'N') / ocaf_reference	state / ocaf_percent	real			This field displays the OCAF that is applicable for the state/territory of the primary address of the property.
OCAF Adjusted Contract Rent Potential	No (REMS)	renewal	anl_ocaf_adjstd_rent_ptntl_amt	money			This field displays the OCAF adjusted rent potential amount.
Lessor of OCAF or Correlated Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the values of the lessor of the OCAF of Comparable rent potential.
Rent Increase Factor	No (system generated)	N/A	N/A	N/A			This field displays the OCAF rent increase factor.
Renewal Rents							
HUD Approved Rent	MFH/ CA (REMS)	renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default =		This field captures the HUD approved rent. Once this selection is saved, the related rents

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
					<blanks>		will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	contract_unit_summary / renewal_rent	assistance_bedroom_count / unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	contract_unit_summary / renewal_rent	assistance_unit_count / renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	contract_unit_summary / renewal_rent	contract_rent_amount / current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
Comparable (HUD 92273) Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt	money			This field displays the Comparable HUD Rent.
OCAF Adjusted Rent	No (REMS)	renewal_rent	ocaf_adjust_rent_amt	money			This field displays the OCAF adjusted rent amount.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Budget-Based Rent	No (REMS)	renewal_rent	renewal_budget_rent_amt	money			This field displays the budget-based rent amount.
Renewed Rent	No (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials							
Monthly Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF adjusted (at expiration) monthly rent potential for the contract(s)/stage(s)

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							being addressed as part of the renewal process.
Annual OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF Adjusted (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Budget-Based (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the budget-based (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/ Comments
							part of the renewal process.
Monthly Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
OMHAR Related Data							
Date Sent to OMHAR	MFH/ CA (REMS)	renewal	sent_to_omhar_date	datetime			This field captures the date that the contract/project was sent to OMHAR.
Reason Sent to OMHAR	MFH/ CA (REMS)	renewal / sent_to_omhar_reason_ref	sent_to_omhar_reason_code / sent_to_omhar_reason_name	char (30)	<ul style="list-style-type: none"> • <Blank> • Comp Review • OMHAR Lite • Mortgage Restructure 		This field contains the reason a project was sent to OMHAR.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Date Review Results Received from OMHAR	MFH/ CA (REMS)	renewal	returned_from_omhar_date	datetime			This field captures the date that the OMHAR review results were received by the Field Office.
OMHAR Results	MFH/ CA (REMS)	renewal/omhar_results_ref	omhar_results_code/omhar_results_name	char (25)	<ul style="list-style-type: none"> • <blank> = '00' • Lite • Full • Potentially Troubled • Ineligible 		This field captures the method that the contract comes out of OMHAR.
Appeals and ARAMS Related Data							
Dispute/ Appeal Comments	MFH/ CA (REMS)	renewal	dispute_appeal_comment_text	text			This field captures any comments concerning the appeals process, if applicable.
Rents Final for Contract Exhibit	MFH/ CA (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							by ARAMS.
Rents Final for Contract Exhibit Date	MFH/ CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		<p>This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:</p> <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/ Stage Renewal	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage

Field Name	Editable by MFH/DEC/CA (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/ Comments
Execution Date							execution date from ARAMS.
Renewal Effective Date	MFH/ CA (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFH/ CA (REMS)	renewal	new_contract_term_month_qty	numeric (3)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFH/ CA (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Decision Comments	MFH/ CA (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Option 2, 3, 4, 5a Renewal Rent Detail

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
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Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹⁶ (REMS/TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Yes (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Current Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
Budget-Based Rent	No (REMS)	renewal_rent	renewal_budget_rent_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
Budget-Based Utility Allowance (if separate from rent)	No (REMS)	renewal_rent	renewal_budget_utilty_alwnc_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based utility allowance amount, if applicable.
OCAF Adjusted	Yes	renewal_rent	ocaf_adjust_				This field contains the OCAF

¹⁶ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Rent	(REMS)		rent_amt				adjusted rent amount.
Energy Adjustment Amount Applied to Final Rent	Yes (REMS)	renewal_rent	energy_adjustment_amt	money			This field contains the Energy Adjustment from HUD that is applied to the Final Rent (if applicable)
Total Renewed Rent	Yes (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the total renewed rent amount associated with the bedroom type.
Renewed Utility Allowance (if separate from rent)	Yes (REMS)	renewal_rent	renewed_utility_allowance_amt	money			This field captures the renewed utility allowance if not included as part of the renewed rents and if applicable.
Total # Renewed Units	Yes (REMS/ TRACS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Comparable Rent	Yes (REMS)	comparability_study_rnwl_link/ comprblty_rnwl_rent_link / comparable_rent	comparability_study_sqnc_nbr / comparable_rent_sqnc_nbr / comparable_rent_amt	money			This field displays the comparable rent associated with the renewal rent. The options displayed in this drop-down list will be all of the comparable rents associated with the current unit type for the comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.

Option 5b Renewal Rent Detail

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
Renewal Rents (Multi-valued List) Table							
Unit/Bedroom Type	No ¹⁷ (REMS/TRACS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type associated with the rent value.
Unit/Bedroom Type Description	Yes (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the short-term renewal rent detail page.
Current Rent at Time of Expiration	No (TRACS)	renewal_rent	current_rent_amt	money			This field displays the current rent amount associated with the bedroom type.
Current Utility Allowance (if separate from rent)	No (TRACS)	renewal_rent	current_utility_allowance_amt	money			This field captures/displays the current utility allowance if not included in the rent amount and if applicable.
Budget-Based Rent	No (REMS)	renewal_rent	renewal_budget_rent_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based rent amount.
Budget-Based Utility Allowance (if separate from rent)	No (REMS)	renewal_rent	renewal_budget_utlty_alwnc_amt	money			This field displays the system-generated (based upon the percentage increase derived from the renewal budget) budget-based utility allowance amount, if applicable.

¹⁷ The Unit/Bedroom Type is only editable for new, unsaved records.

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
OCAF Adjusted Rent	Yes (REMS)	renewal_rent	ocaf_adjust_rent_amt				This field contains the OCAF adjusted rent amount.
AAF Adjusted Rent	Yes (REMS)	renewal_rent	aaf_adjusted_rent_amt	money			This field contains the Annual Adjustment Factor (AAF) adjusted rents, if applicable.
AAF Adjusted Utility Allowance (if separate from rent)	Yes (REMS)	renewal_rent	aaf_adjusted_utlty_alwnc_amt	money			This field contains the Annual Adjustment Factor (AAF) adjusted utility allowance, if applicable.
Energy Adjustment Amount Applied to Final Rent	Yes (REMS)	renewal_rent	energy_adjustment_amt	money			This field contains the Energy Adjustment from HUD that is applied to the Final Rent (if applicable)
Total Renewed Rent	Yes (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the total renewed rent amount associated with the bedroom type.
Renewed Utility Allowance (if separate from rent)	Yes (REMS)	renewal_rent	renewed_utility_allowance_amt	money			This field captures the renewed utility allowance if not included as part of the renewed rents and if applicable.
Total # Renewed Units	Yes (REMS/TRACS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Comparable Rent	Yes (REMS)	comparability_study_rnwlink/comprblty_	comparability_study_sqnc_nbr / comparable_rent_	money			This field displays the comparable rent associated with the renewal rent. The options displayed in this

Field Name	Updatable/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Sug. Source Docs	Description/ Comments
		rnwl_rent_link / comparable_rent	sqnc_nbr / comparable_rent_amt				drop-down list will be all of the comparable rents associated with the current unit type for the comparability study that has been selected for further renewal processing. If no comparability study has been associated with the renewal, then blanks will be displayed.

Renewal Option 3 Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH/CA	renewal /	renewal_type_	char (50)	• Initial		This field displays

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
	(REMS)	renewal_type_reference	code / renewal_type_name		<ul style="list-style-type: none"> Renewal Subsequent Renewal Amend Rents Only 		the type of renewal (e.g., initial, etc.)
Date Sent to OMHAR	MFH/CA (REMS)	renewal	sent_to_omhar_date	datetime	<ul style="list-style-type: none"> 		This field captures the date that the contract/project was sent to OMHAR.
Date Review Results Received from OMHAR	MFH/CA (REMS)	renewal	returned_from_omhar_date	datetime	<ul style="list-style-type: none"> 		This field captures the date that the OMHAR review results were received by the Field Office.
Renewal Contract	MFH/CA (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> <blanks> (default) Basic Renewal Contract Mark-Up-To Market Renewal Contract Preservation Renewal Contract Interim Full Renewal 		This field contains the type of renewal contract used to renew the contract

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
					<ul style="list-style-type: none"> Contract • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal • Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) 		
Comparability Study Required	MFH/CA (REMS)	renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No • Unconfirmed 		This field indicates whether or not a comparability study is required.
Comparability Study							
Select	MFH/CA (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUF form 92273.
Source	No (REMS)	comparability_study / comparability_stdy_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwlink / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> X <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Renewal Rents							
HUD Approved Rent	MFH/CA (REMS)	renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default = <blanks>		This field captures the HUD approved rent. Once this selection is saved, the related rents will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
Comparable (HUD 92273) Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt	money			This field displays the Comparable HUD Rent.
Renewed Rent	No (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials							
Monthly	No (system	N/A	N/A	N/A			This field displays

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Current Contract Rent Potential	generated)						the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) annual

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Appeals and ARAMS Related Data							
Rents Final for Contract Exhibit	MFH/CA (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents,

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	MFH/CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							<ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.
Renewal Effective Date	MFH/CA (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFH/CA (REMS)	renewal	new_contract_term_month_qty	numeric (3)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFH/CA (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Comments	MFH/CA (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal.

Renewal Option 4 Detail

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH/CA (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> • Initial Renewal • Subsequent Renewal • Amend Rents Only 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract	MFH/CA (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> • <blanks> • Basic Renewal Contract (Default) • Mark-Up-To Market Renewal Contract • Preservation 		This field contains the type of renewal contract used to renew the contract..

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
					Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • 405(a) • 405(c) • 524(a)(1) • 524(a)(2) • M-Down-To-M		
Exception Project Exempted From	MFH/CA (REMS)	renewal / renewal_exception_prpty_ref	renewal_exception_prpty_code / renewal_	char (100)	Values are derived from renewal_exception_		This field allows the user to select the reason that a property is

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
OMHAR			exception_ prprty_name		prprty_ref. Default = <Blanks>		considered an exception property.
Annual Financial Statement Required to be Submitted to HUD	No (REMS)	property	financial_stmnt_ _req_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
Comparability Study Required	MFH/CA (REMS)	renewal	comparability_ study_rqrd_ code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (Default) 		This field indicates whether or not a comparability study is required.
Comparability Study							
Select	MFH/CA (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_ study	appraiser_ signature_ date	datetime			This field displays the date that the appraiser signed HUF form

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							92273.
Source	No (REMS)	comparability_study / comparability_stdy_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwl_link / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Renewal Budget							
Renewal Budget Required	MFH/CA (REMS)	renewal	renewal_budget_required_code	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No • Unconfirmed 		This flag indicates whether or not a renewal budget is required.
Select	MFH/CA (REMS)	N/A	N/A	N/A			This field allows the user to select the renewal budget for use in the renewal processing.
Date Approved by HUD	No (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							budget.
Budget-Based Rents Increase	No (REMS)	renewal_budget	budget_rent_inc_prent	real			This field displays the budget-based rent percentage increase.
Renewal Budget Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	contract_unit_summary / renewal_rent	assistance_bedroom_count / unit_bed_type_count	numeric (3)			This field displays the unit type (number of bedrooms).
Budget-Based Rent	No (system generated)	N/A	N/A	N/A			This field displays the adjusted budget-based rent in relation to the unit type (utility allowance not included).
Rent Potential Comparison and OCAF Calculation (Field Label Not Displayed)							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH/CA (REMS)	renewal	anl_rent_ptntl_rnwl_cntrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Annual Budget-Based Rent Potential for Section 8 Units Included in Current Renewal	MFH/CA (REMS)	renewal	anl_bdgt_rent_ptntl_exp_amt	money			This field contains the annual budget-based rent potential for all expiring or combined units (all units included in current renewal).
Annual Rent Potential for all Section 8 Units Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_exp_cntrct_amt	money			This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_exp_amt	money			This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_asst_amt	money			This field displays the annual rent potential for the non-assisted units associated with the property.
Annual Project Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the total annual project rent potential.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Expiring Section 8 Portion of Total Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the expiring section 8 contract(s) portion of the total annual project rent potential.
Annual Project Debt Service	No (REMS)	financing_instrument (new records) / renewal (existing records)	12 * monthly_debt_service_amt ¹⁸ (new records) / property_annual_debt_srvc_amt	money			This field displays the monthly debt service amount for the entire property (all financing instruments).
Annual Expiring Section 8 Share of Debt Service	No (system generated)	N/A	N/A	N/A			This field displays the expiring contracts portion of the annual debt service for the property.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt Service	No (system generated_	N/A	N/A	N/A			This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts (in the current

¹⁸ Note: for new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							fiscal year) share of debt service.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	No (system generated)	N/A	N/A	N/A			This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF).
Published OCAF (Field Label is Not Displayed)	No (REMS)	address (where property_address.primary_address_indicator = 'N') / ocaf_reference	state / ocaf_percent	real			This field displays the OCAF that is applicable for the state/territory of the primary address of the property.
OCAF Adjusted Contract Rent Potential	No (REMS)	renewal	anl_ocaf_adjstd_rent_ptntl_amt	money			This field displays the OCAF adjusted rent potential amount.
Lessor of OCAF or Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the values of the lessor of the OCAF or the budget-based rent potential.
Rent Increase Factor	No (system generated)	N/A	N/A	N/A			This field displays the OCAF rent

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							increase factor.
Renewal Rents							
HUD Approved Rent	MFH/CA (REMS)	renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default = <blanks>		This field captures the HUD approved rent. Once this selection is saved, the related rents will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
Comparable Rent (if	No (REMS)	comparability_study_renewal_	comparable_rent_amt	money			This field displays the Comparable

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
applicable)		link / comparable_rent					HUD Rent.
OCAF Adjusted Rent	No (REMS)	renewal_rent	ocaf_adjust_rent_amt	money			This field displays the OCAF adjusted rent amount.
Budget-Based Rent	No (REMS)	renewal_rent	renewal_budget_rent_amt	money			This field displays the budget-based rent amount.
Renewed Rent	No (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials							
Monthly Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Monthly OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF adjusted (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF Adjusted (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Budget-Based (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual	No (system	N/A	N/A	N/A			This field displays

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Budget-Based Rent Potential	generated)						the budget-based (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Appeals and ARAMS Related Data							
Dispute/ Appeal Comments	MFH/CA (REMS)	renewal	dispute_appeal_comment_text	text			This field captures any comments concerning the appeals process, if

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
							applicable.
Rents Final for Contract Exhibit	MFH/CA (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	MFH/CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							renewal and renewal rent screens will be inquiry only in REMS: <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.
Renewal Effective Date	MFH/CA (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFH/CA (REMS)	renewal	new_contract_term_month_qty	numeric (3)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFH/CA (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Decision	MFH/CA	renewal	decision_	text			This field captures

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Comments	(REMS)		comment_text				any comments concerning the renewal decision.

Renewal Option 5a Detail

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Renewal Type	MFH/CA (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> Initial Renewal Subsequent Renewal 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract	MFH/CA (REMS)	renewal / renewal_method_	renewal_method_code / renewal_	char (20)	<ul style="list-style-type: none"> <blanks> Basic Renewal Contract 		This field contains the type of renewal contract used to

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
		reference	method_description		(Default) <ul style="list-style-type: none"> • Mark-Up-To Market Renewal Contract • Preservation Renewal Contract • Interim Full Renewal Contract • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal Contract • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) (default) • 524 (e)(2) • 405(a) • 405(c) • 524(a)(1) 		renew the contract.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
					<ul style="list-style-type: none"> • 524(a)(2) • M-Down-To-M 		
Annual Financial Statement Required to be Submitted to HUD	No (REMS)	property	financial_stmt_req_ind	char (1)	<ul style="list-style-type: none"> • Yes • No 		This field displays the flag, entered on the REMS Annual Financial Statement page, which indicates whether or not an AFS is required to be submitted to HUD.
Execution Date of the Original Demo Contract	MFH/CA (REMS)	assistance_contract	original_demo_execution_date	datetime			This field captures the original execution date of the portfolio re-engineering demonstration contract.
Was the Mortgage Restructured Under the Demo Program?	MFH/CA (REMS)	financing_instrument	demo_mortgage_restructure_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (default) 		This flag captures whether or not the mortgage was restructured by the Portfolio Re-engineering process.
Were the Contract Rents Reduced to	MFH/CA (REMS)	assistance_contract	demo_rent_reduction_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed 		This flag captures whether or not the contract rents were

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Market Under the Demo Program?					(default)		reduced to market by the Portfolio Re-engineering process.
Date Referred to HQ	MFH/CA (REMS)	renewal	renewal_referred_to_hq_date	datetime			This field captures the date that the Demo property renewal was referred to HUD Headquarters, if applicable.
OCAF Calculation (Field Label Not Displayed)							
Annual Rent Potential for all Section 8 Units Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_rnw1_cntrect_amt	money			This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_exp_amt	money			This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_asst_amt	money			This field displays the annual rent potential for the non-assisted units associated with the

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							property.
Annual Project Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the total annual project rent potential.
Expiring Section 8 Portion of Total Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the expiring section 8 contract(s) portion of the total annual project rent potential.
Annual Project Debt Service	No (REMS)	financing_instrument (new records) / renewal (existing records)	12 * monthly_debt_service_amt ¹⁹ (new records) / property_annual_debt_srvc_amt	money			This field displays the monthly debt service amount for the entire property (all financing instruments).
Annual Expiring Section 8 Share of Debt Service	No (system generated)	N/A	N/A	N/A			This field displays the expiring contracts portion of the annual debt service for the property.
Annual Expiring Section 8	No (system generated)	N/A	N/A	N/A			This field displays the annual current rent potential for

¹⁹ Note: for new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Potential Less Expiring Section 8 Share of Debt Service							those units expiring in the current fiscal year minus the expiring contracts (in the current fiscal year) share of debt service.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	No (system generated)	N/A	N/A	N/A			This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF).
Published OCAF (Field Label is Not Displayed)	No (REMS)	address (where property_address.primary_address_indicator = 'N') / ocaf_reference	state / ocaf_percent	real			This field displays the OCAF that is applicable for the state/territory of the primary address of the property.
OCAF Adjusted Contract Rent Potential	No (REMS)	renewal	anl_ocaf_adjstd_rent_ptntl_amt	money			This field displays the OCAF adjusted rent potential amount.
Rent Increase Factor	No (system generated)	N/A	N/A	N/A			This field displays the OCAF rent

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							increase factor.
Renewal Rents							
HUD Approved Rent	MFH/CA (REMS)	renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default = <blanks>		This field captures the HUD approved rent. Once this selection is saved, the related rents will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
OCAF Adjusted Rent	No (REMS)	renewal_rent	ocaf_adjust_rent_amt	money			This field displays the OCAF adjusted rent amount.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Renewed Rent	No (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials							
Monthly Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							part of the renewal process.
Monthly OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF adjusted (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF Adjusted (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
OMHAR Related Data							
Date Sent to OMHAR	MFH/CA (REMS)	renewal	sent_to_omhar_date	datetime			This field captures the date that the contract/project was sent to OMHAR.
Reason Sent to OMHAR	MFH/CA	renewal / sent_to_omhar_reason_ref	sent_to_omhar_reason_code / sent_to_omhar_reason_name	char (30)	<ul style="list-style-type: none"> • <Blank> • Comp Review • OMHAR Lite • Mortgage Restructure 		This field contains the reason a project was sent to OMHAR.
Date Review Results Received from OMHAR	MFH/CA (REMS)	renewal	returned_from_omhar_date	datetime			This field captures the date that the OMHAR review results were received by the Field Office.
Appeals and ARAMS Related Data							
Dispute/ Appeal	MFH/CA (REMS)	renewal	dispute_appeal_comment_text	text			This field captures any comments

