



LoanSphere™ Invoicing Reimbursement Notification for Reverse Servicing – Updates to Line Items

UPDATE!

The LoanSphere™ Invoicing application update, previously announced to take place effective October 29, 2018, has been rescheduled to be effective **November 16, 2018**.

Reverse Servicers will have HECM-specific subcategories and will **ONLY** use subcategories that begin with “HECM” to submit reverse claims. In addition, duplicate line items will be deactivated. The new and deactivated line items Category and Subcategory are outlined below.

New Line Items to be Added for Reimbursement Requests

Category #	Category	Subcategory #	Subcategory
1	Attorney Fees	1003	HECM - BK - Motion for Relief
1	Attorney Fees	1004	HECM - BK - Notice of Default/Stay Termination
1	Attorney Fees	1005	HECM - BK - Notice of Post-Petition Fees & Expenses
1	Attorney Fees	1006	HECM - BK - Objection to Plan
1	Attorney Fees	1007	HECM - BK - Payment Change Notification
1	Attorney Fees	1010	HECM - BK - POC Form 410A
1	Attorney Fees	1011	HECM - BK - Possessory Action
1	Attorney Fees	1008	HECM - BK - Proof of Claim/Plan Review/Plan Negotiations
1	Attorney Fees	1009	HECM - BK - Reaffirmation Agreement
1	Attorney Fees	1012	HECM - BK - Response to Final Cure Payment
1	Attorney Fees	1014	HECM - FC - Judicial Foreclosure
1	Attorney Fees	1013	HECM - FC - Mediation Fees
1	Attorney Fees	1015	HECM - FC - Non-judicial Foreclosure
1	Attorney Fees	1017	HECM - FC - Summary Judgement
1	Attorney Fees	1018	HECM - FC - Transfer File Review Fee
1	Attorney Fees	1016	HECM - FC - Trustee Fee
101	Deductible	101	HECM - Flood Refund (281)
101	Deductible	7	HECM - Hazard Refund (281)
101	Deductible	8	HECM - Wind Refund (281)



Category #	Category	Subcategory #	Subcategory
22	Default Services Fees	707	HECM - Deed-in-Lieu Doc Prep Fee
22	Default Services Fees	708	HECM - Fannie Mae Electronic Invoice Submission
22	Default Services Fees	709	HECM - Fannie Mae Process Management Technology Usage Fee
2	Filing Costs	306	HECM - Posting Costs
20	General Services	199	HECM - Condo/HOA Lien
20	General Services	200	HECM - Condominium Assoc. Fees
20	General Services	202	HECM - HOA/COA Transfer Fee
20	General Services	201	HECM - Homeowners Assoc. Fees
20	General Services	204	HECM - Liens Other
20	General Services	203	HECM - Ground Rent on Leasehold Property
102	Insurance	9	HECM - Flood Premium (62)
102	Insurance	6	HECM - Hazard Premium (60)
102	Insurance	8	HECM - MI Premium (61)
102	Insurance	7	HECM - Wind Premium (60)
19	Property Services	8188	HECM – Monthly Maintenance Fee
19	Property Services	8101	HECM - Vacant Property Registration Fee
19	Property Services	8102	HECM - Property Inspections
19	Property Services	8103	HECM - Hazard Loss Repair Inspection
19	Property Services	8104	HECM - Lockbox
19	Property Services	8105	HECM - Lockset Replacement - Front or Main
19	Property Services	8106	HECM - Lockset Replacement - other
19	Property Services	8107	HECM - Re-keying
19	Property Services	8108	HECM - Padlock/Hasp Installation
19	Property Services	8109	HECM - Replace Exterior Door



Category #	Category	Subcategory #	Subcategory
19	Property Services	8110	HECM - Replace Overhead Door - Single
19	Property Services	8111	HECM - Replace Overhead Door - Double
19	Property Services	8112	HECM - Repair Overhead Door
19	Property Services	8113	HECM - Re-Glazing Windows
19	Property Services	8114	HECM - Window Lock Replacement
19	Property Services	8115	HECM - Door Slider Lock
19	Property Services	8116	HECM - Boarding/Securing Materials
19	Property Services	8117	HECM - Pool Securing - In-ground
19	Property Services	8118	HECM - Pool Securing - Above ground
19	Property Services	8119	HECM - Spa and Hot Tub Securing
19	Property Services	8120	HECM - Swimming Pool Draining
19	Property Services	8121	HECM - Above Ground Swimming Pool Removal
19	Property Services	8122	HECM - Swimming Pool Maintenance
19	Property Services	8123	HECM - Winterize - Re-winterization
19	Property Services	8124	HECM - Winterize - Dry Winterization
19	Property Services	8125	HECM - Winterize - Wet/Steam Winterization
19	Property Services	8126	HECM - Winterize - Wet/Steam Winterization - addt'l unit
19	Property Services	8127	HECM - Winterize - Reduced Pressure Zone Valves
19	Property Services	8128	HECM - Radiant Winterization
19	Property Services	8129	HECM - Radiant Winterization - addt'l unit
19	Property Services	8130	HECM - Winterize - Swimming Pools and Spas
19	Property Services	8131	HECM - Water Well Closing and Disconnection
19	Property Services	8132	HECM - Initial Water Line Pressure Testing
19	Property Services	8133	HECM - Wire Capping
19	Property Services	8134	HECM - Smoke Detectors - when required by AHJ
19	Property Services	8135	HECM - CO2 Monitor - when required by AHJ



