


Monthly Premiums

Use **Monthly Premiums** (located on the **Single Family Servicing** menu) to access electronic report files to determine the FHA cases on record in your lender portfolio, monthly mortgage insurance premium due, and any discrepancies in the billing-payment process, as well as related case transactions.

This **FHA Connection Guide** module introduces the types of report files available through **Monthly Premiums** and provides instructions on how to request and retrieve them. Sections include:

- **Overview of Monthly Premiums Report Files**
- **Accessing Monthly Premiums**
- **Retrieving a System-generated File**
- **Requesting a Portfolio or Lender Notification File**
- **Requesting Case Detail**

General information about **Monthly Premiums** and assistance in retrieving information is also available by clicking **Help Links**  in the upper right portion of the Monthly Premiums page (**Figure 1**). Select the desired topic for detailed information.

Overview of Monthly Premiums Report Files

The **Monthly Premiums** function provides two types of report files:

- **Pregenerated** (system-generated) files are automatically produced by HUD's monthly mortgage insurance premium collection system at a scheduled time each month, and
- **User-requested** files are available upon request.

These report files can be viewed online from the FHA Connection or copied (downloaded) to a local computer. Report files viewed online can be printed using the print capability of your Internet browser. Downloaded files are compressed or "zipped" and must be expanded (unzipped) before use. After a file is unzipped, it can be incorporated into in-house software and databases or formatted for use in software packages such as Microsoft Excel[®], Microsoft Access[®], or dBase[®]. See **Monthly Premiums Help (Downloading and Uncompressing a Report File)**.

Pregenerated (System-generated) Files

The following **Monthly Premiums** report files are automatically generated by the system monthly:

- **Advance Notices** - includes premium changes for cases by anniversary date as well as cases that were endorsed the month before the file was generated, cases that were transferred to the lender's portfolio the month before the file was generated, and cases that will no longer be billed for monthly MIP.
- **Billing** - provides the amount of premium, late charges, and interest that is owed on each case serviced by the lender.
- **Reallocation Transactions** - provides information about funds that were reallocated to and/or from a lender's case.
- **Reconciliation** - provides information about cases that are unreconciled from the prior billing period.
- **Refund Transactions** - includes refunds that were created or had a change in status during the current month.

To learn more about system-generated files and how they are retrieved, see the section **Retrieving a System-generated File**.

User-requested Files

The following **Monthly Premiums** report files are requested on an as-needed basis:

- **Lender Notification** - provides information about unexpected payments on cases serviced by the lender. Lenders are encouraged to check their notifications three to five business days after remitting a payment and again after the reconciliation file has been generated.
- **Portfolio** - provides information about the cases currently on record in HUD's system of record for endorsed cases as serviced by the lender.

To learn more about requesting Lender Notification and Portfolio files, see the section **Requesting a File**.

Though not a file, **Case Detail** displays current detailed case information as needed on a specified endorsed or pipeline case. Results include details such as case status, endorsement date, bill type, current servicer, previous servicer and transfer effective date, and information about the last three monthly premium payments. **Case Detail** is viewed online and printed using the print capability of your Internet browser, e.g., Netscape Navigator or Microsoft Internet Explorer.

Note: Lenders are able to access **Case Detail** information for cases that are not in their portfolio of cases.

To learn more about **Case Detail** and how to obtain this information, see the section **Requesting Case Detail**.

Accessing Monthly Premiums

Authorized employees of an FHA-approved lender can access and use **Monthly Premiums**. After sign on to the FHA Connection, use the menu path: **Single Family FHA > Single Family Servicing > Monthly Premiums**. The **Monthly Premiums** menu appears (**Figure 1**).

Note: The FHA Connection menu path appears as a breadcrumb trail at the top of each function page (just like the one illustrated at the top of each page of this guide).