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Comments							concerning the appeals process, if applicable.
Rents Final for Contract Exhibit	MFH/CA (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract Exhibit Date	MFH/CA (REMS)	renewal	rent_renewal_final_date	datetime			The date that allows ARAMS to identify when renewal rents were finalized.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							<p>one of the following then the renewal and renewal rent screens will be inquiry only in REMS:</p> <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Contract/Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.
Renewal Effective Date	MFH/CA (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFH/CA (REMS)	renewal	new_contract_term_month_qty	numeric (3)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFH/CA (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Decision Comments	MFH/CA (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Renewal Option 5b Detail

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Renewal Type	MFH/CA (REMS)	renewal / renewal_type_reference	renewal_type_code / renewal_type_name	char (50)	<ul style="list-style-type: none"> • Initial Renewal • Subsequent Renewal (Default) • Amend Rents Only 		This field displays the type of renewal (e.g., initial, etc.)
Renewal Contract	MFH/CA (REMS)	renewal / renewal_method_reference	renewal_method_code / renewal_method_description	char (20)	<ul style="list-style-type: none"> • <blanks> • Basic Renewal Contract • Mark-Up-To Market Renewal Contract • Preservation Renewal (Default) • Contract • Interim Full Renewal Contract • Interim Lite Renewal Contract • Full Mark-To-Market Renewal Contract • Potentially Troubled Renewal 		This field contains the type of renewal contract used to renew the contract.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
					Contract <ul style="list-style-type: none"> • 524 (a) • 524 (b) • 514 (c) • 524 (e)(1) • 524 (e)(2) • 405(a) • 405(c) • 524(a)(1) • 524(a)(2) • M-Down-To-M 		
AAF Comparability Study Required	MFH/CA (REMS)	renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes (Default) • No • Unconfirmed 		This field indicates whether or not a comparability study is required.
AAF Comparability Study							
Select	MFH/CA (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUF form 92273.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Source	No (REMS)	comparability_study / comparability_stdy_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwl_link / pending_contract	contract_number, renewal_id, short_term_renewal_seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable	No (REMS)	comparable_	comparable_	money			This field

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Rent		rent	rent_amt				displays the comparable rent in relation to the unit type (utility allowance not included).
Renewal Budget							
Select	MFH/CA (REMS)	N/A	N/A	N/A			This field allows the user to select the renewal budget for use in the renewal processing.
Renewal Budget Required	MFH/CA (REMS)	renewal	renewal_budget_required_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (Default) 		This flag indicates whether or not a renewal budget is required.
Date Approved by HUD	No (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field displays the date that HUD approved the budget. It serves as the clock-start date for the one year validity of the renewal

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							budget.
Budget-Based Rents Increase	No (REMS)	renewal_budget	budget_rent_inc_prent	real			This field displays the budget-based rent percentage increase.
Renewal Budget Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	contract_unit_summary / renewal_rent	assistance_bedroom_count / unit_bed_type_count	numeric (3)			This field displays the unit type (number of bedrooms).
Budget-Based Rent	No (system generated)	N/A	N/A	N/A			This field displays the adjusted budget-based rent in relation to the unit type (utility allowance not included).
Rent Potential Comparison and OCAF Calculation (Field Label Not Displayed)							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	MFH/CA (REMS)	renewal	anl_rent_ptntl_rnwl_cntrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Annual Comparable Rent Potential for Section 8 Units Included in Current Renewal	MFH/CA (REMS)	renewal	anl_comparable_rnwl_ptntl_amt	money			This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Annual Rent Potential for all Section 8 Units Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_exp_cntrct_amt	money			This field contains the annual rent potential for all contracts expiring in the current fiscal year.
Annual Rent Potential for all Section 8 Units Not Expiring in Current FY	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_exp_amt	money			This field contains the annual rent potential for the section 8 contract not expiring in the current fiscal year.
Annual Rent Potential Non-Section 8 Units	MFH/CA (REMS)	renewal	anl_rent_ptntl_non_asst_amt	money			This field displays the annual rent potential for the non-assisted units associated with the property.
Annual Project Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the total annual project rent

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
							potential.
Expiring Section 8 Portion of Total Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the expiring section 8 contract(s) portion of the total annual project rent potential.
Annual Project Debt Service	No (REMS)	financing_instrument (new records) / renewal (existing records)	12 * monthly_debt_service_amt ²⁰ (new records) / property_annual_debt_srvc_amt	money			This field displays the monthly debt service amount for the entire property (all financing instruments).
Annual Expiring Section 8 Share of Debt Service	No (system generated)	N/A	N/A	N/A			This field displays the expiring contracts portion of the annual debt service for the property.
Annual Expiring Section 8 Potential Less Expiring Section 8 Share of Debt	No (system generated)	N/A	N/A	N/A			This field displays the annual current rent potential for those units expiring in the current fiscal year minus the expiring contracts

²⁰ Note: for new records the monthly debt service must be multiplied by twelve and summed for all financing instruments associated with the property.

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Service							(in the current fiscal year) share of debt service.
Annual Expiring Section 8 Rent Potential Attributed to Operations Multiplied by the Published OCAF	No (system generated)	N/A	N/A	N/A			This field displays the annual expiring section 8 rent potential attributed to operations multiplied by the published Operating Cost Adjustment Factor (OCAF).
Published OCAF (Field Label is Not Displayed)	No (REMS)	address (where property_address.primary_address_indicator = 'N') / ocaf_reference	state / ocaf_percent	real			This field displays the OCAF that is applicable for the state/territory of the primary address of the property.
OCAF Adjusted Contract Rent Potential	No (REMS)	renewal	anl_ocaf_adjstd_rent_ptntl_amt	money			This field displays the OCAF adjusted rent potential amount.
Lessor of OCAF or Correlated Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the values of the lessor of the OCAF of Comparable rent potential.
Rent Increase	No (system	N/A	N/A	N/A			This field displays

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Factor	generated)						the OCAF rent increase factor.
Renewal Rents							
HUD Approved Rent	MFH/CA (REMS)	renewal / hud_approved_rent_reference	hud_approved_rent_code / hud_approved_rent_name	char (50)	Values are derived from hud_approved_rent_reference. Default = <blanks>		This field captures the HUD approved rent. Once this selection is saved, the related rents will be used to populated the renewed rent where possible.
Rents (Multi-valued List) Table							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Contract Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt	money			This field displays the current contract rent amount associated with the bedroom type.
Comparable (HUD 92273)	No (REMS)	comparability_study_renewal_	comparable_rent_amt	money			This field displays the Comparable

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Rent		link / comparable_rent					HUD Rent.
OCAF Adjusted Rent	No (REMS)	renewal_rent	ocaf_adjust_rent_amt	money			This field displays the OCAF adjusted rent amount.
Budget-Based Rent	No (REMS)	renewal_rent	renewal_budget_rent_amt	money			This field displays the budget-based rent amount.
AAF Adjusted Rent	No (REMS)	renewal_rent	aaf_adjusted_rent_amt	money			This field contains the AAF adjusted rent amount.
Renewed Rent	No (REMS)	renewal_rent	renewed_rent_amt	money			This field displays the renewed contract rent amount associated with the bedroom type.
Unit/Bedroom Type Description (Label not Displayed)	No (REMS)	renewal_rent	unit_bed_type_description	char (100)			This field displays the unit/bedroom type description entered on the renewal rent detail page.
Rent Potentials							
Monthly Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Contract Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the comparable (at expiration) annual rent potential for the contract(s)/stage(s)

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							being addressed as part of the renewal process.
Monthly OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF adjusted (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual OCAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the OCAF Adjusted (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Budget-Based (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							part of the renewal process.
Annual Budget-Based Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the budget-based (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly AAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the AAF Adjusted monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual AAF Adjusted Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the annual AAF Adjusted rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly Renewed Rent	No (system generated)	N/A	N/A	N/A			This field displays the renewed

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
Potential							monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Renewed Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the renewed annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Decision/ARAMS Related Data							
Rents Final for Contract Exhibit	MFH/CA (REMS)	renewal	rent_renewal_final_ind	char (1)	<ul style="list-style-type: none"> • Yes • No (Default) 		This field serves as a flag for ARAMS which indicates whether or not the renewal rents, entered in REMS, are finalized and can, consequently, be included as an exhibit of the contract generated by ARAMS.
Rents Final for Contract	MFH/CA (REMS)	renewal	rent_renewal_final_date	datetime	<ul style="list-style-type: none"> • 		The date that allows ARAMS

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/ Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/ Comments
Exhibit Date							to identify when renewal rents were finalized.
ARAMS Status	No (ARAMS)	pending_contract / arams_status_reference	status_type_cd / status_typ_cd, status_typ_nm	char (15)	<ul style="list-style-type: none"> • <blanks> • Pending • Offered • Executed • Contracted • Obligated • Posted 		<p>This field displays the ARAMS (e.g., contract offer, execution process) status that corresponds to the renewal. If the ARAMS status is one of the following then the renewal and renewal rent screens will be inquiry only in REMS:</p> <ul style="list-style-type: none"> • “Offered” • “Executed” • “Contracted” • “Obligated” • “Posted”
Plan of Action Date	MFH/CA (REMS)	renewal	plan_action_date	datetime			The date the POA (Plan of Action) was

Field Name	Editable by MFH/DEC/CA/ (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Suggested Source Docs	Description/Comments
							executed/submitted
Contract/Stage Renewal Execution Date	No (ARAMS)	pending_contract	execution_dt	datetime			This field displays the contract/stage execution date from ARAMS.
Renewal Effective Date	MFH/CA (REMS)	renewal	new_contract_stage_effctv_date	datetime			This is the renewal effective date.
Length of Renewal (Months)	MFH/CA (REMS)	renewal	new_contract_term_month_qty	numeric (3)			This field captures the length of the renewal in months.
Renewal Expiration Date	MFH/CA (REMS)	renewal	new_contract_stage_exprtn_date	datetime			This is the expiration date for the newly renewed contract.
Decision Comments	MFH/CA (REMS)	renewal	decision_comment_text	text			This field captures any comments concerning the renewal decision.

Renewal Option 6 Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
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Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the primary (surviving) contract associated with the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field displays the primary (surviving) contract associated with the renewal.
Date Funding Confirmed	Yes	renewal	funding_confirmed_date	datetime			This is the date of the related ACC amendment.
Date of Owner Opt-out Notification to tenants:	Yes	renewal	owner_optout_tenant_notific_dt	datetime			The date the tenants were notified of the owners intent to opt-out of the contract.
HUD Refused to Renew Contract	MFH/CA (REMS)	renewal	hud_refuse_renew_contract_code	char(4)	Not NULL Default UNC		Allows users to know if HUD has refused to renew a contract. Yes, No or unconfirmed can be selected.
Have all available program options, including MUP2M, been discussed with the owner?	Yes	renewal	hud_notify_owner_options_code	Char(3)	NULL		This field contains the option 6 indicator if the PM notified the owner of all options available to him, including MUP2M, if he is opting out.
Mark-Up-to-Market Eligibility							
Total Units in Property	No (REMS)	property_unit_summary / mark_up_to_	property_total_unit_count				This field displays the total unit count for the property at the time of renewal.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		market_eligibility					
Section 236, 515 & BMIR Properties Only							
Annual IRP Amount	Both (REMS)	mark_up_to_market_eligibility	annual_irp_amt	money			This field captures the annual IRP amount.
Original Market Interest Rate	Both (REMS)	mark_up_to_market_eligibility	market_interest_rate_prct	real			This field captures the original market rate.
Subsidized Interest Rate	Both (REMS)	mark_up_to_market_eligibility	subsidized_interest_rate_prct	real			This field captures the subsidized interest rate.
Unpaid Principal Balance	Both (REMS)	financing_instrument / mark_up_to_market_eligibility	current_unpaid_principal_amt / unpaid_principal_balance_amt	money			This field captures the unpaid principal balance amount at the time of renewal.
Comparability Study							
Comparability Study Required	Both (REMS)	renewal	comparability_study_rqrd_code	char (1)	<ul style="list-style-type: none"> • Yes • No • Unconfirmed (Default) 		This field indicates whether or not a comparability study is required.
Select	Both (REMS)	N/A	N/A	N/A	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field allows the user to select the comparability study for use in the renewal processing.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUD form 92273.
Source	No (REMS)	comparability_study /	comparability_study_src_code /	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		comparability_stdy_source_ref	comparability_stdy_srce_name				comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwlink / pending_contract	contract_number, renewal_id, short_term_renewal-seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparability Study Unit Information (Field Label Not Displayed)							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)	<ul style="list-style-type: none"> • X • <blanks> (Default) 		This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Rents (Inputs)							
Unit Type	No (REMS)	renewal_rent	unit_bed_type_count	numeric (3)			This field displays the bedroom type (e.g., 1, 2, etc.)
# of Units	No (REMS)	renewal_rent	renewed_unit_by_type_count	numeric (3)			This field displays the total number or units, of a given bedroom type, that are included in the renewed contract.
Current Gross Rent at Expiration	No (REMS)	renewal_rent	current_rent_amt + current_utility_allowance_amt	money			This field displays the current gross rent amount associated with the bedroom type.
New Authorized	No (REMS)	renewal_rent	bmir_236_515_aut hrzd_rent_amt +	money			This field displays the new authorized gross rents (236 &

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Gross Rent (236 & BMIR)			current_utility_allowance_amt				BMIR).
Owner's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by the Owner.
HUD's Comp. Gross Rent	No (REMS)	comparability_study_renewal_link / comparable_rent	comparable_rent_amt + current_utility_allowance_amt	money			This field displays the Comparable Rent from the Comparability submitted by HUD.
Fair Market Rent	No (REMS)	renewal_rent	fair_market_rent_amt	money			This field displays the fair market rent amount associated with the bedroom type.
Rent Potentials (Inputs)							
Monthly Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Current Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the current (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Monthly New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the New Authorized Gross monthly rent potential for the contract(s)/stage(s) being

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							addressed as part of the renewal process.
Annual New Authorized Gross Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the new authorized gross rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Owner's Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Owner's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Monthly Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
HUD's Annual Comparable Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's comparable (at expiration) annual rent potential for the contract(s)/stage(s) being addressed as part of the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							renewal process.
Monthly Fair Market Rent (FMR) Potential	No (system generated)	N/A	N/A	N/A			This field displays the Fair Market Rent (FMR) monthly rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Annual Fair Market Rent (FMR) Potential	No (system generated)	N/A	N/A	N/A			This field displays the Fair Market Rent (FMR) annual rent potential for the contract(s)/stage(s) being addressed as part of the renewal process.
Initial Eligibility for Mark-Up-to-Market							
Annual Rent Potential for all Section 8 Units Included in Current Renewal	Both (REMS)	renewal	anl_rent_ptntl_exp_ctrct_amt	money			This field contains the annual rent potential for all section 8 units included in the current renewal.
Annual Comparable Rent Potential for all Units Included in Current Renewal	Both (REMS)	renewal	anl_comparable_rnw_ptntl_amt	money			This field contains the annual comparable rent potential for all expiring or combined units (all units included in current renewal).
Owner's Annual Gross Comparable Rent Potential:	Both (REMS)	renewal	anl_gross_cmp_rnw_ptntl_amt				This field contains the annual gross comparable rent potential for all expiring or combined units (all units included in current renewal).

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Owner's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to Initial Eligibility, the Contract is	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Rent Potential divided by the Current Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered 'Above Market'.
Owner's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
This Property is Initially Considered for Mark-Up-to-Market	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Gross Rent Potential divided by the Fair Market Rent Potential ≥ 110 , then the contract is consider below market and the property is initially 'Eligible' for mark-up-to-market based upon the Owner's comparability study.
HUD's Comparability Study Comparison							

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
HUD's Comparable Rent Potential is % of Current Rent Potential	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential.
According to the Comparability Study Comparison, the Contract is:	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Rent Potential divided by the Current Contract Rent Potential is greater than 100, then the contract is considered to be 'below market'. If the result is less than 100, then the contract is considered 'Above Market'.
HUD's Comparable Gross Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential.
This Property is Considered for Mark-Up-to-Market	No (system generated)	N/A	N/A	N/A			If the result of the HUD's Comparable Gross Rent Potential divided by the Fair Market Rent Potential \geq 110, then the contract is consider below market and the property is 'Eligible' for mark-up-to-market.
Final Comparable Rents							
Owner's Comparable	No (system generated)	N/A	N/A	N/A			This field displays the Owner's Comparable Gross

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Rent Potential is % of HUD's Comparable Rent Potential							Rent Potential divided by HUD's Comparable Rent Potential.
Final Comparable Market Rents are:	No (system generated)	N/A	N/A	N/A			If the result of the Owner's Comparable Gross Rent Potential divided by HUD's Comparable Rent Potential < 105, then the final comparable rents will be set to the Owner's comparable market rents. Otherwise, the final comparable rents will be set to 105% of HUD's comparable rents.
Section 236, Section 221(d)(3) BMIR, & FMHA							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
Capped Comparable Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the final comparable gross rent potential divided by the fair market rent potential > 150, then the Capped Comparable Gross Rents will equal 150% of the Fair Market Rents. Otherwise, the Capped Comparable Gross Rents will be set equal to the Final Comparable Gross Rents.
Annual Interest	No (system	N/A	N/A	N/A			This field displays the annual

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Subsidy	generated)						interest subsidy. This value is calculated as follows: <ul style="list-style-type: none"> • Market Interest Rate - Subsidized Interest Rate = Interest Rate Differential. • Multiply by the Unpaid Principal Balance in order to obtain the Annual Interest Subsidy.
Interest Subsidy Adjustment Factor	No (system generated)	N/A	N/A	N/A			This field displays the interest subsidy adjustment factor. This value is calculated as follows: <ul style="list-style-type: none"> • Annual Capped Comparable Gross Rent Potential - Annual Interest Subsidy equals the annual new section 8 gross rent potential. • Divide the annual new section 8 gross rent potential by the annual capped comparable gross rent potential in order to obtain the interest subsidy adjustment factor. This value will be multiplied by the capped comparable gross rents to obtain the new section 8 gross rents.
Increased Annual	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution,

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Distribution (Annual New Contract Rent Potential - Annual New Authorized Rent Potential)							which is calculated as follows: New Contract Rent Potential - New Authorized Rent Potential
Other New Construction/Sub Rehab							
Final Comparable Rent Potential is % of FMR	No (system generated)	N/A	N/A	N/A			This field displays the result of the final comparable gross rent potential divided by the fair market rent potential.
New Section 8 Gross Rents are % of Final	No (system generated)	N/A	N/A	N/A			If the result of the New Section 8 Gross Rent Potential divided by the Fair Market Rent Potential > 150, then the New Section 8 Rents (other new construction and Sub-Rehab.) will be set to 150% of the Fair Market Rents. Otherwise, the New Section 8 rents will be set to the Final Comparable Gross Rents.
Increased Annual Distribution	No (system generated)	N/A	N/A	N/A			This field displays the Increased Annual Distribution for other New Construction and Sub-rehab projects. This value is calculated as follows: New Section 8 Rent Potential - Current Section 8 Rent Potential

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Opt-Out Information							
Tenant Based Assistance Requested	Both (REMS)	renewal	tenant_based_assistance_ind	char (1)	<ul style="list-style-type: none"> • “Yes” = Y • “No” = N • “Unconfirmed” = U 		<p>This field indicates whether or not the field office sent the request for tenant-based assistance to the Office of Public Housing.</p> <p>Default = “Unconfirmed”</p>
Date Funding Requested	Both (REMS)	renewal	funding_request_date	datetime			This field captures the date that the Field Office communicates with headquarters of funding needs and the PHA is identified by OPH.
Date Funding Confirmed	Both (REMS)	renewal	funding_confirmed_date	datetime			This is the date of the related ACC amendment.
Residual Receipts Required to be returned to HUD	Both (REMS)	renewal	residual_receipts_return_code	char(4)	Not NULL Default UNC		Allows users to know if residual receipts are required to be returned to HUD after an opt out. Yes, No or unconfirmed can be selected.
Tenants Relocated	Both (REMS)	renewal	tenant_relocated_ind	char (1)			<p>This flag indicates whether or not tenants were forced to relocate in conjunction with an opt-out.</p> <p>Default = “U”</p>
Comments	Both (REMS)	renewal	decision_comment	varchar (254)			This field is intended to capture any comments concerning the renewal decision.

