

# XML File Specifications

Tag Requirements – Review the below requirements to help you prepare your XML file for system upload. **Failure to provide Tags as identified below will result in a system error- Tags are case sensitive with no spaces.** You must prepare a separate XML file for each type of activity and sub-activity. For example, if you selected Yes for the Broker question and also selected YES to Real Estate, Personal Property and Unsecured you must upload 3 separate XML Files. *\*Please refer to the XML File Format and XML File Format Samples on our website.*

## AAR - Origination Questions

- 1. Did your company BROKER any Washington loans during 2017?** (Include table funded loans. Do not include reverse mortgage, denied or withdrawn loans)

### *Real Estate Tag Requirement*

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate	3.2 or 3.258	Yes
LienPosition	Numerical/Alphabet	Provide the Lien Position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal loan amount on note or security instrument	254,125.78 No dollar signs	Yes

### *Personal Property or Unsecured Tag Requirement*

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate	3.2 or 3.258	Yes
PrincipalAmount	Currency	Principal loan amount on note or security instrument.	254,125.78 No dollar signs	Yes

- 2. Did your company MAKE any Washington loans during 2017?** (Do not include reverse mortgage, denied or withdrawn loans)

### *Real Estate Tag Requirement*

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate	3.2 or 3.258	Yes
LienPosition	Numerical/Alphabet	Provide the Lien Position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal loan amount on note or security instrument	254,125.78 No dollar signs	Yes

***Personal Property or Unsecured Tag Requirement***

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate	3.2 or 3.258	Yes
PrincipalAmount	Currency	Principal loan amount on note or security instrument	254,125.78 No dollar signs	Yes

3. **Did your company PURCHASE any Washington loans during 2017?** (Do not include reverse mortgage, denied or withdrawn loans)

***Real Estate Tag Requirement***

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate Example: 3.2 or 3.258	3.2 or 3.258	Yes
LienPosition	Numerical/Alphabet	Provide the Lien Position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal Loan Amount on date of purchase	254,125.78 No dollar signs	Yes

***Personal Property or Unsecured Tag Requirement***

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate Example: 3.2 or 3.258	3.2 or 3.258	Yes
PrincipalAmount	Currency	Principal loan amount on note or security instrument	254,125.78 No dollar signs	Yes

**4. Did your company MAKE any Washington Reverse Mortgage loans during 2017? (Do not include denied or withdrawn loans)**

***Real Estate Tag Requirement***

<b>Tag</b>	<b>Format</b>	<b>Description</b>	<b>Example</b>	<b>Required?</b>
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateFunded	YYYY-MM-DD	Provide the Date the loan was funded	2017-01-20	Yes
InterestRate	Decimal	Provide the interest rate Example: 3.2 or 3.258	3.2 or 3.258	Yes
AdvancesMade	Currency	Total amount of advances made at closing	254,125.78 No dollar signs	Yes (If No, enter zero)

**CAR – Residential Loan Servicing Questions**

**1. Did your company own MORTGAGE SERVICING RIGHTS (MSRs) to loans contracted out to a sub servicer during 2017?**

*Report only the loans you are the master servicer of and contract to a sub servicer*

<b>Tag</b>	<b>Format</b>	<b>Description</b>	<b>Example</b>	<b>Required?</b>
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateBoarded	YYYY-MM-DD	Date loan boarded into system	2017-01-20	Yes
InterestRate	Decimal	Current interest rate as of 12/31/2017	3.2 or 3.258	Yes
LienPosition	Numerical/Alphabet	Lien position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal amount on date boarded in 2017 or principal balance on 01/01/2017	254,125.78 No dollar signs	Yes
ActualServicer	Numerical/Alphabet	Provide the name of the entity that you contracted with as a Sub-servicer	OneMortgage/123 Mortgage Any combination	YES

**2. As a Master Servicer (owner of MSRS) did your company service Washington Residential Mortgage loans not contracted to a sub-servicer during 2017?**

*Report only the loans you are the master servicer of and service on behalf of yourself as the master servicer*

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateBoarded	YYYY-MM-DD	Date loan boarded into system	2017-01-20	Yes
InterestRate	Decimal	Current interest rate as of 12/31/2017	3.2 or 3.258	Yes
Lienposition	Numerical/Alphabet	Lien position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal amount on date boarded in 2017 or principal balance on 01/01/2017	254,125.78 No dollar signs	Yes
AdvancesMade	Currency	Total reverse mortgage advances made in 2017	25,000 No dollar signs	Yes (If No, enter zero)
AccruedInterest	Currency	Total reverse mortgage accrued interest in 2017	125.78 No dollar signs	Yes (If No, enter zero)

**3. Did your company act as a Sub-Servicer of Washington Residential Mortgage Loans on behalf of a Master Servicer during 2017?**

*Report all residential mortgage loans sub-serviced on behalf of a master servicer; do not include the loans you are the master servicer of.*

Tag	Format	Description	Example	Required?
LoanNumber	Numerical/Alphabet	Provide the Loan or Account Number	2151/TR2515 Any combination	Yes
DateBoarded	YYYY-MM-DD	Date loan boarded into system	2017-01-20	Yes
InterestRate	Decimal	Current interest rate as of 12/31/2017	3.2 or 3.258	Yes
LienPosition	Numerical/Alphabet	Lien position	First/1 <sup>st</sup> /1 Any combination	Yes
PrincipalAmount	Currency	Principal amount on date boarded in 2017 or principal balance on 01/01/2017	254,125.78 No dollar signs	Yes
AdvancesMade	Currency	Total reverse mortgage advances made in 2017	25,000 No dollar signs	Yes (If No, enter zero)
AccruedInterest	Currency	Total reverse mortgage accrued interest in 2017	125.78 No dollar signs	Yes (If No, enter zero)
ActualServicer	Currency	Provide the name of the entity that contracted with you as the Master Servicer	OneMortgage/123 Mortgage Any combination	YES