Figure 1: Monthly Premiums page

Retrieving a System-generated File

Five **Monthly Premiums** files are automatically generated each month. The files remain available for three months to view or download. The oldest file is replaced when a new file is generated. Each month the new files are available per the following schedule:

- **Advance Notices** – by the 10th of the month
- **Billing** – by the 17th of the month
- **Reallocation Transactions** – updated every Monday with the final monthly file available on the second day of the following month
- **Reconciliation** – by the 17th of the month
- **Refund Transactions** – updated every Monday with the final monthly file available on the second day of the following month

A schedule is provided online that lists the dates of the most recent file and the next available file for each type. To view the schedule of the most recent and next available file for each type, click

[View Schedule](#) (see **Figure 1**).

These files can be retrieved for a single case or multiple cases. To learn more about how to obtain these files, see the **Requesting a Single Case System-generated (Pregenerated) File** section or **Retrieving a Multiple Case System-generated (Pregenerated) File** section.

Retrieving a Single Case System-generated (Pregenerated) File

The instructions that follow illustrate how to retrieve a specific system-generated case file. These steps serve as instructions to access any of the case-level **Monthly Premiums** files listed above:

1. Access **Monthly Premiums**, as outlined in the previous section.
2. Click [Retrieve Files](#). The Retrieve Files page appears (**Figure 2**).

Retrieve Files Help Links ?

Pre-generated Files
Below is the list of files that are currently available:

Mortgagee ID: (Required) Case Number: - (Optional)

Advance Notices	Billing	Reconciliation	Refund Transactions	Reallocation Transactions
<input type="radio"/> 05/2007 (Generated: 04/2007)				
<input type="radio"/> 04/2007 (Generated: 03/2007)	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007
<input type="radio"/> 03/2007 (Generated: 02/2007)	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007
<input type="radio"/> 02/2007 (Generated: 01/2007)	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007

Completed Requests
Below is a list of requested files ready to view or download:
No completed requests are available for this user

View on Screen Download File

Pending Requests
Below is a list of requested files that have not yet been generated:
No requests waiting to be processed for this user.
Including your request(s) listed above, there are a total of 1 requests waiting to be processed.
Note: After downloading a file to your computer system it must be uncompressed. You may use any compatible unzip products. Free unzip products are available at [other Internet sites](#).

Figure 2: Retrieve Files page listing files available and user options

- Enter the **Case Number**. Service bureaus and HUD users must also enter the servicing lender's **Mortgagee ID**.
- Select the desired file, e.g., **Advance Notices 04/2007 (Generated: 03/2007)** or **Billing 04/2007**.
- Select **View on Screen** or **Download File**.
- Click . If **View on Screen** was selected, a page with the single case report information appears (**Figure 3**).

Note: Use your browser's print feature to print the **Monthly Premiums** report file.

FHA Connection

Home Main Menu ID Maintenance E-mail Us Contact Us

Single Family FHA Single Family Servicing > Monthly Premiums > Retrieve Files

Billing [Help Links ?](#)

SUCCESS

BILLING REQUEST SUCCESSFULLY COMPLETED

Click for additional information about field descriptions and processing steps

Billing Period: 04/2007

Mtgee ID	Case Number	Curr Prem	Prem Billed	Int Billed	Late Billed	Unapplied	MIN/Loan Number
12345	131-1234567	25.79	25.79	0.00	0.00	0.00	987654

Total Premium Billed: \$6,184.08
 Total Interest Billed: \$0.00
 Total Late Billed: \$36.45

Displaying case 25 of 95 total cases.

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Figure 3: Billing report file for a single case

Retrieving a Multiple Case System-generated (Pre-generated) File

1. Access the Monthly Premiums page (**Figure 1**) (see **Accessing Monthly Premiums**).
2. Click **Retrieve Files**. See **Figure 2** for a sample Retrieve Files page.
3. Service bureaus and HUD users can retrieve the report file for a specific lender by entering the **Mortgagee ID**. This field does not appear for lenders.
4. Select the desired file, e.g., **Advance Notices 05/2005 (Generated: 04/2005)** or **Billing 04/2005**.
5. Select **View on Screen** or **Download File**.
6. Click **Send**. If **View on Screen** was selected, a page appears with the report information (see **Figure 4**).