View Existing Renewals - Renewal Selection

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description / Comments
Notice	No (REMS)	renewal / renewal_notice_reference	renewal_notice_code, renewal_notice_name	char (50)			This field contains the short name/number of the renewal notice.
Contract #	No (TRACS)	renewal	contract_number	char (11)			This field displays the contract number related to the renewal.
Stage	No (TRACS)	renewal	renewal_stage_number	numeric (3)			This field display the stage number related to the renewal, if applicable.
Renewal Type	No (REMS)	renewal / renewal_type_reference	renewal_type_code /renewal_type_name	char (50)			This field displays the type of renewal (e.g., initial renewal, subsequent renewal, etc.)
Renewal Option	No (REMS)	renewal / renewal_option_reference	renewal_option_code / renewal_option_name	char (100)			This field displays the renewal option selected by the owner.
Renewal Status	No (REMS)	renewal / renewal_status_reference	renewal_status_code / renewal_status_name	varchar (40)			This field displays the status of the renewal.

View Existing Comparability Studies & Renewal Budgets

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Comparability Studies							
Fiscal Year	No (REMS)	comparability_study	comp_study_fiscal_year	char (4)			This field contains the fiscal year associated with the comparability study.
Date Appraiser Signed HUD 92273	No (REMS)	comparability_study	appraiser_signature_date	datetime			This field displays the date that the appraiser signed HUF form 92273.
Source	No (REMS)	comparability_study / comparability_study_source_ref	comparability_stdy_srce_code / comparability_stdy_srce_name	char (20)			This field displays the source (e.g., owner, HUD, etc.) of the comparability study.
Execution Date of First Related Renewal	No (ARAMS)	comparability_study_rnwl_link / pending_contract	contract_number, renewal_id, short_term_renewal-seq_num / execution_dt	datetime			This field displays the execution date of the first renewal associated with the comparability study. This field serves as the clock-start for the 5 years of validity for the comparability study.
Comparable Unit Information							
Unit Type	No (REMS)	comparable_rent	unit_bed_type_count	numeric (3)			This field displays the unit type (number of bedrooms).
Comparable Rent	No (REMS)	comparable_rent	comparable_rent_amt	money			This field displays the comparable rent in relation to the unit type (utility allowance not included).
Renewal Budgets							
Fiscal Year	No (REMS)	renewal_budget	renewal_budget_fiscal_year	char (4)			This field displays the fiscal year associated with the renewal budget.
Date Approved by HUD	No (REMS)	renewal_budget	renewal_budget_accepted_date	datetime			This field displays the date that HUD approved the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							budget. It serves as the clock-start date for the one year validity of the renewal budget.
Budget-Based Rents % Increase	No (REMS)	renewal_budget	budget_rent_inc_prct	real			This field displays the budget-based rent percentage increase.

Standard Header

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/ Comments
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		This field displays the Property ID of the property selected for further inquiry.
Property Name	No (REMS)	property	property_name	varchar (50)	N/A		This field displays the current property name.
Primary FHA/ Contract	No (DAP/F47/LAS/PAS) TRACS	financing_instrument or assistance_contract	fha_number or contract_number	char (11)	N/A		This field displays the primary FHA Number if one exists. If no FHA is designated as primary, but an FHA exists, than the first FHA will be listed. Otherwise, the first contract will be listed.
Property Active	No (REMS)	property	property_active_indicator	char (1)	N/A		This field indicates whether or not the property is active.
Troubled Status	No (REMS)	troubled_status /	troubled_code / troubled_name	char (1)	N/A		This field will be displayed, and will indicate, if a property

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/ Comments
		troubled_status_reference					is troubled or potentially troubled.
EC Status	No (REMS)	dec_status_history / ec_status_reference	ec_status_code / ec_status_name	varchar (50)	N/A		This field displays the EC Status, if applicable.

Property Selection

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
Property ID	Both (REMS)	search_property	property_id	Num (10)			The unique, REMS system-generated property identifier.
Contract Number	Both (REMS)	assistance_contract	search_contract_number	Char (11)			The unique contract number associated with the property for any subsidy assistance (e.g., Section 8, Rent Supplement, etc.).
FHA Number	MFH (REMS)	financing_instrument	fha_number	Char (8)			The unique FHA number assigned in the DAP system. This code represents a specific grant, loan, or insurance agreement for a given property. The first 3 digits of this code contain a field office designation. The next 5 digits

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							are a sequential number representing the section of the act.
Property Name	Both (REMS)	property	search_property_name	Varchar (50)			Current name of the property on the associated regulatory agreement, or for subsidy only, on the subsidy contract.
HUD User First Name	MFH (REMS)	mfs_user	user_first_name	Char (18)			First Name of the HUD Project Manager who is assigned to the property.
CA User First Name	CA (REMS)	mfs_user	user_first_name	Char (18)			First Name of the CA User who is assigned to the property.
HUD User Last Name	MFH (REMS)	mfs_user	user_last_name	Char (20)			Last Name of the HUD Project Manager who is assigned to the property.
CA User Last Name	CA (REMS)	mfs_user	user_last_name	Char (20)			Last Name of the CA User who is assigned to the property.
Servicing Site	MFH (REMS)	search_property / servicing_site_reference	site_code / site_name	Varchar (20)	The values displayed in the drop-down list are obtained from servicing_site_reference		This field identifies the name of the HUD office that is responsible for the management/servicing functions of the property. This field is a drop-down box that displays the possible site names (servicing_site_reference, site_name) that may be selected.
CA Site	CA (REMS)	serach_	contract_admin_sit	Varchar (5) /	The values		This field identifies the name

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
		<u>property / contract_admin_site_reference</u>	<u>e_code / contract_admin_site_name</u>	<u>Varchar (20)</u>	displayed in the drop-down list are obtained from servicing_site_reference		of the CA site that is responsible for the management/servicing functions of the property. This field is a drop-down box that displays the possible site names (contract_admin_site_reference. Contract_admin_site_name) that may be selected.
<u>Geographic Location - Street</u>	<u>Both (REMS)</u>	<u>search_property_address</u>	<u>address_id / street_address</u>	<u>Char (45)</u>			<u>This field allows the user to search for properties by street address.</u>
Geographic Location - City	Both (REMS)	search_property_address	address_id / search_city	Varchar (28)			City or Postal Area (primary address)
Geographic Location - State	Both (REMS)	search_property_address / state_reference	address_id / state_code / state	Varchar (30)	The values displayed in the drop-down list can be obtained from state_reference.		U.S. State or Territory (primary address). This field is a drop-down list with each option having a length up to 30 characters (values inferred from state_reference). The selected state_name is used to determine state_reference.state_code. This code is used to perform the lookup to address.state. The address.address_id is then used to determine the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/ Comments
							property_id via a lookup to property_address.
Property Status	MFH (REMS)	search_property	property_active_indicator	Char (1)			This field allow the user to search for properties by the properties status.

Participant Select Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
<p>This field name will vary based on the Role of participant being selected:</p> <ul style="list-style-type: none"> • Select Contract Administrator Type • Select Holding Mortgagee Type • Select Leasee/ Operator Type 	Both (REMS)	participant	participant_type	char(1)	<p>The following are the possible values:</p> <ul style="list-style-type: none"> • 'O' = Organization • 'I' = Individual 	HUD 92013, 2530	<p>Indicates whether the participant is an individual or organization.</p> <p>Default Value = 'Organization'</p>

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
<ul style="list-style-type: none"> • Select Management Agent Type • Select Owner/ Mortgagor Type • Select Sponsor/ Developer Type • Select Servicing Mortgagee Type 							
Search for Participant by SSN/TIN	Both (REMS)	participant	tax_id	char(11)	N/A	2530	The tax identification number of the participant.

Participant Detail Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Individual							
Prefix	Both (REMS)	participant/prefix_reference	participant_name_prefix_cd / prefix_name	varchar (20)	Values in prefix_reference.		The prefix (e.g., Mr., Mrs., etc.) of the participant.
First Name	Both (REMS)	participant	indv_first_name	char (18)			The participant's first name.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Middle Name	Both (REMS)	participant	indv_middle_name	char (18)			The participant's middle name.
Last Name	Both (REMS)	participant	indv_last_name	char (20)			The participant's last name.
Suffix	Both (REMS)	participant/suffix_reference	participant_name_suffix_cd / suffix_name	varchar (20)	Values in suffix_reference.		The suffix of the participant's name (e.g., Jr., Sr., etc.), if applicable.
Title	Both (REMS)	participant/participant_title_reference	participant_name_title_cd / participant_title_name	varchar (100)	Values in suffix_reference.		Description of the position or job title held by the participant.
SSN/TIN	No (REMS)	participant	tax_id	char (11)			Social Security (tax identification) Number of the participant. This field is populated using the number coded in the TIN field on the Participant Search page for major participants.
Phone	Both (REMS)	participant	main_phone	char (25)			Main phone number for the participant.
FAX	Both (REMS)	participant	main_fax	char (25)			Main FAX number for the participant.
Pager	Both (REMS)	participant	pager_number	char (25)			The pager number for the participant.
Email	Both (REMS)	participant	email	varchar (100)			Internet address for the participant.
Address							
Street	Both (REMS)	address	street_address	char (45)			First line of the street address for the participant.
Street 2 (Field	Both (REMS)	address	street2_address	char (45)			Second line of the street

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
label not displayed)							address for the participant.
City	Both (REMS)	address	city	varchar (28)			Name of the city or postal area of the organization.
U.S. State or Territory	Both (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.		This field captures the U.S. state or territory, if applicable.
Foreign State or Territory	Both (REMS)	address / foreign_state_reference	foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state_reference		This field captures the foreign state or territory, if applicable.
Country	Both (REMS)	address / country_reference	country_code / country_code, country_name	varchar (40)	Values in country_reference.		This field captures the country corresponding to the address.
U.S. Zip Code	Both (REMS)	address	zip_code _ zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code and the four character Zip Code extension, if applicable.
Foreign Postal Code	Both (REMS)	address	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.

Participant Detail - Organization

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Org. Name	Both (REMS)	participant	org_name	varchar (100)			The participating organization name.
EIN/TIN	No (REMS)	participant	tax_id	char (11)			Tax Identification Number of the participant. This field is populated using the number coded in the TIN field on the Participant Search page for major participants.
Phone	Both (REMS)	participant	main_phone	char (25)			Main phone number for the participant.
FAX	Both (REMS)	participant	main_fax	char (25)			Main FAX number for the participant.
Email	Both (REMS)	participant	email	varchar (100)			Internet address for the participant.
Street	Both (REMS)	address	street_address	char (45)			First line of the street address for the participant.
Street 2 (Field label not displayed)	Both (REMS)	address	street2_address	char (45)			Second line of the street address for the participant.
City	Both (REMS)	address	city	varchar (28)			Name of the city or postal area of the organization.
U.S. State or Territory	Both (REMS)	address / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference		This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State or Territory	Both (REMS)	address / foreign_state_	foreign_state_code / foreign_state_	varchar (40)	Values in foreign_state_		This field captures the foreign state or territory, if applicable.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
		reference	code, foreign_state_name		reference		
Country	Both (REMS)	address / country_ reference	country_code / country_code, country_name	varchar (40)	Values in country_ reference		This field captures the country corresponding to the address.
U.S. Zip Code	Both (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code, if applicable.
Foreign Postal Code	Both (REMS)	address	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.

Contact Search Selection Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Select Contact Information							
Search Row (Field Label is not displayed)	No (System Generated)	N/A	N/A	N/A			The Select Contact Information field displays the contact search row (sequential) number in the first positions.
TIN	No (REMS)	participant or property_ontact or financing	tax_id or contact_tax_id or	char (11) char (11)			The contact search functionality queries the participant, financing_contact, property_contact, and contract_contact tables using

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_contact or contract_contact	contact_tax_id or contact_tax_id	char (11) char (11)			the TIN, if applicable. This field displays the TIN of all records that meet the search criteria entered in the related contact fields.
Contact Name	No (REMS)	participant or property_contact or financing_contact or contract_contact	org_name or indv_first_name + indv_last name contact_name contact_name contact_name	varchar (100) char (18)+ char (20) varchar (50) varchar (50) varchar (50)			This field displays the contact or participant name that met the search criteria.
City	Both (REMS)	address	city	varchar (28)			The name of the city or postal area of the contact/participant.
U.S. State or Territory	Both (REMS)	address/ state_reference	state_name	varchar (30)	Values in the state_reference table.		The name of the state or U.S. territory of the contact/participant, if applicable.
Foreign State or Territory	Both (REMS)	address / foreign_state_reference	foreign_state_code / foreign_state_name	char (40)	Values in the foreign_state_reference table.		This field captures the foreign state or territory of the contact/participant, if applicable.
Country	Both (REMS)	address / country_reference	country_code / country_name	char (40)	Values in the country_reference table.		This field captures the country corresponding to the primary property address.
Selection Criteria							
Selection	No (N/A)	N/A	N/A	varchar (50)			The Selection Criteria field

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Criteria							displays the Criteria entered on the calling page.
Total Records	No (N/A)	N/A	N/A	numeric (4)			The Total Records field displays the total number of REMS Database records that meet the selection criteria specified on the calling page. If the query exceeds 1000 records, then only the first 1000 will be displayed in the drop-down list.

Departmental Enforcement Center Narrative Page

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
High-Level Tracking Dates							
Tracking Item	No (REMS)	tracking_item/ tracking_item_ reference	tracking_ item_code/ tracking_ item_name	char (3)/ varchar (100)	Values are stored in the tracking_item_reference table.		This field contains the description of the date being tracked.
Date	No (REMS)	tracking_item	tracking_date	datetime			This field contains the date being tracked corresponding to the tracking item (description).
Comments	No (REMS)	tracking_item	tracking_	varchar (255)			This field contains any

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
			comment_text				comments relating to the tracking item.
Journal Section							
Enforcement Analyst Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.
Comment (Enforcement Analyst)	Yes	ec_recommendation	rec_comment	text			This is the journal comments field for DEC Enforcement Analyst assigned to the referral.
Date (Comment -Enforcement Analyst)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the enforcement analyst entered/changed the Name or journal entry.
Satellite Attorney Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Comment (Satellite Attorney)	Yes	ec_recommendation	rec_comment	text			This is the journal comments field for DEC Satellite Attorney assigned to the referral.
Date (Comment - Satellite Attorney)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Attorney entered/changed the Name or journal entry.
Preliminary Assessment Section							
Preliminary Assessment	Yes	ec_recommendation	rec_comment	text			This is the Preliminary Assessment of the Referral to the DEC.
Contractor Data Section							
Contractor Site Visit Allowed	Yes	ec_property	site_visit_allowed_code	char (1)	<ul style="list-style-type: none"> • (Y)es • (N)o • (U)ncon- 		The field indicates if the Owner allowed the contractor site visit.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
					firmed		
Contractor Deliverables	Yes	ec_recommendation	rec_comment	text			This text field allows the user to record the data about the contractor deliverables submitted to the DEC.
Summary of DEC Team Report							
Date Received	Yes	ec_recommendation	rec_date	datetime			The date the DEC Team Report was Approved.
Report Detail	Yes	ec_recommendation	rec_comment	text			This is a field captures the DEC Team Report Detail..
Satellite Attorney Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Date (Comment - Satellite Attorney)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Attorney entered/changed the Name or comment about the team report.
Comment (Satellite Attorney)	Yes	ec_recommendation	rec_comment	text			The Satellite Attorney comments about the Final Report on the referred property.
Accepted (Satellite Attorney)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Attorney accepts the team report.</p> <p>The checked value is acceptance.</p>
Enforcement Analyst Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Date (Comment - Enforcement Analyst)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Enforcement Analyst entered/changed the Name or comment about the team report.
Comment (Enforcement Analyst)	Yes	ec_recommendation	rec_comment	text			The Enforcement Analyst comments about the Final Report on the referred property.
Accepted (Enforcement Analyst)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Enforcement Analyst accepts the team report.</p> <p>The checked value is acceptance.</p>
Team Leader Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Team Lead assigned to the referral.
Date (Comment - Team Leader)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Team Leader entered/changed the Name or comment about the team report.
Comment (Team Leader)	Yes	ec_recommendation	rec_comment	text			The Team Leader comments about the Final Report on the referred property.
Accepted (Team Leader)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Team Leader accepts the team report.</p> <p>The checked value is acceptance.</p>
Satellite Director Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Director

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							assigned to the referral.
Date (Comment - Satellite Director)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Director entered/ changed the Name or comment about the team report.
Comment (Satellite Director)	Yes	ec_recommendation	rec_comment	text			The Satellite Director comments about the Final Report on the referred property.
Headquarters Comments	Yes	ec_recommendation	rec_comment	text			Headquarters comments about the Final Report on the referred property.
Problem Statement							
Problem Statement	Yes	ec_recommendation	rec_comment	text			This is the Problem Statement that appears at the top of the Action Plan.
Action Plan							
Date Approved	Yes	ec_recommendation	rec_date	datetime			The date the action plan was approved.
Enforcement Analyst Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Enforcement Analyst assigned to the referral.
Date (Comment - Enforcement Analyst)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Enforcement Analyst entered/changed the Name or comment about the enforcement action plan.
Comment (Enforcement Analyst)	Yes	ec_recommendation	rec_comment	text			The Enforcement Analyst comments about the Enforcement Action Plan on the referred property.
Accepted	Yes	ec_	rec_accepted_ind	char (1)	• X - checked		This indicates if the

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
(Enforcement Analyst)		recommendation			<ul style="list-style-type: none"> Null - unchecked 		<p>Enforcement Analyst accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Team Leader Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Team Lead assigned to the referral.
Date (Comment - Team Leader)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Team Leader entered or changed the Name or comment about the enforcement action plan.
Comment (Team Leader)	Yes	ec_recommendation	rec_comment	text			The Team Leader comments about the Enforcement Action Plan on the referred property.
Accepted (Team Leader)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> X - checked Null - unchecked 		<p>This indicates if the Team Leader accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Satellite Attorney Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Attorney assigned to the referral.
Date (Comment - Satellite Attorney)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Attorney entered or changed the Name or comment about the enforcement action plan.
Comment (Satellite Attorney)	Yes	ec_recommendation	rec_comment	text			The Satellite Attorney comments about the Enforcement Action Plan on the referred property.

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Accepted (Satellite Attorney)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Attorney accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Secondary Legal Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Secondary Legal assigned to the referral.
Date (Comment - Secondary Legal)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Secondary Legal entered or changed the Name or comment about the enforcement action plan.
Comment (Secondary Legal)	Yes	ec_recommendation	rec_comment	text			The Secondary Legal comments about the Enforcement Action Plan on the referred property.
Accepted (Secondary Legal)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Secondary Legal accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
Satellite Director Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the DEC Satellite Director assigned to the referral.
Date (Comment - Satellite Director)	No (System Generated)	ec_recommendation	rec_date	datetime			The date the Satellite Director entered or changed the Name or comment about the enforcement action plan.
Comment (Satellite)	Yes	ec_recommendation	rec_comment	text			The Satellite Director comments about the

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
Director)							Enforcement Action Plan on the referred property.
Accepted (Satellite Director)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the Satellite Director accepts the enforcement action plan.</p> <p>The checked value is acceptance.</p>
HQ Concurrence Name	Yes	ec_recommendation	rec_name	varchar (40)			This is the full name of the HQ person that accepts or rejects the referral.
HQ Concurrence	Yes	ec_recommendation	rec_comment	text			HQ comments about the Enforcement Action Plan on the referred property.
Accepted (HQ Concurrence)	Yes	ec_recommendation	rec_accepted_ind	char (1)	<ul style="list-style-type: none"> • X - checked • Null - unchecked 		<p>This indicates if the HQ accepts the action plan.</p> <p>The checked value is acceptance.</p>
Analysis of Owner Responses							
Date Response Received	Yes	ec_recommendation	rec_date	datetime			The date the owner responses were received.
Analysis (No Label displayed)	Yes	ec_recommendation	rec_comment	text			The text for the analysis of the owner response.
Type of Work							
Type of Work (If IG does not agree with the Audit)	Yes	ec_property/work_type_reference	work_type_code/work_type_name	char (2)/ varchar (100)			This field is a drop-down list containing multiple values of work-types for audit performed by contractors, if the IG refuses to perform the

Field Name	Editable by MFH/DEC/CA (Source System)	Table/Reference Table	Data Element	Data Element Type/ Size	Values	Sugg. Source Docs	Description/Comments
							audit..

Departmental Enforcement Center Workload Queues

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs.	Description/Comments
Satellite Office Selection Section							
Satellite Office	DEC	dec_satellite_office_reference	dec_satellite_office_code/ dec_satellite_office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table.		This drop-down list box displays the listing of DEC Satellite Offices that the user can choose a specific Satellite Office Workload Queue to navigate detailed by Analyst or by Attorney.

DEC National Workload Queue

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs.	Description/Comments
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Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs.	Description/Comments
Unassigned National Workload Queue Section							
Queue	No (REMS) System Generated	N/A	N/A	N/A	Value is HQ - National.		This field Displays the name of the Queue, which is National.
Total in Queue	No (REMS) System Calculated	N/A	N/A	N/A	N/A		This field displays the total number of Active Property Referrals in the Unassigned DEC National Workload Queue. These Property Referrals have not been assigned to a Satellite Office.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/property_aka_name	property_aka_name	char (50)	N/A		Is the current name of the property within REMS (based on current indicator in the property_aka_name table).
Referred By	No (REMS)	dec_referral/dec_referral_source_reference	dec_referral_source_code/dec_referral_source	Char (2)/Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference		The abbreviated name for the state or U.S. territory in the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs.	Description/Comments
					Reference table.		primary property address.
Default Satellite Office	No (REMS)	address/ state_ reference/ dec_ satellite_ office_ reference	state/ dec_satellite_office_ code/ dec_satellite_ office_ name_ text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_ office_ reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Returned	No (REMS)	dec_ referral	returned_nat_que_ i nd	Char (1)	Values are: <ul style="list-style-type: none"> • Y - Yes • N - No 		This field indicates if the Referral was Returned to the unassigned National workload queue from a Satellite Office workload queue.
<Satellite Office> Workload Queue Section (for each Satellite Office this table will be repeated)							
Queue	No (REMS)	dec_ referral/ dec_ satellite_ office_ reference	dec_satellite_ office_ code/ dec_satellite_ office_ name_ text	char (2)/ char (30)	Values are in the dec_ satellite_ office_ re ference table.		This field Displays the name of the Queue, which is either Atlanta, Chicago, Fort Worth, Los Angeles or New York.
Total in Queue	No (REMS) System Calculated	N/A	N/A	N/A	N/A		This field displays the total number of Active Property Referrals in the <Satellite Office> Workload Queue. These Property Referrals have been assigned to the specific Satellite Office.
Referral Date	No (REMS)	dec_ referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/ property_ aka_ name	property_ aka_ nam e	char (50)	N/A		Is the current name of the property within REMS.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs.	Description/Comments
Referred By	No (REMS)	dec_referral/ dec_referral_ source_ reference	dec_referral_ source_code/ dec_referral_ source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_ reference/ dec_ satellite_office_ reference	state/ dec_satellite_office_ _code/ dec_satellite_ office_name_text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.

Referral Assignment to a Satellite Office

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs.	Description/Comments
Property ID	No (REMS)	property	property_id	Numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/ property_ aka_name	property_aka_name	Char (50)	N/A		Is the current name of the property within REMS.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs.	Description/Comments
Referral ID	No (REMS)	dec_referral	dec_referral_id	Numeric (3)	N/A		This field display the unique referral ID for a specific Property.
Referred By	No (REMS)	dec_referral/ dec_referral_ source_ reference	dec_referral_ source_code/ dec_referral_ source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC. <ul style="list-style-type: none"> •
Referral Date	No (REMS)	dec_referral	referral_date	Datetime	N/A		This field is the date that DEC receives the property referral. <ul style="list-style-type: none"> •
City of Property	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State of Property	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_ reference/ dec_ satellite_office_ reference	state/ dec_satellite_office_ _code/ dec_satellite_ office_name_text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
Assign to Satellite Office	DEC	dec_satellite_ office_reference	dec_satellite_ office_name_text	Char (30)	Values are in the dec_satellite_office_reference Reference table.		This drop-down list box enables this user to choose the Satellite Office he/she wishes to assign the Property Referral to.

DEC Satellite Office Workload Queue - by Analyst

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Unassigned Satellite Office Workload Queue Section							
Queue	No (REMS)	dec_referral/ dec_satellite_ office_reference	dec_satellite_ office_code/ dec_satellite_ office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table.		This field Displays the name of the Unassigned Satellite Office Workload Queue for the selected Satellite Office on the Departmental Enforcement Center Workload Queues page (dec_workload_queues.cfm), which is either Atlanta, Chicago, Fort Worth, Los Angeles or New York. . This Unassigned queue is based on no DEC Analyst is assigned to the DEC Property referred to the DEC.
Total in Queue	No (REMS) System Calculated	N/A	N/A	N/A	N/A		This field displays the total number of Active Property Referrals in the Unassigned Satellite Office Workload Queue. These Property Referrals have not been assigned to a DEC Analyst.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Property Name	No (REMS)	property/property_aka_name	property_aka_name	char (50)	N/A		Is the current name of the property within REMS.
Referred By	No (REMS)	dec_referral/dec_referral_source_reference	dec_referral_source_code/dec_referral_source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_reference/ dec_satellite_office_reference	state/dec_satellite_office_code/dec_satellite_office_name_text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.
<REMS User (DEC Analyst Role)> Workload Queue Section (for each REMS Users Assigned to the Property with a DEC Analyst Role this table will be repeated)							
Queue	No (REMS)	property_assignment/mfs_user	user_first_name + user_mi + user_last_name	char(20)/ Char (1)/ Char (30)	N/A		This field Displays the name of the Queue, which is the name of the current User assigned to the Property with a DEC Analyst Role.
Total in Queue	No (REMS) System	N/A	N/A	N/A	N/A		This field displays the total number of Active Property

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
	Calculated						Referrals in the REM User Workload Queue assigned to the Property with a DEC Analyst Role. These Property Referrals have been assigned to the specific/selected Satellite Office.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/property_aka_name	property_aka_name	char (50)	N/A		Is the current name of the property within REMS.
Referred By	No (REMS)	dec_referral/dec_referral_source_reference	dec_referral_source_code/dec_referral_source	Char (2)/Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_reference/ dec_satellite_office_	state/dec_satellite_office_code/	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference		This field display the default Satellite Office that could be assigned the Property Referral

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
		reference	dec_satellite_ office_name_text		Reference table.		based on geographical location by state.

DEC Satellite Office Workload Queue - by Attorney

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Unassigned Satellite Office Workload Queue Section							
Queue	No (REMS)	dec_referral/ dec_satellite_ office_reference	dec_satellite_ office_code/ dec_satellite_ office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table.		This field Displays the name of the Unassigned Satellite Office Workload Queue for the selected Satellite Office on the Departmental Enforcement Center Workload Queues page (dec_workload_queues.cfm), which is either Atlanta, Chicago, Fort Worth, Los Angeles or New York. This Unassigned queue is based on no Satellite Attorney is assigned to the DEC Property referred to the DEC.
Total in Queue	No (REMS) System Calculated	N/A	N/A	N/A	N/A		This field displays the total number of Active Property Referrals in the Unassigned

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							Satellite Office Workload Queue. These Property Referrals have not been assigned to a Satellite Attorney.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/ property_aka_name	property_aka_name	char (50)	N/A		Is the current name of the property within REMS.
Referred By	No (REMS)	dec_referral/ dec_referral_source_reference	dec_referral_source_code/ dec_referral_source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_reference/ dec_satellite_office_reference	state/ dec_satellite_office_code/ dec_satellite_office_name_text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
<REMS User (Satellite Attorney)> Workload Queue Section (for each REMS Users Assigned to the Property with a Satellite Attorney Role this table will be repeated)							
Queue	No (REMS)	property_assignment/ mfs_user	user_first_name + user_mi + user_last_name	char(20)/ Char (1)/ Char (30)	N/A		This field Displays the name of the Queue, which is the name of the current User assigned to the Property with a Satellite Attorney Role.
Total in Queue	No (REMS) System Calculated	N/A	N/A	N/A	N/A		This field displays the total number of Active Property Referrals in the REM User Workload Queue assigned to the Property with a Satellite Attorney Role. These Property Referrals have been assigned to the specific/selected Satellite Office.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Property ID	No (REMS)	property	property_id	numeric (10)	N/A		Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property/ property_aka_name	property_aka_name	char (50)	N/A		Is the current name of the property within REMS.
Referred By	No (REMS)	dec_referral/ dec_referral_source_ reference	dec_referral_source_code/ dec_referral_source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
City	No (REMS)	address	city	Varchar (28)	N/A		The alpha name of the city or postal area in the primary property address.
State	No (REMS)	address	state	Char (2)	Values are in the state_reference Reference table.		The abbreviated name for the state or U.S. territory in the primary property address.
Default Satellite Office	No (REMS)	address/ state_reference/ dec_satellite_office_reference	state/ dec_satellite_office_code/ dec_satellite_office_name_text	Char (2)/ Char (2)/ Char (30)	Values are in the dec_satellite_office_reference Reference table.		This field display the default Satellite Office that could be assigned the Property Referral based on geographical location by state.

DEC Referral History – by Analyst

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Referral ID	No (REMS)	dec_referral_history	dec_referral_id	numeric (3)	not null		This is the number that uniquely identifies a referral for a specific property.
Name	No (REMS)	mfs_user / dec_referral_history	user_first_name + user_mi + user_last_name / user_id	char(20)+Char (1)+Char(30) / Char (6)	N/A		This field displays the name of the person assigned this to this referral.
Role	No (REMS)	mfs_role / dec_referral_history	role_description / role_code	char(40) / char(3)	Not null		The role that a user is assigned.
Primary	No (REMS)	dec_referral_history	primary_ind	char (1)	not null, Default		The primary indicator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
					= "N"		designates an analyst or attorney as primary or lead analyst/attorney.
Assign Date	No (REMS)	dec_referral_history	assignment_date	datetime	not null		This field is the date that an Analyst or Attorney is assigned to a DEC_Referral
Assigned by Name	No (REMS)	dec_referral_history / mfs_user	assigned_by_user_id / user_first_name+ user_mi+ user_last_name	Char (6) / char(20)+Char (1)+Char(30)	Not null		The user_id that performed the assignment of the analyst or attorney.
Assigned by Role	No (REMS)	dec_referral_history / mfs_role	assigned_by_role / role_description	char (3) / char(40) /	not null		The user's role who performed the assignment of the analyst or attorney.
Un-Assign Date	No (REMS)	dec_referral_history	un-assignment_date	datetime	null		This field is the date that an Analyst or Attorney is un-assigned from DEC_Referral
Un-Assigned by Name	No (REMS)	mfs_user / dec_referral_history	user_first_name + user_mi + user_last_name / unassigned_by_user_id	char(20)+Char (1)+Char(30) / char (6)	not null		The user_id that performed the un-assignment of the analyst or attorney.
Un-Assigned by Role	No (REMS)	dec_referral_history	unassigned_by_role / user_first_name + user_mi + user_last_name	char (3) / char(20)+Char (1)+Char (30)	Not null		The user's role who performed the un-assignment of the analyst or attorney

DEC Referral History – by Attorney

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Referral ID	No (REMS)	dec_referral_history	dec_referral_id	numeric (3)	not null		This is the number that uniquely identifies a referral for a specific property.
Name	No (REMS)	mfs_user / dec_referral_history	user_first_name + user_mi + user_last_name / user_id	char(20)+Char(1)+Char(30) / Char (6)	N/A		This field displays the name of the person assigned this to this referral.
Role	No (REMS)	mfs_role / dec_referral_history	role_description / role_code	char(40) / char(3)	Not null		The role that a user is assigned.
Primary	No (REMS)	dec_referral_history	primary_ind	char (1)	not null, Default = "N"		The primary indicator designates an analyst or attorney as primary or lead analyst/attorney.
Assign Date	No (REMS)	dec_referral_history	assignment_date	datetime	not null		This field is the date that an Analyst or Attorney is assigned to a DEC_Referral
Assigned by Name	No (REMS)	dec_referral_history / mfs_user	assigned_by_user_id / user_first_name+ user_mi+ user_last_name	Char (6) / char(20)+Char(1)+Char(30)	Not null		The user_id that performed the assignment of the analyst or attorney.
Assigned by Role	No (REMS)	dec_referral_history / mfs_role	assigned_by_role / role_description	char (3) / char(40) /	not null		The user's role who performed the assignment of the analyst or attorney.
Un-Assign Date	No (REMS)	dec_referral_history	un-assignment_date	datetime	null		This field is the date that an Analyst or Attorney is un-

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							assigned from DEC_Referral
Un-Assigned by Name	No (REMS)	mfs_user / dec_referral_history	user_first_name + user_mi + user_last_name / unassigned_by_user_id	char(20)+Char(1)+Char(30) / char (6)	not null		The user_id that performed the un-assignment of the analyst or attorney.
Un-Assigned by Role	No (REMS)	dec_referral_history	unassigned_by_role / user_first_name + user_mi + user_last_name	char (3) / char(20)+Char(1)+Char (30)	Not null		The user's role who performed the un-assignment of the analyst or attorney

DEC Referral List

Field Name	Editable by MFH/DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Satellite Office Selection Section							
Satellite Office	No (REMS)	dec_satellite_office_reference	dec_satellite_office_code/ dec_satellite_office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table.		This field displays the listing of DEC Satellite Offices that the user can choose a specific Office to view the assigned referrals.
Referral List Section							
Property ID	No (REMS)	property	property_id	Numeric (10)	N/A		Is the unique identifier of the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
	System Generated						property within REMS.
Property Name	No (REMS)	property	property_name	Char (50)	N/A		Is the current name of the property within REMS.
Referral ID	No (REMS)	dec_referral	dec_referral_id	Numeric (3)	N/A		This field is the sequence number of the referral. Therefore, if a property is referred to the DEC twice the referral ID would be 002.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Referred By	No (REMS)	dec_referral/ dec_referral_source_reference	dec_referral_source_code/ dec_referral_source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field displays the organization that referred the property to DEC.
DEC Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	char (2)/ varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation - Initial Team Report • Evaluation Final Team Report • Action Plan Active • Inactive 		This field displays the DEC status associate with the property.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Referral Accepted by DEC Date	No (REMS)	dec_referral	referral_accept_date	datetime	N/A		This field is the date the DEC accepts the property referral for Enforcement.

Property Referral

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Property Referral Section							
Referral Date	DEC/ MFH (REMS)	dec_referral	referral_date	datetime	N/A		This field is the date that DEC receives the property referral.
Referral Accepted for Enforcement by DEC Date	DEC (REMS)	dec_referral	referral_accept_date	datetime	N/A		This field is the date the DEC accepts the property referral for Enforcement.
DEC Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	char (2)/ varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation - Initial Team Report • Evaluation Final Team Report • Action Plan Active • Inactive 		This field displays the DEC status associate with the property.
DEC Status	No (REMS)	dec_status_history	dec_status_	datetime	N/A		This field displays the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Effective/Change Date		y	start_date				effective date the DEC Status changed.
Referral Source	DEC/ MFH (REMS)	dec_referral/ dec_referral_ source_ reference	dec_referral_ source_code/ dec_referral_ source	Char (2)/ Char (20)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • REAC • HUB • HQ 		This field allows the DEC user to select the organization that referred the property to DEC.
HUB Office	No (REMS)	property/ servicing_site_ reference	site_hub_name	varchar (30)	Values in the servicing_site_ reference table from the site_hub_name column.		The name of the HUB responsible for the management/ servicing functions for the property. This value is dependent upon the servicing site selected in the servicing_site_ reference table in REMS.
Servicing Site	No (REMS)	property/ servicing_site_ reference	site_name	varchar (20)	Values in the servicing_site_ reference table from the site_name column.		The name of the HUD office responsible for the management/ servicing functions for the property.
Project Manager	No (REMS)	property_ assignment/mfs_ user	fk_user_id/ user_first_name + user_mi + user_last_name	Char (6)/ Char (20)/ Char (1)/ Char 30)	N/A		This field displays a list of REMS users assigned to the property with the role of Project Manager.
Satellite Office Assigned	No (REMS)	dec_referral/ dec_satellite_ office_reference	dec_satellite_ office_code/ dec_satellite_ office_name_text	char (2)/ char (30)	Values are in the dec_ satellite_office_re ference table.		This field displays the DEC Satellite Office Assigned the Referral.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Referral Type	DEC (REMS)	dec_referral/ dec_referral_ type_ref	referral_type_code/ referral_type_name	char (2)/ varchar (100)	Values are: <ul style="list-style-type: none"> Physical Financial Financial/ Physical 		This drop-down list box field contains the type of referral (Physical, Financial or Financial/Physical).
Referral Priority	DEC (REMS)	dec_referral/ dec_referral_ priority_ref	referral_ priority_code/ referral_priority_ name	Char (2)/ Varchar (40)	Values are: <ul style="list-style-type: none"> Normal Priority Emergency 		This drop-down list box field contains the priority of the DEC referral (Normal, Priority or Emergency).
Referral Closed Date	No (REMS)	dec_status_histor y	dec_status_ start_date	datetime	N/A		This field displays the effective date the DEC Status changed.
Resolution of Closed Referral	DEC (REMS)	dec_referral/ dec_referral_ resolution_ref	referral_ resolution_code/ referral_ resolution_name	Char (2)/ Varchar (40)	Values are: <ul style="list-style-type: none"> Returned to Hub - No DEC Action Plan Returned to Hub - Action Plan In Place Returned to Hub - OMHAR Referral Returned to Hub - Enforcement Complete 		This field displays the final resolution of the closed referral.
Type of Families	DEC (REMS)	dec_family_pro tected / dec_family_pro	family_protected _type_code / family_protected	Char(3) / char(255)	Not null Default= '00' / Not null		This field displays the type of families protected based on a code and looked up in