Note: If you need assistance downloading the file, click **Help Links ?**.



Billing

[Help Links](#) ?

SUCCESS

BILLING REQUEST SUCCESSFULLY COMPLETED

Billing Period: 04/2007

<i>Mtgee ID</i>	<i>Case Number</i>	<i>Curr Prem</i>	<i>Prem Billed</i>	<i>Int Billed</i>	<i>Late Billed</i>	<i>Unapplied</i>	<i>MIN/Loan Number</i>
12345	031-1111111	26.57	26.57	0.00	0.00	0.00	770930
12345	046-2222222	6.49	12.98	0.00	0.26	0.00	238649
12345	046-8888888	3.70	3.70	0.00	0.00	0.00	238507
12345	048-3333333	4.76	304.02	0.00	1.14	0.00	770863
12345	092-7777777	36.14	36.14	0.00	0.00	0.00	238689
12345	291-5555555	15.60	15.60	0.00	0.00	0.00	770843
12345	291-6666666	25.22	88.66	0.00	1.01	0.00	756245
12345	371-1111111	18.33	18.33	0.00	0.00	0.00	374533
12345	548-2222222	12.24	26.93	0.00	.49	0.00	255201
12345	581-8888888	39.00	39.00	0.00	0.00	0.00	694087

Total Premium Billed: \$571.93

Total Interest Billed: \$0.00

Total Late Billed: \$2.90

Displaying cases 1 - 10 of 10 total cases.

Figure 4: Billing report for multiple cases

Requesting a File

The **Portfolio** and **Lender Notification** files can be requested for single or multiple cases. Requests are processed between the hours of 8 a.m. and 8 p.m. Eastern Time (ET) Monday through Friday, excluding holidays.

The instructions that follow illustrate how to request either a **Lender Notification** or **Portfolio** file.

Requesting a Single Case Portfolio or Lender Notification File

1. Access the Monthly Premiums page (**Figure 1**) (see **Accessing Monthly Premiums**).
2. Select **Portfolio** or **Lender Notification**. The corresponding request page appears (**Figure 5**).

FHA Connection

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Single Family FHA Single Family Servicing > Monthly Premiums > Lender Notification Request

Lender Notification Request Help Links ?

Single Case Request

FHA Case Number: -

Multiple Case Request

Month/Year: - Mortgage ID:

(Optional) (MM-YYYY) (Required)

Paid on another lender's case
 Lender paid on your case
 Case not billed

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Figure 5: Lender Notification Request page

3. Enter the desired **Case Number** and click . The results appear immediately. If no information is available, a message appears.

A sample single case **Lender Notification** file is shown in **Figure 6**.

FHA Connection

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Single Family FHA Single Family Servicing > Monthly Premiums > Lender Notification Request

Lender Notification Results [Help Links ?](#)

SUCCESS
LENDER NOTIFICATION REQUEST SUCCESSFULLY COMPLETED

Case Number: 281-1111111

Mortgagee ID	Notification Date	Reason Code	Reason	Servicer/Payee Name
23456	11/10/2006	1	THE PAYING MORTGAGEE IS NOT THE MORTGAGEE OF RECORD	HOME MORTGAGE INC
23456	11/10/2006	1	THE PAYING MORTGAGEE IS NOT THE MORTGAGEE OF RECORD	HOME MORTGAGE INC
34567	11/10/2006	2	ANOTHER MORTGAGEE HAS PAID ON YOUR CASE	ACME MORTGAGE COMPANY
34567	11/10/2006	2	ANOTHER MORTGAGEE HAS PAID ON YOUR CASE	ACME MORTGAGE COMPANY
34567	10/1/2006	3	YOU PAID ON A CASE THAT HAS NOT YET BEEN BILLED	

[New Request](#)

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Figure 6: Lender Notification Results for a single case

Requesting a Multiple Case Portfolio or Lender Notification File

1. Access the **Monthly Premiums** page (Figure 1) (see **Accessing Monthly Premiums**).
2. Select **Portfolio** or **Lender Notification**. The corresponding request page appears (e.g., Figure 5).
3. Enter or modify the request information under **Multiple Case Request** and click [Send](#).