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		tected_reference	_description				a reference table to display the description.
Number of Families	DEC (REMS)	dec_family_protected	family_protected_quantity	Numeric (10)	not null Default = 0		The number tied to the type of families protected for the referral
Date Updated	DEC (REMS)	dec_family_protected	last_update_date	Datetime	Not null Default = "current date"		The date that is entered when number of families are updated.
DEC Participants Section							
Community Builder	DEC (REMS)	dec_referral	community_builder_name	varchar (100)	N/A		This field contains the Community Builder's name.
Sec Rep	DEC (REMS)	dec_referral	sec_rep_name	varchar (100)	N/A		This field contains the Sec Rep's name.
Problem Statement Section							
Problem Statement	DEC (REMS)	property_property_comment	property_comment_narrative	text	N/A		This field displays the problem statement comments. Comment rows selected (WHERE Property_comment_code= '20' and referral_id = <Current Referral ID>)

DEC Status History

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
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Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
DEC Status Effective/ Change Date	No (REMS)	dec_status_history	dec_status_start_date	datetime	N/A		This field displays the effective date the DEC Status changed.
DEC Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	char (2)/ varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation • Initial Report • Final Report • Closed/ Monitoring • Closed/ Returned to Hub 		This field displays the DEC status associate with the property.
Update User Name	No (REMS)	dec_status_history/ mfs_user	update_user_id/ user_first_name + user_mi + user_last_name	char (6)/ char (20)/ char (1)/ char (30)	N/A		This field displays the full name of the user who created or changed the problem statement comments. This field is a concatenation of the following fields from the mfs_user table: (user_first_name + user_mi + user_last_name)

DEC Status Detail

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
DEC Status	DEC (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	char (2)/ varchar (50)	The following are the possible values: <ul style="list-style-type: none"> • <Blank> • Evaluation • Initial Report • Final Report • Closed/ Monitoring • Closed/ Returned to Hub 		This field displays the DEC status associate with the property.
DEC Status Effective/ Change Date	DEC (REMS)	dec_status_history	dec_status_start_date	datetime	N/A		This field displays the effective date the DEC Status changed.
Updated By	No (REMS)	dec_status_history/ mfs_user	update_user_id/ user_first_name + user_mi + user_last_name	char (6)/ char (20)/ char (1)/ char (30)	N/A		This field displays the full name of the user who created or changed the problem statement comments. This field is a concatenation of the following fields from the mfs_user table: (user_first_name + user_mi + user_last_name)

DEC Task Management - List

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Sort Section							
Sort	DEC (System Generated)	N/A	N/A	N/A	Values are: <ul style="list-style-type: none"> • Task • Responsible Person • Role • Start Date • Target Complete Date • Amended Target Date • Closed Date • Approved/ Rejected • Reason for Closure 		Selecting this drop-down list control will enable the user to reorder the task list by one of the selected columns: <ul style="list-style-type: none"> • Task • Responsible Person • Role • Start Date • Target Complete Date • Amended Target Date • Closed Date • Approved/ Rejected • Reason for Closure
DEC Task Management (Multi valued List) Table							
Task	No (REMS)	dec_task/ dec_task_ reference	dec_task_ code/ dec_task_name	Char (3)/ Varchar (254)	Values are stored in the dec_task_ reference table.		This field displays the name/ description of the task.
Person Responsible	No (REMS)	dec_task	task_taken_ by_name	Char (53)	N/A		This field displays the REMS user assigned the task.
Role	No (REMS)	dec_task	task_taken_ by_role_code	Char (3)	N/A		This field displays the role code REMS user assigned the task.
Start Date	No (REMS)	dec_task	task_start_date	Datetime	N/A		This field displays the date the task started.
Target Complete Date	No (REMS)	dec_task	task_target_date	Datetime	N/A		This field displays the date the task was targeted to complete.
Amended Target	No (REMS)	dec_task	amended_	Datetime	N/A		This field displays the

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Date			target_date				amended date the task was targeted to complete.
Closed Date	No (REMS)	dec_task	task_actual_date	Datetime	N/A		This field displays the date the task actually completed.
Approved/Rejected	No (REMS)	dec_task	task_accept_reject_code	Char (1)	Values are: <ul style="list-style-type: none"> A - Accepted R - Rejected U - Un-confirmed 		This field indicate if the task was either accepted or rejected upon completion of the task. This field is primarily used for task that require concurrence/non-concurrence when the task is completed.
Reason for Closure	No (REMS)	dec_task/activity_closure_reference	activity_closer_code/activity_closure_name	Char (2)/ Char (20)	Values are stored in the activity_closure_reference table.		This field displays the reason the task was closed (e.g. Completed, Canceled).

DEC Task Management - Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Task Types	DEC (REMS)	dec_task/dec_task_reference	dec_task_code/dec_task_type	Char (3)/ Varchar (50)	Values are stored in the dec_task_reference table.		This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Task Description	DEC (REMS)	dec_task/dec_task_reference	dec_task_code/dec_task_name	Char (3)/ Varchar (254)	Values are stored in the dec_task_reference table.		This field displays the description of the task. These items are grouped by task type.
Task Start Date	DEC (REMS)	dec_task	task_start_date	Datetime	N/A		This field displays the start

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							date of the task.
Target Completion Date	DEC (REMS)	dec_task	task_target_date	Datetime	N/A		This field displays the date the task is targeted to complete.
Amended Target Date	DEC (REMS)	dec_task	amended_target_date	Datetime	N/A		This field displays the amended date the task is targeted to complete.
Person/Role Responsible for Task	DEC (REMS)	dec_task, property_assignment/dec_task, property_assignment, mfs_user	task_taken_by_role_code, fk_role_code/task_taken_by_name, fk_user_id, user_first_name, user_mi, user_last_name	Char (3), Char (3)/ Char (53), Char (6), Char (20), Char (1), Char (30)	N/A		This drop-down list box displays the REMS name of the person assigned the task and role of the person assigned the task or possible persons and their associated roles that may be assigned the task.
Date Amended	No (REMS) System Generated	dec_task	amended_date	Datetime	N/A		This is the date the Amended Target Date for the Task was changed.
Comment	DEC (REMS)	dec_task	task_comment	Varchar (254)	N/A		This field enables the user to enter any textual comments about the task.
Task Accepted/Rejected	DEC (REMS)	dec_task	task_accept_reject_code	Char (1)	Values are: <ul style="list-style-type: none"> • A - Accepted • R - Rejected • U - Un-confirmed 		This field indicate if the task was either accepted or rejected upon completion of the task. This field is primarily used for tasks that require concurrence/non-concurrence when the task is completed.
Accepted/Rejected Date	DEC (REMS)	dec_task	task_accepted_rejected_date	Datetime	N/A		This date is the date the task was accepted/rejected. This field is used to capture the date of concurrence/non-

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							concurrency of a task.
Closure Date	DEC (REMS)	dec_task	task_actual_date	Datetime	N/A		This field displays the complete/closure date of the task.
Reason for Closure	DEC (REMS)	dec_task/ activity_ closure_ reference	activity_ closure_code/ activity_ closure_name	Char (2)/ Char (20)	N/A		This drop-down list provides the user the ability to record the reason the task was closed (e.g. Completed, Canceled).

DEC Action Plan

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
General Action Plan Section							
Target Action Plan Complete Date	No (REMS)	dec_task	task_target_date	Datetime	N/A		This field displays the target complete date of the DEC action plan.
Action Plan Complete Date	No (REMS)	dec_task	task_actual_date	Datetime	N/A		This field displays the actual complete date of the DEC action plan.
Plan Type	No (REMS)	dec_referral/ action_ plan_type_ reference	action_plan_ type_code/ action_plan_ type_name	Char (2)/ Char (30)	N/A		This field displays the type of action plan, (i.e. Housing, Enforcement).
Start Date of Action Plan	Yes	dec_referral	action_plan_ start_date	Datetime	N/A		This field displays the actual start date of the DEC action plan.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Action Plan Approved	Yes	Dec_referral	action_plan_approved_ind	Char(1)	Not null Default='N'		This field indicates if the action plan for this referral has been approved by DEC
Go To Task Section							
Go to Task	No (REMS)	dec_task/ dec_task_ reference	action_plan_ sequence_ number, dec_task_ code/ dec_task_ type, dec_task_ name	Numeric (3)/ Char (3)/ Varchar (50)/ Varchar (254)	Values are stored in the dec_task_ reference table.		This drop-down list box enables the user to select a task in the action plan and to move to the desired task without actually searching for the task.
Action Plan Tasks Section (Multi valued List) Table							
Task Number	No (REMS)	dec_task	action_plan_ sequence_ number	Numeric (3)	N/A		This field displays the task sequence number in the order the task appears in the DEC action plan.
Task Description	No (REMS)	dec_task/ dec_task_ reference	dec_task_ code/ dec_ task_ name	Char (3)/ Varchar (254)	Values are stored in the dec_task_ reference table.		This field displays the description of the task.
Task Type	No (REMS)	dec_task/ dec_task_ reference	dec_task_ code/ dec_ task_ type	Char (3)/ Varchar (50)	Values are stored in the dec_task_ reference table.		This field displays the type of task, tasks are grouped by task type.
Role/ Person	No (REMS)	dec_task	task_taken_ by_role_ code + task_ taken_ by_ name	Char (3)/ Char (53)	N/A		This field displays the REMS user assigned the task and their associated role code.
Target Complete Date	No (REMS)	dec_task	task_target_ date	Datetime	N/A		This field displays the date the task was targeted to complete.
Complete Date	No (REMS)	dec_task	task_actual_ date	Datetime	N/A		This field displays the date the task actually completed.
Reason for Closure	No (REMS)	dec_task/ activity_ reference	activity_ closer_ code/ reference	Char (2)/ Char (20)	Values are stored in the activity_ reference table.		This field displays the reason the task was closed (e.g.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore / Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		closure_reference	activity_closure_name		closure_reference table.		Completed, Canceled).
Added Task	No (REMS)	dec_task	added_task_ind	Char (1)	N/A		This field indicates if the task was added after the start of the DEC action plan.
Active Task	No (REMS)	dec_task	active_task_ind	Char (1)	N/A		This field indicates if the task is an active task that must be acted on by the assigned individual.
Accept/ Reject	No (REMS)	dec_task	task_accept_reject_code	Char (1))	Values are: <ul style="list-style-type: none"> • A - Accepted • R - Rejected • U - Un-confirmed 		This field indicate if the task was either accepted or rejected upon completion of the task. This field is primarily used for task that require concurrence/ non-concurrence when the task is completed.

DEC Action Plan - Task Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Task Types	Yes	dec_task/dec_task_reference	dec_task_code/dec_task_type	Char (3)/Varchar (50)	Values are stored in the dec_task_reference table.		This field displays the type of task. When selecting task descriptions, these items are grouped by task type.
Select a Task Description	Yes	dec_task/dec_task_reference	dec_task_code/dec_task_name	Char (3)/Varchar (254)	Values are stored in the dec_task_reference table.		This field displays the description of the task. These items are grouped by task

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							type.
Pick the Task you wish to Insert this Task Before (Used for Inserting and Moving Tasks Only) Used for task Sorting	Yes	dec_task/ dec_task_ reference	action_plan_ sequence_ number, dec_task_ code/ dec_task_ type, dec_task_ name	Numeric (3)/ Char (3)/ Varchar (50)/ Varchar (254)	Values are stored in the dec_task_ reference table.		This drop-down list enables the user to pick the task they wish to insert the current task before in the DEC Action Plan. This field is used for inserting and moving tasks only, primarily used for the sorting of tasks.
Active Task	Yes	dec_task	active_task_ind	Char (1)	N/A		This field indicates if the task is an active task that must be acted on by the assigned individual.
Task Start Date	Yes	dec_task	task_start_date	Datetime	N/A		This field displays the start date of the task.
Target Completion Date	Yes	dec_task	task_target_date	Datetime	N/A		This field displays the date the task is targeted to complete.
Amended Target Date	Yes	dec_task	amended_ target_date	Datetime	N/A		This field displays the amended date the task is targeted to complete.
Assigned to Role	Yes	dec_task/ property_ assignment	task_taken_by_role_ code/ fk_role_code	Char (3)/ Char (3)	N/A		This field displays the REMS role of the person assigned the task or possible roles that may be assigned the task.
Assigned to Name	Yes	dec_task/ property_ assignment/mfs_ user	task_taken_ by_name/ fk_user_id/ user_first_name, user_mi, user_last_ name	Char (53)/ Char (6)/ Char (20), Char (1), Char (30)	N/A		This field displays the name of the person assigned the task
Comment	Yes	dec_task	task_comment	Varchar (254)	N/A		This field enables the user to enter any textual comments

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							about the task.
Task Accepted/Rejected	Yes	dec_task	task_accept_reject_code	Char (1)	Values are: <ul style="list-style-type: none"> • A - Accepted • R - Rejected • U - Un-confirmed 		This field indicate if the task was either accepted or rejected upon completion of the task. This field is primarily used for task that require concurrence/non-concurrence when the task is completed.
Closure Date	Yes	dec_task	task_actual_date	Datetime	N/A		This field displays the complete/closure date of the task.
Reason for Closure	Yes	dec_task/activity_closure_reference	activity_closure_code/activity_closure_name	Char (2)/ Char (20)	N/A		This drop-down list provide the user the ability to record the reason the task was closed (e.g. Completed, Canceled).

High Level Tracking Date List

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Tracking Item	No (REMS)	tracking_date_item / tracking_item_date_ref	tracking_item_code/tracking_item_name	char (3)/ varchar (100)	Values are stored in the tracking_item_date_ref reference table.		This field contains the description of the tracking item date.
Date	No (REMS)	tracking_date_item	tracking_date	datetime	N/A		This field contains the date being tracked corresponding to the tracking item.
Comments	No (REMS)	tracking_	tracking_	Text	N/A		This field contains any

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		date_item	comment_text				comments relating to the tracking item.

Tracking Item Date - Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Tracking Item	DEC (REMS)	tracking_date_item / tracking_item_date_ref	tracking_item_code/ tracking_item_name	char (3)/ varchar (100)	Values are stored in the tracking_item_date_ref reference table.		This drop-down list box contains a list of descriptions of the tracking item dates.
Date	DEC (REMS)	tracking_date_item	tracking_date	datetime	N/A		This field contains the date being tracked corresponding to the tracking item.
Comments	DEC(REMS)	tracking_date_item	tracking_comment_text	Text	N/A		This field contains any comments relating to the tracking item.

High Level Tracking Indicator List

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Tracking Item	No (REMS)	tracking_indicator_item/	tracking_item_code/	char (3)/ varchar (100)	Values are stored in the		This field contains the description of the tracking

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		tracking_item_indicator_ref	tracking_item_name		tracking_item_indicator_ref reference table.		item indicator.
Disposition	No (REMS)	tracking_indicator_item	tracking_indicator_code	Char (1)	Values are: <ul style="list-style-type: none"> • Y - Yes • N - No • U- Un-confirmed • 		This field contains the value of the indicator being tracked corresponding to the tracking item.
Comments	No (REMS)	tracking_indicator_item	tracking_comment_text	Text	N/A		This field contains any comments relating to the tracking item indicator.

Tracking Item Indicator - Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Tracking Item	DEC (REMS)	tracking_indicator_item/ tracking_item_indicator_ref	tracking_item_code/ tracking_item_name	char (3)/ varchar (100)	Values are stored in the tracking_item_indicator_ref reference table.		This drop-down list box contains a list of descriptions of the tracking item indicators.
Disposition	DEC(REMS)	tracking_indicator_item	tracking_indicator_code	Char (1)	Values are: <ul style="list-style-type: none"> • Y - Yes • N - No • U- Un-confirmed 		This radio button contains the value of the indicator being tracked corresponding to the tracking item.

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					•		
Comments	DEC(REMS)	tracking_indicator_item	tracking_comment_text	Text	N/A		This field contains any comments relating to the tracking item indicator.

Funds Recovered List

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Collection Date	No (REMS)	dec_fund_recovered	fund_recovered_date	Datetime	N/A		This field displays the date the funds were recovered.
Type of Funds Recovered	No (REMS)	dec_fund_recovered/ dec_fund_recovered_type_ref	fund_recovered_type_code/ fund_recovered_type_name	Char (3)/ Varchar (100)	Values are in the dec_fund_recovered_type_ref reference table.		This field displays the type of funds recovered (e.g. Unauthorized Distributions, Unauthorized Expenses, Underfunded Accounts, Overpayment Section 8 and Grants Payback).
Amount Recovered By HUD	No (REMS)	dec_fund_recovered	hud_recovered_amt	Money	N/A		This field display the amount of funds that HUD recovered.
Amount Recovered By Project	No (REMS)	dec_fund_recovered	project_recovered_amt	Money	N/A		This field display the amount of funds recovered by the project.
Action Plan	No (REMS)	dec_fund_recovered	recovered_from_ap_ind	Char (1)	Values are: • Y - Yes		This field indicates if the fund recovered was a result of a

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					• N - No		DEC Action Plan.
Comment	No (REMS)	dec_fund_recovered	fund_recov_comment_text	Text	N/A		This field contains any comments relating to the recovered funds.

Funds Recovered Detail

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Funds Recovered Date	Yes	dec_fund_recovered	fund_recovered_date	Datetime	N/A		This field displays the date the funds were recovered.
Amount of Funds Recovered by HUD	Yes	dec_fund_recovered	hud_recovered_amt	Money	N/A		This field display the amount of funds that HUD recovered.
Amount of Funds Recovered by Project	Yes	dec_fund_recovered	project_recovered_amt	Money	N/A		This field display the amount of funds recovered by the project.
Type of Funds Recovered	Yes	dec_fund_recovered/ dec_fund_recovered_type_ref	fund_recovered_type_code/ fund_recovered_type_name	Char (3)/ Varchar (100)	Values are in the dec_fund_recovered_type_ref reference table.		This drop-down list box allows the user to select or change the type of funds recovered (e.g. Unauthorized Distributions, Unauthorized Expenses, Underfunded Accounts, Overpayment Section 8 and Grants Payback).

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Recovered as Result of DEC Action Plan	Yes	dec_fund_recovered	recovered_from_ap_ind	Char (1)	Values are: <ul style="list-style-type: none"> • Y - Yes • N - No 		This radio button allows the user to indicate if the fund recovered was a result of a DEC Action Plan.
Comment	Yes	dec_fund_recovered	fund_recov_comment_text	Text	N/A		This field contains any comments relating to the recovered funds.

AFS Non-filers

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
AFS Non-filers							
Section 8	No (REMS)	property_	property_	numeric(10)			The total number of units

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Contract Units		unit_summary	assist_unit_count				in the property from a Section 8 contract.
Total Number of Units	No (REMS)	property_unit_summary	property_total_unit_count	numeric(10)			The total number of units in the property.
Date Assigned to DEC Analyst	No (REMS)	dec_referral_history	assignment_date	datetime, null			The Latest Date the DEC Referral is assigned to a DEC Analyst or Financial Analyst.
Date DEC Analyst Starts Work on Referral	DEC (REMS)	dec_afs_nonfiler	work_start_date	datetime, null			The date the DEC Analyst starts work on the AFS Non-Filer Referral.
Date of Overdue Notification Sent	DEC (REMS)	dec_afs_nonfiler	notification_overdue_sent_date	datetime, null			The date REAC or Multifamily Housing sent a notification informing the owner the AFS is overdue. This notification may have been in the form of a Letter or an Email message
Date Referral Invalidated	DEC(REMS)	dec_afs_nonfiler	invalidated_referral_date	datetime, null			The date that the Enforcement Analyst determines that a HUD system problem hindered the AFS submission, the referral is invalidated and is to be returned to Multifamily Housing.
Date Initial	DEC (REMS)	dec_afs_	dec_initial_	datetime,			The date the DEC SO

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
DEC Letter Sent		nonfiler	letter_sent_date	null			mailed the notification letter informing the Owner that their property has been referred to the DEC due to non-submission of the required AFS.
Date of Initial DEC Returned Receipt	DEC (REMS)	dec_afs_nonfiler	dec_initial_receipt_date	datetime, null			The date the Owner receives (signs) the (green) Return Receipt Card.
First Telephone Owner Contact	DEC (REMS)	dec_afs_nonfiler	first_owner_contact_date	datetime, null			The date of the first telephone contact with the Owner
Date of Prepayment Penalty Letter Sent	DEC (REMS)	dec_afs_nonfiler	prepay_letter_sent_date	datetime, null			This is the date the pre-penalty letter is mailed.
Date Pre-Penalty DEC Return Receipt	DEC (REMS)	dec_afs_nonfiler	prepay_penalty_receipt_date	datetime, null			The date the Owner receives (signs) the (green) Return Receipt Card.
Date of Second Telephone Contact	DEC (REMS)	dec_afs_nonfiler	second_owner_contact_date	datetime, null			This is the date of the telephone contact with the owner after the Pre-penalty Letter has been sent and received by the owner.
Date Settlement	DEC (REMS)	dec_afs_nonfiler	settlement_offer_rcvr_date	datetime, null			The date the Owner's settlement offer is received

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Offer Received			date				by the DEC.
Settlement Range	DEC (REMS)	dec_afs_nonfiler / dec_settlmnt_range_reference	settlement_range_code / dec_settlmnt_range_reference	char(2), not null / varchar (255)	The following are the possible values: <Blank> (Default) \$1000 to \$2000 \$2000 to \$3000 \$3000 to \$5000		This is the settlement range specific to the referral as determined by the AFS Non-Filer training manual.
Settlement Amount	DEC (REMS)	dec_afs_nonfiler	settlement_amount	numeric, null (17,2)			This is the negotiated settlement amount between the DEC and the owner as a result of the owner's failure to submit the required AFS timely.
Judgement_ordered_amt	DEC (REMS)	Dec_afs_nonfiler	Judgment Ordered Amount	Numeric, null (17,2)			This field is entered by the DEC for a nonfiler. DEC files a legal complaint and a judgement amount is ordered for the owner to pay. This amount is entered here by DEC
Judgement_collected_amt	DEC (REMS)	Dec_afs_nonfiler	Judgment Collected Amount	Numeric, null (17,2)			This field is entered by the DEC for a nonfiler. DEC files a legal complaint and a judgement amount is ordered for the owner to pay. This amount would be the actual amount collected by DEC
AFS Non-Filer Agreement							

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Owner Name	No (REMS)	participant	participant_id				The name that represents the owner of the property.
Date Owner Agree to Submit AFS (electronically)	DEC (REMS)	dec_afs_nonfiler_submit_dates	owner_agree_submit_date	datetime, null			The date the owner agreed to submit the outstanding AFS's electronically to REAC.
Fiscal Year Owner Agrees to Submit AFS	DEC (REMS)	dec_afs_nonfiler_submit_dates	owner_agree_submit_fiscal_yr	Char(4)			The Fiscal Year of the Annual Financial Statement that the owner agrees to submit.
Date Owner Submits AFS	No (REAC-FASS)	afs.project_afs_header	date_received				The Date the owner submits AFS to REAC-FASS.
AFS Type	No(REAC-FASS)	afs.project_afs_header.	submission_type_ref_id submission_type_ref				The Type of AFS either Owner Certified or Audited
Date Settlement Agreement Mailed	DEC (REMS)	dec_afs_nonfiler	settlement_agree_mail_date	datetime, null			The date the EA mails the prepared Settlement Agreement to the Owner.
Date of Settlement Agree DEC Return Receipt	DEC (REMS)	dec_afs_nonfiler	settlement_agree_recpt_date	datetime, null			The date the Owner receives (signs) the (green) Return Receipt Card.
Date Settlement	DEC (REMS)	dec_afs_nonfiler	settlement_agree_execute_	datetime, null			This is the date the Owner and the DEC sign the Settlement Agreement.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
Agreement Executed			date				
Date Recommendation for Filing Complaint Referred to DEC Legal	DEC(REMS)	dec_afs_nonfiler	recommend_complaint_sent_date	datetime, null			
Date Referral Closed	No (REMS)	dec_status_history	dec_status_start_date	datetime, null			<p>This is the date the SOD (or his designate) approves one of the following appropriate actions:</p> <ul style="list-style-type: none"> a. The return of the referral to Multifamily Housing. b. Settlement Agreement has been executed and completed. c. A Recommendation for Filing a Complaint has been forwarded to DEC Legal.
Justification of Return	No (REMS)	dec_referral dec_referral_resolution_ref	dec_referral_referral_resolution_code dec_referral_ref.referral_resolution_	char(2), not null / varchar (255)	<p>The following are the possible values: < '00' > (Default)</p> <ul style="list-style-type: none"> a. Returned to MF – Beyond the 		The code that represents why the referral was closed.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
			code dec_referral_resolution_ref.referral_resolution_name		<p>Owners control</p> <p>b. Returned to MF – Mortgage Prepaid</p> <p>c. Returned to MF – Inconclusive factual support (ie., approved waiver)</p> <p>d. Owner files AFS prior to pre-penalty letter</p> <p>e. Settlement Agreement Executed</p> <p>f. Referred for Civil Money Penalty</p> <p>g. Other</p>		
Comments	DEC (REMS)	dec_afs_nonfiler_comment	comment_description	varchar (255)			The comment description entered by the Enforcement Analyst. User can enter limitless characters. Each row in the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Sugg. Source Docs	Description/Comments
							dec_afs_nonfiler_comment table represents 255 characters.

Residents and Neighborhood

MSA Code	No (Group 1/ REMS)	address	msa_code	char (4)			Metropolitan Statistical Area (MSA). A four digit code created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
MSA Name	No (Group 1/ REMS)	address/ hud_special_fmr_msa_ref	msa_name	varchar (45)			Text that identifies the associated Metropolitan Statistical Area (MSA) created by the Census Bureau for each county recognized by the Office of Management and Budget (OMB) for having a specific population density and commuting patterns.
Congressional District	No (Group 1/ REMS)	address	congressional_district_code	char (15)			A code identifying the congressional district in which the

							primary property address is located.
State House District	No (Group 1/REMS)	address	state_house_district_code	char (6)			A code identifying the state house district in which the primary property address is located.
State Senate District	No (Group 1/REMS)	address	state_senate_district_code	char (6)			A code identifying the state senate district in which the primary property address is located.
Place Based City	No (Group 1/REMS)	address	placed_based_city_name	varchar (30)			Incorporated places including legally incorporated cities and towns.
Longitude	No (Group 1/REMS)	address	longitude_number	decimal (7,4)			The longitude of the primary property address.
Latitude	No (Group 1/REMS)	address	latitude_number	decimal (7,4)			The latitude of the primary property address.

Page/Screen Map

Use Restrictions/ Lock –Ins Information

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
Use Restriction Status	HUD/CA (REMS)	Use_restriction/restriction_status_type_ref	Restriction_status_code	Char (4)	<ul style="list-style-type: none"> • '00' = blank • '01' = Active • '02' = Inactive 		The current status of the Use Restriction
Date of Recordation	HUD/ CA (REMS)	Use_restriction	Restriction_recorded_date	Datetime, not null			The date the restriction was recorded with the local government.
Reason (s) for Restriction	HUD/ CA (REMS)	Use_restriction/Restriction_reaso	restriction_reason_code/	Varchar (100), not	See Restriction_reaso		Reasons for the Restrictions of the current Use Restriction.

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
		n_ref	restriction_reason_desc	null	n_ref table		
Effective Date	HUD/ CA (REMS)	Use_restriction	restriction_effective_date	Datetime, null			The date the agreement becomes effective.
End Date	HUD/ CA (REMS)	Use_restriction	restriction_end_date	Datetime, null			The date that the agreement expires.
Is the Use Restriction Based on Units?	HUD/ CA (REMS)	Use_restriction	Restriction_unit_based_code	Char (1), not null	<ul style="list-style-type: none"> • 'Y' = Yes • 'N' = No • 'U' = Unknown (default) 		This field ask if the Use Restriction is required to maintain a certain amount of units to comply with the conditions of the Agreement.
Quantity of Units Restricted	HUD/ CA (REMS)	Use_restriction	restriction_unit_quantity	Numeric (6), not null Default = '0'			The number of Units that must be maintained by the property, in order for it to comply with the conditions of the Agreement.
Associated FHA/ Contract/ IRP Number	HUD/ CA (REMS)	Use_restriction	Fha_contract_irp_number	Varchar (11), not null Default = '00'	See assistance_contract, Interest_reduction_payment, and financing_instrument table for the current property_id		Displays all the FHA, Contract, and IRP numbers that are associated to the current property.
Is Certification Required?	HUD/ CA (REMS)	Use_restriction	Restriction_certification_code	Char (1), not nullable	<ul style="list-style-type: none"> • 'Y' = Yes • 'N' = No • 'U' =Un-confirmed (default) 		An indicator to show if annual certification is needed from the owner, in order to be compliant with the rules of the restriction.
Has the Owner Submitted Required	HUD/ CA (REMS)	Use_restriction	Restriction_cert_submitted_ind	Char (1), not nullable	<ul style="list-style-type: none"> • 'Y' =Yes • 'N' =No 		If an annual certification is needed from the owner, this field records if the owner has

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
Certification?					<ul style="list-style-type: none"> 'U' = 'N/A' (default) 		submitted the required certification.
Termination Date	HUD/ CA (REMS)	Use_restriction	Restriction_termination_date	Datetime, nullable			The 'Termination Date' of the Agreement. This date will be used if HUD decides to terminate the Use Agreement with the owner, prior to the set expiration date.
Reason for Termination	HUD/ CA (REMS)	Use_restriction/restriction_reason_type_ref	Restriction_terminated_code	Char (4), not null (default = '00')			The code for the related description of the reason HUD chose to terminate the Restriction.
Comments	HUD/ CA (REMS)	Use_restriction	Restriction_comments_text	Varchar (254), not null Default = space			Comments describing the restriction.
Owner Submitted Compliance Certification Date:		annual_compliance_submission	annual_compl_submit_date	Datetime	<ul style="list-style-type: none"> See annual_compliance_submission table 		This field is retrieved from the annual_compliance_submission table
Termination Date	HUD/ CA (REMS)	Use_restriction	Restriction_termination_date	Datetime, nullable			The 'Termination Date' of the Agreement. This date will be used if HUD decides to terminate the Use Agreement with the owner, prior to the set expiration date.
Reason for Termination	HUD/ CA (REMS)	Use_restriction/restriction_reason_type_ref	Restriction_terminated_code	Char (4), not null (default = '00')			The code for the related description of the reason HUD chose to terminate the Restriction.
Comments	HUD/ CA (REMS)	Use_restriction	Restriction_comments_text	Varchar (254), not null Default =			Comments describing the restriction.

Field Name	Editable by HUD/CA (Source System)	Database/ Reference table	Data Element	Data Element Type/ Length	Values	Sugg Source Docs	Description/ Comments
				space			
Date Submitted	HUD/ CA (REMS)	annual_compliance_submission	annual_compl_submit_date	Datetime			The date the user wants to enter for the compliance.
Updated By		Mfs_user	user_first_name, user_mi, user_last_name	Varchar			The user who entered the compliance date.

DEC Team Report

Page Map/Screen Maps

View/Generate/Signoff Screen

Field Name	Editable by MFH/DEC/ CA (Source System)	Data Store/ Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Referral ID	No (REMS)	dec_referral	dec_referral_id	numeric	N/A		View only. Allows the user to select which referrals are included in the report.
Referral Date	No (REMS)	dec_referral	referral_date	datetime	N/A		View only. Allows the user to select which referrals are included in the report.
Source	No (REMS)	dec_referral/dec_referral_source_ref	dec_referral_source_code/dec_referral_source_name	Char(2)	N/A		View only. Allows the user to select which referrals are included in the report.

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Type	No (REMS)	dec_referral/ dec_referral_type_ref	referral_type_code/ referral_type_name	Char(2)	N/A		View only. Allows the user to select which referrals are included in the report.
Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_name	Char(2)	N/A		View only. Allows the user to select which referrals are included in the report.
Name	No (System Generated)	dec_team_approval/mfs_user	fk_user_id/user_id/user_first_name/user_last_name	Char(6)	N/A		List of users assigned to the property
Role	No (System Generated)	dec_team_approval/mfs_role	fk_role_code/role_code/role_description	Char(3)	N/A		List of the users roles who are assigned to the property
Approve/Reject	Yes – DEC	dec_team_approval	user_approved_ind	Char(1)	N - No Response, Y - Approved, R - Rejected		Values selected thru buttons at the bottom of the Cold Fusion Page DECTeamRpt_Main.cfm

User Data Entry Screen 1

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Principals & Percentage of Ownership	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='OWDS'
Limit on Distributions	Yes (REMS)	dec_team_summary_detail/limit_amount_ref	limit_amount_code	Char(4)			
(TPA) Modified or Full	Yes (REMS)	dec_team_summary_detail/tpa_type_ref	Tpa_type_code	Char(4)			
Ownership comments	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='OWCT'
Contract Administrator Comments	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='CACT'
Approved Management Certification	Yes (REMS)	dec_team_summary_detail	Mgmt_certific_approved_ind	Char(1)	Y or N		
Management Agent comments	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='MACT'
Response Date	Yes (REMS)	renewal	hud_response_to_owner_date	datetime			

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Rent Increase History Comments	Yes (REMS)	Dec_team_detail_comment	Comment_description	Char(255)			Comment text-comment_type_code='SIFC'

User Data Entry Screen 2

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contractor findings – Exterior /REAC	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EXT' Finding_status_code='REAC'
Loan Information Comments	Yes (REMS)	Dec_team_detail_comment	Comment_description	Char(255)			Comment text- comment_type_code='LIFC'
Contractor findings – Exterior /Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EXT' Finding_status_code='CRCT'
Contractor findings – Exterior/Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EXT' Finding_status_code='OPEN'
Contractor findings – Exterior /Unobserved	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EXT' Finding_status_code='UOBV'
Contractor findings – Interior /REAC	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='INT' Finding_status_code='REAC'
Contractor findings – Interior /Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='INT' Finding_status_code='CRCT'
Contractor findings – Interior /Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='INT' Finding_status_code='OPEN'
Contractor	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='INT'

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
findings – Interior /Unobserved		inding					Finding_status_code='UOBV'
Contractor findings – EHS /REAC	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EHS' Finding_status_code='REAC'
Contractor findings – EHS /Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EHS' Finding_status_code='CRCT'
Contractor findings – EHS /Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EHS' Finding_status_code='OPEN'
Contractor findings – EHS /Unobserved	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='EHS' Finding_status_code='UOBV'
Contractor findings – Level1 /REAC	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev1' Finding_status_code='REAC'
Contractor findings – Level1 /Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev1' Finding_status_code='CRCT'
Contractor findings – Level1 /Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev1' Finding_status_code='OPEN'
Contractor findings – Level1 /Unobserved	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev1' Finding_status_code='UOBV'
Contractor findings –	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev2' Finding_status_code='REAC'

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Level2 /REAC							
Contractor findings – Level2/Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev2' Finding_status_code='CRCT'
Contractor findings – Level2 /Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev2' Finding_status_code='OPEN'
Contractor findings – Level2 /Unobserved	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev2' Finding_status_code='UOBV'
Contractor findings – Level3 /REAC	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev3' Finding_status_code='REAC'
Contractor findings – Level3 /Corrected	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev3' Finding_status_code='CRCT'
Contractor findings – Level3 /Open	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev3' Finding_status_code='OPEN'
Contractor findings – Level3 /Unobserved	Yes (REMS)	contractor_finding	finding_quantity	int			Finding_type_code='Lev3' Finding_status_code='UOBV'
Additional Findings Not Addressed by PASS	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='FNAP'
REAC	Yes (REMS)	dec_team_s	reac_inspection	Char(3)			

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Inspection Accurately Reflects Present Condition		ummary_detail	_accurate_ind				
MIO/Corrective Action Plan Required	Yes (REMS)	dec_team_summary_detail	Mio_required_ind	Char(1)			
Summary of MIO Repairs	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='MIOD'

User Data Entry Screen 3

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Identify Identity-of-Interest Entities	Yes (REMS)	dec_team_summary_detail	company_name	Varchar(255)			
Monthly Accounts Reports Required	Yes (REMS)	dec_team_summary_detail	monthly_report_required_ind	Char(1)			
Section 238 Remitting Excess Income	Yes (REMS)	dec_team_summary_detail	section_238_ind	Char(1)			
MM&P PUPA	Yes (REMS)	dec_team_summary_detail	mmo_description	Char(100)			
Identify Excessive Expenses	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='EXEX'
Identify Ineligible Expenses	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='INEX'
Financial comments	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='FINC'

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Legal Concerns comments	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='LGGLC'

Operator

User Data Entry Screen 4

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Open Audit	Yes (REMS)	dec_team_summary_detail	open_audit_ind	Char(1)			
Open Investigation	Yes (REMS)	dec_team_summary_detail	open_investigation_ind	Char(1)			
Referral Made By	Yes (REMS)	dec_team_summary_detail/referral_agency_type_ref	referral_agency_type_code	Char(4)			
Basis for Referral	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='REFR'
Auditor/Agent Name	Yes (REMS)	dec_team_summary_detail	agent_name	Char(40)			
Auditor/Agent Phone	Yes (REMS)	dec_team_summary_detail	agent_phone_number	Char(20)			
Summary of Owners Response	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='OWRT'
Summary of DEC Reply	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='DCRT'
Date of Further	Yes (REMS)	dec_team_summary_detail	owner_correspond_date	datetime			

Operator

Field Name	Editable by MFH/DEC/CA (Source System)	Data Store/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Correspondence from Owner							
Summary of Further Correspondence	Yes (REMS)	dec_team_detail_comment	comment_description	Char(255)			Comment text – comment_type_code='OWCD'

DEC Portfolio Review

Page/Screen Maps

DEC Portfolio Review List Page

Field Name	Editable by MFH/DEC/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Description/Comments	Alt text
DEC Portfolio Review List (Multi-valued) Table *The field (row value from 1st column and then column) name should be read prior to each value in the table. If it's the first column then it just needs to read the column header and value.							
Portfolio Id	No (REMS)	property_portfolio	portfolio_id	numeric (10)	N/A	This is the system generated portfolio identifier.	Portfolio Review Detail Link + See *note above
Portfolio Name	No (REMS)	property_portfolio	portfolio_review_name	char (50)	N/A	The name identifying a portfolio review	Portfolio Review Property List Link +

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt text
							See *note above
Portfolio Type	No (REMS)	property_portfolio	dec_portfolio_review_type_cd	char(2)	-Management Agent -Owner Agent -Owner -Section of the Act -Other	A code for a type of portfolio review.	See *note above

Operator

DEC Portfolio Review Detail Page

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/ Comments	Alt Text
DEC Portfolio Review Detail Page (Multi-valued) Table							
Portfolio Id	No (REMS)	property_portfolio	portfolio_id	numeric (10)	N/A	This is the system generated portfolio identifier.	N/A
Portfolio Name	REMS	property_portfolio	portfolio_review_name	char (50)	N/A	The name identifying a portfolio review	Portfolio Name
Portfolio Type	REMS	property_portfolio/dec_portfolio_review_type_ref	dec_portfolio_review_type_cd/dec_portfolio_type_desc	char(2)	-Management Agent -Owner Agent -Owner -Section of the Act -Other	Type of Portfolio	Portfolio Type
Satellite Office							Satellite Office
Comment	REMS	property_portfolio/dec_portfolio_review_comment		Varchar(255)	N/A		Portfolio Review Comment