A Successful Request page appears if no problems exist with your request. You will be informed of the approximate time it will take to generate the file. A sample page is shown in Figure 7.

The screenshot shows the FHA Connection website interface. At the top, there is a navigation bar with links for Home, Main Menu, ID Maintenance, E-mail Us, and Contact Us. Below this is a breadcrumb trail: Single Family FHA > Single Family Servicing > Monthly Premiums > Lender Notification Request. The main content area features a blue header with the text 'Successful Lender Notification Request' and a 'Help Links' button with a question mark. Below this is a success message box with a checkmark icon and the text 'SUCCESS' and 'LENDER NOTIFICATION REPORT FILE SUCCESSFULLY REQUESTED'. A message states 'This file will be available in a few minutes.' Below this, there is a 'Retrieve Files' button and instructions: 'To check availability or retrieve previously requested files, select: Retrieve Files', 'To check availability at a later time, use the Retrieve Files button on the Monthly Premiums page.', and 'To request another lender notification file, use the New Request button below.' A 'New Request' button is visible. At the bottom, there is a 'Message Board Friday March 23, 2007' section and a footer with links: HSG/FHA Home Page | HUD Single Family Housing Page | HUD Multifamily Housing Page | HUDCLIPS | Lenders Information | Mortgage Letters.

Figure 7: Request for Lender Notification Report is successful

- To check if the request has been processed, click [Retrieve Files](#) on either the Monthly Premiums page or the Successful Request page. A sample Retrieve Files page is shown in **Figure 8**.
If your request has not been processed, it will be listed in the **Pending Requests** section of the page. Once the request is processed, it will appear in the **Completed Requests** section of the page.
Note: The Retrieve Files page does not automatically move requested files from **Pending Requests** to **Completed Requests**. While viewing this page, you can check if processing is complete by using your browser's refresh or reload feature to update the page. Completed files appear in the **Completed Requests** section.

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Single Family FHA Single Family Servicing > Monthly Premiums > Retrieve Files

Retrieve Files Help Links ?

Pregenerated Files
Below is the list of files that are currently available:

Mortgagee ID: (Required) Case Number: - (Optional)

Advance Notices	Billing	Reconciliation	Refund Transactions	Reallocation Transactions
<input type="radio"/> 05/2007 (Generated: 04/2007)				
<input type="radio"/> 04/2007 (Generated: 03/2007)	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007	<input type="radio"/> 04/2007
<input type="radio"/> 03/2007 (Generated: 02/2007)	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007	<input type="radio"/> 03/2007
<input type="radio"/> 02/2007 (Generated: 01/2007)	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007	<input type="radio"/> 02/2007

Completed Requests
Below is a list of requested files ready to view or download:
Portfolio/Lender Notification File(s)

- Lender Notifications (123; 88888) - 28 case(s) - Apr 26 2007 9:45AM (1K)
- Portfolio Request (530 /UP /RB ; A; 88888) - 362 case(s) - Apr 26 2007 11:08AM (1K)

View on Screen Download File

Pending Requests
Below is a list of requested files that have not yet been generated:
Lender Notifications (123;88888) 34 Case(s) - Apr 27 2007 12:10PM

Including your request(s) listed above, there are a total of 1 requests waiting to be processed.

Note: After downloading a file to your computer system it must be uncompressed. You may use any compatible unzip products. Free unzip products are available at [other Internet sites](#).

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Figure 8: Retrieve Files page showing status of previous report requests

5. Select the file from the **Completed Requests** list.
6. Select **View on Screen** or **Download File**.
7. Click . If **View on Screen** was selected, a multiple case report appears (**Figure 9**).