Operator

Portfolio Review Property List Page

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/ Comments	Alt Text
Portfolio Review Property List Page (Multi-valued) Table *The field (row value from 1st column and then column) name should be read prior to each value in the table. If it's the first column then it just needs to read the column header and value.							
DEC Portfolio Review Name	No(REMS)	property_portfolio	portfolio_review_name	char (50)	N/A	The name identifying a portfolio review	N/A
Property Id	No (REMS)	property	Property_id	Numeric (10)	N/A	Is the unique identifier of the property within REMS.	Add/Delete Property for Portfolio Referral Link + See *note above
Property Name	No (REMS)	property	Property_name	Char(50)	N/A	Is the current name of the property within REMS.	See *note above
Referral Id	No (REMS)	dec_referral	dec_referral_id	Numeric (3)	N/A	This field is the sequence number of the referral.	Problem Statement Link + See *note above
Referral Date	No (REMS)	dec_referral	referral_date			The date the property is added to the portfolio review	See *note above
Satellite Office	No (REMS)	dec_referral/dec_satellite_office_reference	dec_satellite_office_code/dec_satellite_office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table	This field displays the listing of DEC Satellite Offices that the user can choose a specific Office to view the assigned referrals.	See *note above

Operator

Add/Delete Property for Review

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type/ Length	Values	Description/Comments	Alt Text
DEC Portfolio Review Detail Page (Multi-valued) Table							
DEC Portfolio Review Name	No (REMS)	property_portfolio	portfolio_review_name	Char (50)	N/A	The name identifying a portfolio review	N/A
Property Name	No (REMS)	Property	Property_name	Char (50)	N/A	Is the current name of the property within REMS.	N/A
Property Id	REMS	Property	property_id	Numeric (10)	N/A	Is the unique identifier of the property within REMS.	Property Id
FHA Number	REMS	Property/ financing_instrument	fha_number	Char(8)	N/A	It enables the user to add a property to the portfolio by specifying the FHA number of the loan tied to the property.	FHA Number
Satellite Office	REMS	dec_referral/dec_satellite_office_reference	dec_satellite_office_code / dec_satellite_office_name_text	char (2)/ char (30)	Values are in the dec_satellite_office_reference table	This field displays the listing of DEC Satellite Offices that the user can choose a specific Office to view the assigned referrals	Satellite Office

Operator

Rent Adjustments

Page/Screen Maps

Rent Adjustments Page

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contract Status Section							
Contract Number	No (TRACS)	assistance_contract	contract_number	char (11)			The subsidy contract number associated with the property (e.g., Section 8, Rent Supplement, etc.).
Total # of Contracted Units	No (TRACS)	property_unit_summary	propety_assist_unit_count	numeric (10)			The number of units in the property with a specific number of bedrooms that receive deep subsidy from a Section 8 contract that has a Current Contract Status of Active, Suspend or Pre-Demo.
Contract/Stage Effective Date	No (TRACS)	assistance_contract	effective_date	datetime			This value is the effective date of the current contract renewal or amendment from TRACS.
Contract/Stage Expiration Date	No (TRACS)	assistance_contract	expiration_date	datetime			This value is the expiration date of the current contract renewal or amendment from TRACS.
Rent Increase Type	Yes (REMS)	Rent_adjustment/rent_increase_type_ref	rent_increase_type_code/ rent_increase_type_description	Char(4)/ varchar(30)	BGTB, AAFA, MACR (Budget Based, AAF Adjusted,		The code to identify the description of the rent increase/Provides the lookup for the types of rent increases for the rent adjusted.

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
					Manual Correction)		
Overall Rent Increase %	Yes (REMS)	amend_rents	rent_increase_percent	numeric (6,4)			The percentage of the increase in rents. This field indicates the percentage increase that the rents are going to be adjusted by. This percentage will only apply for budget based type of increase. A value is entered here if the user wants the same percentage to apply to all unit types in the property.
Overall Utility Increase %	Yes (REMS)	amend_rents	utility_increase_percent	numeric (6,4)			The percentage of the increase in utility amounts. This field indicates the percentage increase that the utilities are going to be adjusted by. This percentage will only apply for budget based type of increase. A value is entered here if the user wants the same percentage to apply to all unit types in the property.
Unit Type	Yes (REMS)	amend_rents	bedroom_cnt	Numeric			Number of bedrooms in the unit.
Unit Type Name	Yes (REMS)	amend_rents	unit_type_name	Varchar			Description of the unit type (sometimes included information on square footage).
# of Units	Yes (REMS)	amend_rents	number_of_units	numeric			Number of units in the property of the same unit type.
Current Rent Amount	No (TRACS)	amend_rents	current_rent_amount	numeric (17,2)			Current rents for the contract- if they exist
Adjusted Rent Amount	Yes (REMS)	amend_rents	amend_rents_amount	numeric (17,2)			New rent amount after adjustment.
Current Utility Allowance Amount	No (TRACS)	amend_rents	current_utility_amount	numeric (17,2), default = '0'			Current utility allowance amount for the contract-if it exists.
Adjusted	Yes (REMS)	amend_rents	amend_utility_al	numeric (17,2)			New utility amount after adjustment.

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Utility Allowance Amount			lowance_amt				
Rent Increase %	Yes (REMS)	amend_rents	rent_increase_percent	numeric (5,2)			The percentage of the increase in rents. This field indicates the percentage increase that the rents are going to be adjusted by. This percentage will only apply for budget based type of increase.
Utility Increase %	Yes (REMS)	amend_rents	utility_increase_percent	numeric (5,2)			The percentage of the increase in utility amounts. This field indicates the percentage increase that the utilities are going to be adjusted by. This percentage will only apply for budget based type of increase.
HUD Approved Date	Yes (REMS)	rent_adjustment	approved_date	datetime			This field indicates the approved date for the CA to be able to execute rent adjustments with an increase greater than 5%.
Rent Adjustment Effective Date	Yes (REMS)	rent_adjustment	rent_adjustment_effective_dt	datetime			This field indicates the date the rent adjustment becomes effective.
Execution Date	No (TRACS)	Pending_contract	execution_dt	datetime			The date the rent adjustment is submitted for execution.
Comments	Yes (REMS)	rent_adjustment_comment	comment_description	Varchar (255)			Comments tied to a rent adjustment.
HUD Approved Date	Yes (REMS)	rent_adjustment	approved_date	datetime			This field indicates the approved date for the CA to be able to execute rent adjustments with an increase greater than 5%.

Add Unit Type Rent Record Page

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Unit Type	Yes (REMS)	amend_rents	bedroom_cnt	Numeric			Number of bedrooms in the unit
Unit Type Name	Yes (REMS)	amend_rents	unit_type_name	Varchar			Description of the unit type (sometimes included information on square footage).
Number of Units	Yes (REMS)	amend_rents	number_of_units	numeric			Number of units in the property of the same unit type.
Adjusted Rent Amount	Yes (REMS)	amend_rents	amend_rents_amt	numeric (17,2)			New rent amount after adjustment.
Adjusted Utility Allowance Amount	Yes (REMS)	amend_rents	amend_utility_allowance_amt	numeric (17,2)			New utility amount after adjustment.

Delete Unit Type Rent Record Page

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Unit Type	No (REMS)	amend_rents	bedroom_cnt	Numeric			Number of bedrooms in the unit
Unit Type Name	No (REMS)	amend_rents	unit_type_name	Varchar			Description of the unit type (sometimes included information on square footage).

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
# of Units	No (REMS)	amend_rents	number_of_units	numeric			Number of units in the property of the same unit type.
Current Rent Amount	No (TRACS)	amend_rents	current_rent_amount	numeric (17,2)			Current rents for the contract- if they exist
Adjusted Rent Amount	No (REMS)	amend_rents	amend_rents_amount	numeric (17,2)			New rent amount after adjustment.
Current Utility Allowance Amount	No (TRACS)	amend_rents	current_utility_amount	numeric (17,2), default = '0'			Current utility allowance amount for the contract-if it exists.
Adjusted Utility Allowance Amount	No (REMS)	amend_rents	amend_utility_allowance_amt	numeric (17,2)			New utility amount after adjustment.

Rent Adjustment Reports Input Page

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contract Status Section							
Contract Number	No (TRACS)	assistance_contract	contract_number	char (11)			The subsidy contract number associated with the property (e.g., Section 8, Rent Supplement, etc.).
Total # of Contracted Units	No (TRACS)	contract_unit_summary	Sum of all the assistance_unit_count	numeric (10)			The number of units in the property with a specific number of bedrooms that receive deep subsidy from a Section 8 contract that has a Current Contract Status of Active,

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
							Suspend or Pre-Demo.
Contract/Stage Effective Date	No (TRACS)	assistance_contract	effective_date	datetime			This value is the effective date of the current contract renewal or amendment from TRACS.
Contract/Stage Expiration Date	No (TRACS)	assistance_contract	expiration_date	datetime			This value is the expiration date of the current contract renewal or amendment from TRACS.
Cover Letter The following data is passed as variables to the actuate report. Data is not being saved in HEREMS							
Addressee	No (REMS)	If Management Agent, Owner/Mortgagor, Sponsor/Developer <ul style="list-style-type: none"> Participant Participant_role_reference Property_participant If Project Address <ul style="list-style-type: none"> Property_address address 	tax_id, participant_role_name, org_name/indv_first_name + indv_last_name		Defaults to project address.		This field holds participant Owner information.
Attention	Yes	User		Text field			Participant (Owner) the notification

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		entered, not saved to database					will be sent to
Additional Paragraph	Yes	User entered, not saved to database		Text field			Additional information the user might want to include in the notification.
Sender Phone	Yes	User entered, not saved to database		Text field			Phone number for the person sending the notification. If this field is not entered the sentence in the cover letter with the phone number will not display.
Sender Name	Yes (REMS)	arams_signature_authority/pending_contract	Name (where_used_cd = "A" or where_used_cd = "L") and region_cd = pending_contract.region_cd or user entered field				The name for the person sending the notification (might be different from person signing the notification)
Sender Title	Yes REMS	arams_signature_authority/pending_contract	Title where_used_cd = "A" or where_used_cd = "L") and region_cd = pending_contra	Text field			The title for the person signing the notification

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
			ct.region_cd or user entered field				
Notification Contract Signature The following data is passed as variables to the actuate report. Data is not being saved in HEREMS							
Name	Yes (REMS)	arams_signature_authority/pending_contract	name, (where_used_cd = "A" or where_used_cd = "C") and region_cd = pending_contract.ct.region_cd or user entered field	Text field			Name of the person (HUD or PBCA) signing the notification
Title	Yes	arams_signature_authority/pending_contract	Title (where_used_cd = "A" or where_used_cd = "C") and region_cd = pending_contract.ct.region_cd	Text field			Title of the person signing the notification.

Rent Adjustment output-Cover Letter/Notification/Exhibit A

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Cover Letter							
Logo/address	No (REMS)	address (if CA) hub structure (if PM)			Default to project address		HUD logo and office address for PMs, just office address for CAs.
Addressee	No (REMS)	Addressee (input form)					This field displays the participant's address
Date	No (REMS)	System's current date					User entered date for the notification- this field will default to the current date.
Subject	No (REMS)	Property	Property_name				This field displays the project's name. Values come from Sp_tracs_get_contract_info
Section 8	No (REMS)	Sp_tracs_get_contract_info/pending_contract	Contract_nbr				This field displays the section 8 Number (contract_number). Values come from Sp_tracs_get_contract_info
Project # (FHA #)	No (REMS)	Sp_tracs_get_contract_info/financing_instrument/assistance_contract	Fha_number				This field displays the project number (FHA number). Values come from Sp_tracs_get_contract_info
Dear Owner/Management Agent	No (REMS)	Attention To (input form)					Participant (Owner) the notification will be sent to

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Additional Paragraph	No (REMS)	Additional Paragraph (input form)					Additional information the user might want to include in the notification.
Sender Phone	No (REMS)	Sender Phone (input form)					If the phone number was entered in the input screen the following sentence will display: 'If you have any questions please call me at [phone number]'
Sincerely yours	No (REMS)	Sender Name/sender Title (input form)					The name and title for the person sending the notification (might be different from person signing the notification)
Enclosures	No (REMS)						User input data

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Notification of Section 8 Gross Rents -Identification of Units (“Contract Units”) By Size and Applicable Contract Rents							
Section 8 Number	No (REMS)	<p>If pending_contract.reservation_typ = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_typ = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal/short_term_renewal_re nt</p> <p>If pending_contract.reservation_typ</p>	contract_nmb				<p>The contract number the rent adjustment notification is for. Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_typ = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_typ <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		<> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Rent Effective Date	No (REMS)	<p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal / short_term_renewal</p>	rent_adjustment_effective_dt/renewed_rent_effective_datetime				<p>The date the rent adjustment becomes effective Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_type = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_type <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_rent If pending_contract.reservation_type <> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Number of Contract Units	No (REMS)	<p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal / short_term_renewal</p>	number_of units/renewedunitsbytypecount				<p>Number of units for each unit type for the contract Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_type = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_type <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_rent If pending_contract.reservation_type <> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Number of Bedrooms	No (REMS)	<p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal / short_term_renewal</p>	bedroom_cnt/unit_bed_type_count				<p>Number of bedrooms for a unit- unit type. Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_type = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_type <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_rent If pending_contract.reservation_type <> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Contract rent	No (REMS)	<p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal / short_term_renewal</p>	Amend_rents_amt/renewed_rent_amt				<p>Rent adjustment amount for the contract. Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_type = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_type <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_rent If pending_contract.reservation_type <> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Utility Allowance	No (REMS)	<p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr= null</p> <p>renewal/renewal_rent</p> <p>If pending_contract.reservation_type = 'RN' and short_term_renewal_seq_nbr <> null</p> <p>short_term_renewal / short_term_renewal</p>	Amend_utility_allowance_amt/renewed_utility_allowance_amt				<p>Utility allowance adjustment amount for the contract. Values come from sp_tracs_get_info.</p> <p>If pending_contract.reservation_type = 'RN' and IF short_term_renewal_seq_nbr= null Select from renewal/renewal_rent</p> <p>Else Select from short_term_renewal_rent/short_term_renewal</p> <p>Else If pending_contract.reservation_type <> 'RN' Select amend_rents</p>

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
		_rent If pending_contract.reservation_type <> 'RN' amend_rents					

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Gross Rent	No (REMS)	Values from sp_tracs_get_rent_info	System calculated-amend_rents_amt + amend_utility_allowance_amt amend_rents_amt + amend_utility_allowance_amt = gross_rent				Total adjusted rent + utility allowance amount for the contract.
Signatures HUD or PBCA Name	No (ARAMS)	Name-arams_signature_authority (Input form-from Notification Contract signature)					The Name for the person signing the notification with the Rent schedule.
Signature HUD or PBCA Official Title	No (REMS)	Title arams_signature_authority (Input form-from Notification Contract signature)					The Title for the person signing the notification with the rent schedule.
Signature HUD or PBCA	No (REMS)	This field is left blank for the user					The date the letter is being sent to the owner. User will hand enter it after the form is printed out.

Operator

Field Name	Editable by HUD/CA (Source System)	Datastore/Reference Table	Data Element	Data Element Type/Length	Values	Sugg. Source Docs	Description/Comments
Date		to enter it after the form is printed out					
Signature Owner Printed Name Official Title Date	No (REMS)	These fields will be left blank					Name and title of the owner this letter is being sent to. It is left blank for the owner to sign if they wish when they receive the notification.
Exhibit A							
Section 8 Number	No (REMS)	pending_contract	Contract_nbr				The contract number associated to the rent adjustment Values come from sp_tracs_get_rent_info
Rent Effective Date	No (REMS)	renewal/amend_rent	rent_adjustment_effective_dt/renewed_rent_effective_datetime				The date the rent adjustment becomes effective Values come from sp_tracs_get_rent_info
Number of Contract Units	No (REMS)	renewal/amend_rent	number_of_units/renewedunitbytypecount				Number of units for each unit type for the contract. Values come from sp_tracs_get_rent_info
Number of Bedrooms	No (REMS)	renewal/amend_rent	bedroom_cnt/unit_type_count				Number of bedrooms for a unit- unit type Values come from sp_tracs_get_rent_info
Contract Rent	No (REMS)	renewal/amend_rent	Amend_rents_amt/renewed_rent_amt				Rent adjustment amount for the contract. Values come from sp_tracs_get_rent_info

Operator

Page/Screen Maps

Lessee Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Current and Previous Lessee							
Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the lessee, which is entered via the Participant Detail page.
Street	No (REMS)	address	street_address	char (45)			This field displays the first part of the participant's street address.
Street2 (Field label not displayed)	No (REMS)	address	street2_address	char (45)			This field displays the second part of the participant's street address.
City	No (REMS)	address	city	varchar (28)			This field displays the city.
U.S. State or Territory	No (REMS)	address/state_reference	state/state_code, state_name	varchar (30)	Values in state_reference.		This field displays the applicable state or territory. If address.state is not

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							blank or null then state_reference. State_name will be displayed.
Foreign State or Territory	No (REMS)	address/foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	char (40)	Values in foreign_state_reference.		If address.state is blank or null and foreign_state_code is not blank or null, then the foreign_state_reference.foreign_state_name will be displayed.
Country	No (REMS)	address / country_reference	country_code / country_code, country_name	char (40)	Values in country_reference.		This field displays the country corresponding to the Owner's address.
U.S. Zip Code	No (REMS)	address	zip_code + zip4_code	char (5) + char (4)			This field displays the five-character U.S zip code and four-character zip code extension, if applicable.
Foreign Postal Code	No (REMS)	address	foreign_zip_code	char (20)			This field displays the foreign postal code, if applicable.
Fiscal Year	No (REMS)	participant	afs_fscl_yr_end_	char(2)	N/A		This field captures the

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
End Date			mnth_date afs_fscl_yr_end_day_date	char(2)			fiscal year end date (month and year) for the lessee of the property. The fiscal year end date is mandatory to be populated when a new lessee is added to the property or when lessee information is updated.
Standardization Status	No (REMS)	address/geocode_return_code_reference	geocode_score/geocode_return_code	char (10)/char (2)	Values in the reference table.		This field displays the geocode score results from the online standardization of the Current lessee or Previous lessee address information.
TIN	No (REMS)	participant	tax_id	char (11)			This field displays the lessee's Tax Identification Number.
Phone	No (REMS)	participant	main_phone	char (25)			This field displays the phone number for the lessee.
Fax	No (REMS)	participant	main_fax	char (25)			This field displays the fax number for the

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Lessee.
Email	No (REMS)	participant	email	char (100)			This field displays the lessee's email address.
Lessee List							
Lessee Name	No (REMS)	participant	indv_first_name + indv_middle_name + indv_last_name	varchar (50)			This field displays the name of the lessee, which is entered via the Participant Detail page.
Lessee TIN	No (REMS)	participant	tax_id	char (11)			This field displays the Lessee's Tax Identification Number.
Regulatory Agreement Signed Date	No (REMS)	property_participant	Regulatory_aggr_signed_dt	datetime			Only lessee operators signed under the new regulatory agreement are required to submit an electronic financial statement.
Lessee/Lease Effective Date	No (REMS)	property_participant	property_part_effective_date	datetime			The date that the individual or organization assumed financial responsibility.

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Lssee/Lease Expiration Date	No (REMS)	property-participant	property_part_expiration_date	datetime			The date that the individual's or organization's financial responsibility expired on the property.
FYE	No (REMS)	participant	afs_fscl_yr_end_mnth_date /afs_fscl_yr_end_day_date	char(4)	N/A		This field displays the fiscal year end date (month and year) for the lessee.
Company Type	No (REMS)	participant/company_type_reference	Company_type_cd/ company_type_name	char (2)	Profit-Motivated/Non Profit		Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission. Displays one of the two values from the reference table

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Legal Structure	No (REMS)	participant/ legal_ structure_ reference	legal_ structure_ code	char (2)	Values are in the legal_ stru cture_ reference table.		Displays a description that indicates how the Lessee organization was established/ registered with the state.
Lessee Contact							
Name	No (REMS)	property_ contact	contact_name	varchar (50)			This field captures the Contact Name.
Title	No (REMS)	property_ contact/ participant_ title_ reference	contact_title_cd / participant_title_ code, participant_ title_ name	varchar (100)	Values in partici pant_title_ reference.		This field captures the title of the Contact, if applicable. Drop-down list. Default = 'Not Selected' (code '00')
Street	No (REMS)	property_ contact	street_address	char (45)			This field captures the first part of the Contact's street address.
Street (Field label not displayed)	No (REMS)	property_ contact	street2_address	char (45)			This field captures the second part of the Contact's street address for the

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							address.
City	No (REMS)	property_contact	city	varchar (28)			This field captures the city for the Contact address.
State	No (REMS)	property_contact / state_reference	state / state_code, state_name	varchar (30)	Values in state_reference.		This field captures the U.S. state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Foreign State or Territory	No (REMS)	property_contact / foreign_state_reference	foreign_state_code / foreign_state_code, foreign_state_name	varchar (40)	Values in foreign_state_reference.		This field captures the foreign state or territory, if applicable. Drop-down list Default = 'Not Selected' (code '00')
Country	No (REMS)	property_contact / country_reference	country_code / country_code, country_name	varchar (40)	Values in country_reference.		This field captures the country corresponding to the address. Drop-down list

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							Default = 'Not Selected' (code '00')
U.S. Zip Code	No (REMS)	property_contact	zip_code + zip4_code	char (5) + char (4)			This field captures the five character U.S. Zip Code and the four character Zip Code extension, if applicable.
Foreign Postal Code	No (REMS)	property_contact	foreign_zip_code	char (20)			This field captures the foreign postal code, if applicable.
Standardization Status	No MFH (REMS)	property_contact/geocode_return_code_reference	geocode_score/geocode_return_code	char (10)/char (2)	Values in the reference table.		This field displays the geocode score results from the online standardization of the Lessee Contact address information.
TIN	No (REMS)	property_contact	contact_tax_id	char (11)			This field captures the contact's Tax Identification Number. Must be numeric and 9 digits.
Phone	No (REMS)	property_contact	main_phone	char (25)			This field captures the phone number for the contact.

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
Fax	No (REMS)	property_contact	main_fax	char (25)			This field captures the fax number for the contact.
Pager	No (REMS)	property_contact	pager_number	char (25)			This field captures the pager number for the contact.
Email	No (REMS)	property_contact	email	varchar (100)			This field captures the email address for the contact.
Lessee Company Type							
Lessee Company Type	MFH (REMS)	company_type_reference	Company_type_code/company_type_name	char (2), varchar(20)	Profit Motivated/Non Profit		Identifies the participant as profit or nonprofit. This information drives the template for the AFS submission.-Displays only two records from the reference table Default value = "Profit Motivated"
Comments	MFH (REMS)	participant/	other_company_type_desc	varchar (254)	N/A		This field describes in detail the lessee company type selected
Lessee Legal Structure							
Lessee Legal Structure	MFH (REMS)	legal_structure_	legal_structure_code/egal_	char (2), varchar(100)	Values are in the		A description that indicates how the

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
		reference	structure_name		legal_structure_reference table.		Lessee organization was established/ registered with the state.
Describe Other	MFH (REMS)	participant	other_legal_stuc_desc	varchar (254)	N/A		The text that describes the legal structure of the company if "Other" is selected from the lessee legal structure list.
Lessee Dates & Related Information							
Regulatory Agreement signed Date	MFH (REMS)	property-participant	Regulatory_aggr_signed_dt	datetime	N/A		Date the Lessee signs the Regulatory Agreement with the owner for the lease property. This date will populate the fass_ownership_effectv_date-Optional but user receives msg when filed is left empty
Lessee/Leasee Effective Date	MFH (REMS)	property_participant	property_part_effective_date	datetime			The date that the individual start the lease on the property. Optional but user

Operator

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs	Description/ Comments
							receives msg when filed is left empty
Lessee/Lease Expiration Date	No (System Generated)	property_participant	property_part_expiration_date	datetime			The date that the individual's or organizations' financial responsibility expired on the property. This date will populate fass_ownership_expiration_date- Displays blank when no lessee info exists. Mandatory for a subsequent lessee.
Lessee Narratives							
Lessee/Field Office Contacts Narrative: Lessee/Operator	MFH (REMS)	property_comment	property_comment_name where property_comment_code = '??'	text	N/A		The description of contact made with the lessee.
Summary Narrative: Lessee/Operator	MFH (REMS)	property_comment	property_comment_name where property_comment_code = '??'	text	N/A		Summary Narrative Comments concerning the lessee.

Page/Screen Maps

Certification

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Certification Administrator of Property Assignment List							
User ID	No (REMS)	Certification_administrator	user_id	Char(6)		Not Needed	User id of certification Administrator.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	vvarchar (53)		Not Needed	This field displays the name of the certification Administrator.
Office	No (REMS)	Certification_region_ref/servicing_site_reference for housing, Certification_region_ref/dec_satellite_office_reference for DEC	servicing_site_code/site_name for housing, dec_satellite_office_code/dec_satellite_office_name_text for DEC	vvarchar (40)/vvarchar (30)		Not Needed	This field displays the servicing site name for Housing or dec satellite office name for DEC.
Certification Administrator of Property Assignment Detail							
User ID	RCM (REMS)	mfs_user	user_id	Char(6)		Not Needed	User id of certification Administrator.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
User Name	RCM (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	This drop-down select field displays the name of the Certification Administrator.
User Email	RCM (REMS)	Certification_administrator	email_address_text	varchar (100)		Not Needed	Certification Administrator email address.
Housing/ DEC	RCM (REMS)	Certification_administrator	housing_dec_organization	char (4)		Not Needed	This drop-down select field indicates if the user is a Housing or DEC Certification Administrator.
Office	RCM (REMS)	servicing_site_reference for housing, dec_satellite_office_reference for DEC	servicing_site_code/site_name for housing, dec_satellite_office_code/ dec_satellite_office_name_text for DEC	varchar (40)/ varchar (30)		Not Needed	This drop-down select field displays the servicing site name for housing or dec satellite office name for DEC.
Certification Administrator of Property Assignment Search							
User ID	RCM (REMS)	Certification_administrator	user_id	Char(6)		Not Needed	User id within REMS/REMSEC.
User First Name	RCM (REMS)	mfs_user	user_first_name	varchar (20)		Not Needed	User first name.
User Last	RCM	mfs_user	user_last_name	varchar (30)		Not	User last name.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Name	(REMS)					Needed	
Office	RCM (REMS)	Certification_region_ref/servicing_site_reference for housing, Certification_region_ref/dec_satellite_office_reference for DEC	servicing_site_code/site_name for housing, dec_satellite_office_code/dec_satellite_office_name_text for DEC	varchar (40)/ varchar (30)		Not Needed	This drop-down select field displays the servicing site name for Housing or dec satellite office name for DEC.
User Id	No (REMS)	Certification_administrator	user_id	Char(6)		Not Needed	Displays multiple search results together with User Name and Office.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	
Office	No (REMS)	Certification_region_ref/servicing_site_reference for housing, Certification_region_ref/dec_satellite_office_reference	servicing_site_code/site_name for housing, dec_satellite_office_code/dec_satellite_office_name_text for DEC	varchar (40)/ varchar (30)		Not Needed	

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
		for DEC					
Property Assignment List							
Office certifications	MFH/DEC (REMS)	Certification_region_ref/servicing_site_reference for housing, Certification_region_ref/dec_satellite_office_reference for DEC	servicing_site_code/site_name for housing, dec_satellite_office_code/dec_satellite_office_name_text for DEC	varchar (40)/varchar (30)		Not Needed	This drop-down select field allows the user to choose a servicing site for Housing or dec satellite office for DEC in order to view the corresponding property assignment list.
User ID	MFH/DEC (REMS)	property_assignment	fk_user_id	Char(6)		Not Needed	This User id search field allows searching a particular user's assignment within the chosen office.
Property ID	MFH/DEC (REMS)	property_assignment	fk_property_id	numeric (10)		Not Needed	This Property id search field allows searching a particular property's assignment within the chosen office.
FHA #	MFH/DEC (REMS)	financing_instrument	fha_number	char(8)		Not Needed	This FHA # search field allows searching property assignment by FHA # within the chosen office.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Sort By	MFH/DEC (REMS)				Values are: 'Default' and the column headings in the Property Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Property Assignment List on the screen.
Property ID	No (REMS) System Generated	property_assignment	fk_property_id	Numeric (10)		See 'link' section.	Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property	property_name	Char (50)			Current name of the property within REMS.
User ID	No (REMS)	property_assignment	fk_user_id	char(6)		See 'link' section.	Is the unique identifier of the user assigned to the property.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	Is the name of the user assigned to the property.
User Role	No (REMS)	property_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Certification Indicator	No (REMS)	property_assignment_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the property assignment certification is up to date.
Certify/Decertify Property Assignments (by user for Housing)							
Property ID	MFH/DEC (REMS)	pproperty_assignment	fk_property_id	numeric (10)		Not Needed	This Property id search field allows searching a particular property's assignment within the chosen office.
FHA #	MFH/DEC (REMS)	financing_instrument	fha_number	char(8)		Not Needed	This FHA # search field allows searching property assignment by FHA # within the chosen office.
Sort By	MFH/DEC (REMS)				Values are: 'Default' and the column headings in the Property Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Property Assignment List on the screen.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Check Box	MFH/DEC (REMS)						The check box certification administrator can put a check mark to indicate the assignment to be certified/de-certified.
Property ID	No (REMS) System Generated	property_assignment	fk_property_id	Numeric (10)		See 'link' section.	Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property	property_name	char (50)			Current name of the property within REMS.
User Role	No (REMS)	property_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
FHA #	No (REMS)	financing_instrument	fha_number	char(8)		Not Needed	Is the primary FHA number associated with the property.
Property Status	No (REMS)	property	property_active_indicator	char(1)		Not Needed	Indicates whether this property is active or inactive.
Assignment Date	No (REMS)	property_assignment	create_date	datetime		Not Needed	Is the date the property assigned to a particular user (role).
Date Last Certified	No (REMS)	property_assignment_certification	certification_date	datetime		Not Needed	Is the latest date a property assignment was made.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Certifier's ID	No (REMS)	property_assignment_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the certification administrator who certified the assignment.
Certification Indicator	No (REMS)	property_assignment_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the property assignment certification is up to date.
Certify/Decertify Property Assignments (by property for Housing)							
Sort By	MFH/DEC (REMS)				Values are: 'Default' and the column headings in the Property Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Property Assignment List on the screen.
Check Box	MFH/DEC (REMS)						The check box certification administrator can put a check mark to indicate the assignment to be certified/de-certified.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
User ID	No (REMS)	property_assignment	fk_user_id	char(6)		See 'link' section.	Is the unique identifier of the user assigned to the property.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	Is the name of the user assigned to the property.
User Role	No (REMS)	property_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
Assignment Date	No (REMS)	property_assignment	create_date	datetime		Not Needed	Is the date the property assigned to a particular user (role).
Date Last Certified	No (REMS)	property_assignment_certification	certification_date	datetime		Not Needed	Is the latest date a property assignment was made.
Certifier's ID	No (REMS)	property_assignment_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the certification administrator who certified the assignment.
Certification Indicator	No (REMS)	property_assignment_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the property assignment certification is up to date.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Certify/Decertify Property Assignments (by user for DEC)							
Property ID	MFH/DEC (REMS)	property_assignment	fk_property_id	numeric (10)		Not Needed	This Property id search field allows searching a particular property's assignment within the chosen office.
Sort By	MFH/DEC (REMS)				Values are: 'Default' and the column headings in the Property Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Property Assignment List on the screen.
Check Box	MFH/DEC (REMS)						The check box certification administrator can put a check mark to indicate the assignment to be certified/de-certified.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Property ID	No (REMS) System Generated	property_assignment	fk_property_id	Numeric (10)		See 'link' section.	Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property	property_name	char (50)			Current name of the property within REMS.
User Role	No (REMS)	property_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
DEC Status	No (REMS)	dec_status_history/ dec_status_reference	dec_status_code/ dec_status_code, active_ind	char(1)		Not Needed	Indicates whether this property has active or inactive dec referral.
Referral Id	No (REMS)	dec_referral	dec_referral_id	numeric (3)		Not Needed	This field is the sequence number of the referral.
Referral Type	No (REMS)	dec_referral/ dec_referral_type_ref	referral_type_code/ referral_type_code, referral_type_name	char (20)		Not Needed	This field displays the DEC Referral Type

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Date Last Certified	No (REMS)	property_assignment_certification	certification_date	datetime		Not Needed	Is the latest date a property assignment was made.
Certifier's ID	No (REMS)	property_assignment_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the certification administrator who certified the assignment.
Certification Indicator	No (REMS)	property_assignment_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the property assignment certification is up to date.
Certify/Decertify Property Assignments (by property for DEC)							
User ID	MFH/DEC (REMS)	property_assignment	fk_property_id	numeric (10)		Not Needed	This User id search field allows searching a particular user's assignments within the chosen office.
Sort By	MFH/DEC				Values	"Sort	This field displays the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
	(REMS)				are: 'Default' and the column headings in the Property Assignment List table.	By" * should read and identify each separate selection	listing of options that can be used to sort the Property Assignment List on the screen.
Check Box	MFH/DEC (REMS)						The check box certification administrator can put a check mark to indicate the assignment to be certified/de-certified.
User ID	No (REMS)	property_assignment	fk_user_id	char(6)		See 'link' section.	Is the unique identifier of the user assigned to the property.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	Is the name of the user assigned to the property.
User Role	No (REMS)	property_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
DEC Status	No (REMS)	dec_status_history/ dec_status_ref	dec_status_code/ dec_status_code, active_ind	char(1)		Not Needed	Indicates whether this property has active or inactive dec referral.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
		erence					
Referral Id	No (REMS)	dec_referral	dec_referral_id	numeric (3)		Not Needed	This field is the sequence number of the referral.
Referral Type	No (REMS)	dec_referral/dec_referral_type_ref	referral_type_code/ referral_type_code, referral_type_name	char (20)		Not Needed	This field displays the DEC Referral Type
Date Last Certified	No (REMS)	property_assignment_certification	certification_date	datetime		Not Needed	Is the latest date a property assignment was made.
Certifier's ID	No (REMS)	property_assignment_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the certification administrator who certified the assignment.
Certification Indicator	No (REMS)	property_assignment_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the property assignment certification is up to date.
Contract Assignment List							
Office certifications	RCM (REMS)	certification_region_ref/ca_id_reference	ca_id/			Not Needed	This drop-down select field is only visible to RCM. It allows the user to choose a PBCA office in order to view the corresponding contract assignment

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
							list.
User ID	PBCA (REMS)	assistance_contract_assignment	fk_user_id	Char(6)		Not Needed	This User id search field allows searching a particular user's assignment within the chosen office.
Contract #	PBCA (REMS)	assistance_contract_assignment	fk_contract_number	char(11)		Not Needed	This Contract # search field allows searching contract assignment by within the chosen office.
Sort By	RCM/PBCA (REMS)				Values are: 'Default' and the column headings in the Contract Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Contract Assignment List on the screen.
Property ID	No (REMS) System Generated	assistance_contract_assignment	fk_property_id	Numeric (10)		Not Needed	Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property	property_name	Char (50)			Current name of the property within REMS.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
User ID	No (REMS)	assistance_contract_assignment	fk_user_id	char(6)		See 'link' section.	Is the unique identifier of the user assigned to the property.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	Is the name of the user assigned to the property.
User Role	No (REMS)	assistance_contract_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
Contract #	No (REMS)	assistance_contract_assignment	fk_contract_number	char(11)		See 'link' section.	Is the assistance contract number.
Certification Indicator	No (REMS)	assist_contract_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the contract assignment certification is up to date.
Certify/Decertify User Assignments (PBCA)							
Contract #	PBCA (REMS)	assistance_contract_assignment	fk_contract_number	char(11)		Not Needed	This Contract # search field allows searching contract assignment by within the chosen office.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
Sort By	PBCA (REMS)				Values are: 'Default' and the column headings in the Contract Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Contract Assignment List on the screen.
Check Box	MFH/DEC (REMS)						The check box PBCA Coordinator can put a check mark to indicate the assignment to be certified/de-certified.
Property ID	No (REMS) System Generated	assistance_contract_assignment	fk_property_id	Numeric (10)		Not Needed	Is the unique identifier of the property within REMS.
Property Name	No (REMS)	property	property_name	char (50)			Current name of the property within REMS.
User Role	No (REMS)	assistance_contract_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
Contract Status	No (REMS)	assistance_contract/	current_contract_status_code/	varchar(50)		Not Needed	Indicates whether this contract is active or inactive.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
		current_contract_status_ref	current_contract_status_name				
Contract #	No (REMS)	assistance_contract_assignment	fk_contract_number	char(11)		See 'link' section.	Is the assistance contract number.
Assignment Date	No (REMS)	assistance_contract_assignment	last_update_date	datetime		Not Needed	Is the contract assignment date.
Date Last Certified	No (REMS)	assist_contract_certification	certification_date	datetime		Not Needed	Is the latest date a contract assignment was made.
Certifier's ID	No (REMS)	assist_contract_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the PBCA Coordinator who certified the assignment.
Certification Indicator	No (REMS)	assist_contract_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the contract assignment certification is up to date.
Certify/Decertify Contract Assignments (PBCA)							
User ID	PBCA (REMS)	assistance_contract_assignment	fk_user_id	Char(6)		Not Needed	This User id search field allows searching a particular user's assignment within the

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
							chosen office.
Sort By	MFH/DEC (REMS)				Values are: 'Default' and the column headings in the Contract Assignment List table.	"Sort By" * should read and identify each separate selection	This field displays the listing of options that can be used to sort the Contract Assignment List on the screen.
Check Box	MFH/DEC (REMS)						The check box PBCA Coordinator can put a check mark to indicate the assignment to be certified/de-certified.
User ID	No (REMS)	assistance_contract_assignment	fk_user_id	char(6)		Not Needed	Is the unique identifier of the user assigned to the property/contract.
User Name	No (REMS)	mfs_user	user_first_name + user_mi + user_last_name	varchar (53)		Not Needed	Is the name of the user assigned to the property/contract.
User Role	No (REMS)	assistance_contract_assignment	fk_role_code	char(3)		Not Needed	Is the role of the user assigned to the property.
Assignment Date	No (REMS)	assistance_contract_assignment	last_update_date	datetime		Not Needed	Is the contract assignment date.

Field Name	Editable by MFH/ DEC/ CA (Source System)	Datastore/ Reference Table	Data Element	Data Element Type / Length	Values	Sugg. Source Docs 'Alt Text'	Description/ Comments
		ment					
Date Last Certified	No (REMS)	assist_contract_certification	certification_date	datetime		Not Needed	Is the latest date a contract assignment was made.
Certifier's ID	No (REMS)	assist_contract_certification	certifier_user_id	char(6)		Not Needed	Is the user id of the PBCA Coordinator who certified the assignment.
Certification Indicator	No (REMS)	assist_contract_certification	certification_indicator	char(1)		Not Needed	This field indicates whether the contract assignment certification is up to date.