FHA Connection

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Single Family FHA Single Family Servicing > Monthly Premiums > Retrieve Files

Lender Notification [Help Links ?](#)

SUCCESS

LENDER NOTIFICATION REQUEST SUCCESSFULLY COMPLETED

Mtgee ID	Case Number	Notification Date	Notification Time	Reason Code	Servicer (Code1) or Payee (Code2)
88888	011-1111111	04/06/2007	23:29:36	3	NOT AVAILABLE
88888	011-2222222	04/10/2007	04:32:25	2	AA HOME LENDING INC
88888	011-4444444	02/08/2007	18:52:16	2	HOME BANK LENDERS
88888	011-4444444	03/08/2007	22:03:05	1	HOME BANK LENDERS
88888	011-7777777	02/08/2007	18:52:16	2	HOME BANK LENDERS
88888	011-7777777	03/08/2007	22:03:05	1	HOME BANK LENDERS
88888	281-2222222	03/08/2007	22:03:05	1	HOME BANK LENDERS
88888	281-5555555	02/08/2007	18:52:16	2	HOME BANK LENDERS
88888	281-5555555	03/08/2007	22:03:05	1	HOME BANK LENDERS
88888	281-8888888	03/08/2007	22:03:05	1	ACME MORTGAGE GRP

Displaying cases 1 - 10 of 10 total cases.

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 [Lenders Information](#) |
 [Mortgagee Letters](#)

Figure 9: Lender Notification Report for multiple cases

Note: Use your browser's print feature to print the **Monthly Premiums** report file. If you need assistance downloading the file, click [Help Links ?](#).

Requesting Case Detail

Case Detail allows you to view current case information for either endorsed or nonendorsed cases, and provides links to other FHA Connection functions that may contain additional case information, i.e., **Portfolio**, **Case Query**, and **Case Master Summary**. **Case Detail** is viewed online and printed using the print capability of your Internet browser (e.g., Netscape Navigator or Microsoft Internet Explorer). **Case Detail** can be requested between the hours of 8 a.m. and 8 p.m. ET Monday through Friday, excluding holidays.

To request **Case Detail**, complete the following:

1. Access the Monthly Premiums page (**Figure 1**) (see **Accessing Monthly Premiums**).
2. Select **Case Detail**. The Case Detail Request page appears (**Figure 10**).

Figure 10: Case Detail Request page

3. Enter the desired **FHA Case Number** and click . The results appear immediately. If no information is available, a message appears.

A sample of the Case Detail Results page is shown in **Figure 11**.

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Single Family FHA Single Family Servicing > Monthly Premiums > Case Detail Request

Case Detail Results Help Links ?

SUCCESS Other Functions

CASE DETAIL REQUEST SUCCESSFULLY COMPLETED

Select other functions to view additional information about the case

FHA Case Number: 131-1234567 Loan Number: 123456

SFIS Case Status: Active Insurance Status Prior Case Number (Refi): None

Endorsement Date: 04/19/1995 Termination Date: Not Applicable

Closing Date: 12/29/1994 Termination Type: Not Applicable

Appraised Value: 78,000 Claim Date: Not Applicable

Bill Type: Risk-Based

Property Address: 123 ELM
RIGHTON PARK IL 60471

Current Servicer: HOME CREDIT CORPORATION

Previous Servicer Name: AAA LENDING BANK NA Previous Servicer Telephone: 800 555-1234

Transfer Effective Date: 09/25/2002 Transfer Date: 11/07/2002

Holder Name: AAA LENDING BANK NA ADP Code: 0703

Originating Lender: FIRST HOME MORTGAGE LTD Program ID: 00

Sponsor/Agent: AAA LENDING BANK NA

Latest Monthly Mortgage Insurance Premium Payment(s)

Payment Date	Payment Amount	Paid by
03/30/2007	25.79	HOME CREDIT CORPORATION
03/02/2007	25.79	HOME CREDIT CORPORATION
02/01/2007	25.79	HOME CREDIT CORPORATION

NOTE: No other transactions (e.g., debit vouchers, adjustments, etc.) are reflected here.

New Request

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Figure 11: Case Detail Results for an endorsed case

Note: Use your browser's print feature to print the Case Detail Results page.

Additional information about the case can be accessed using the **Portfolio**, **Case Processing**, and **Upfront Premium Collections** links available when you click **Other Functions** and enter the case information.