Category #	Category	Subcategory #	Subcategory
19	Property Services	8136	HECM - Permanent Roof Repair - Patching
19	Property Services	8137	HECM - Temporary Roof Repair - Tarping
19	Property Services	8138	HECM - Chimney Capping
19	Property Services	8139	HECM - Basement Water Pumping
19	Property Services	8140	HECM - Gutter Cleaning and Repair
19	Property Services	8141	HECM - Gutter Replacement
19	Property Services	8142	HECM - Dehumidified Purchase and Installation
19	Property Services	8143	HECM - Absorbent Moisture Desiccants
19	Property Services	8144	HECM - Mold Treatment and Mold Inhibiting Paints
19	Property Services	8145	HECM - Sump Pump Replacement/Installation
19	Property Services	8146	HECM - Sump Pump Repair
19	Property Services	8147	HECM - Debris Removal - Interior and Exterior
19	Property Services	8148	HECM - Broom Swept Cleaning
19	Property Services	8149	HECM - Refrigerator and Freezer Cleaning
19	Property Services	8150	HECM - Toilet Cleaning
19	Property Services	8151	HECM - Misc - Clothes Dryer Vent Cover Installation
19	Property Services	8152	HECM - Pest Extermination Professional Services
19	Property Services	8153	HECM - Pest Extermination Over Counter Products
19	Property Services	8154	HECM - Dead Animal Removal
19	Property Services	8155	HECM - Vehicle/Boat Removal
19	Property Services	8156	HECM - Fencing Repair
19	Property Services	8157	HECM - Handrails
19	Property Services	8158	HECM - Carpet Removal Incl Tack Strips
19	Property Services	8159	HECM - Demolition of Dilapidated/Unsafe Outbuildings and Sheds



Category #	Category	Subcategory #	Subcategory
19	Property Services	8160	HECM - Professional Reports (Hazardous Material)
19	Property Services	8161	HECM - Police and Fire Reports
19	Property Services	8162	HECM - Storage and Disposition
19	Property Services	8163	HECM - Initial Desert Landscaping Maintenance
19	Property Services	8164	HECM - Re-Cut Desert Landscaping Maintenance
19	Property Services	8165	HECM - Initial Grass Cut - 1 - 10,000 sq ft
19	Property Services	8166	HECM - Initial Grass Cut - 10,001 - 20,000 sq ft
19	Property Services	8167	HECM - Grass Re-Cut 1 - 10,000 sq ft
19	Property Services	8168	HECM - Grass Re-Cut 10,001 - 20,000 sq ft
19	Property Services	8169	HECM - Tree Trimming
19	Property Services	8170	HECM - Shrub Trimming
19	Property Services	8171	HECM - Snow/Ice Removal
19	Property Services	8172	HECM - Utilities - Water
19	Property Services	8173	HECM - Utilities - Electricity
19	Property Services	8174	HECM - Utilities - Gas
19	Property Services	8185	HECM – Utilities – Electricity Shut off/Transfer Fee
19	Property Services	8186	HECM – Utilities – Gas Shut off/Transfer Fee
19	Property Services	8187	HECM – Utilities – Water Shut off/Transfer Fee
19	Property Services	8175	HECM - Disaster Inspection
19	Property Services	8176	HECM - Disaster Repairs Build Back
19	Property Services	8177	HECM - Disaster Repairs Tear Out
19	Property Services	8179	HECM - Emergency Contact/Address Posting
19	Property Services	8179	HECM - Fine, Fees and Liens for Property Preservation Code Violations
19	Property Services	8180	HECM – Borrower Draw
3	Recording Costs	3061	HECM - Recordation Costs
3	Recording Costs	3062	HECM - Transfer tax/Document Stamps
6	Sale Costs	816	HECM - Sheriff/Sales Agent - Fees & Costs



Category #	Category	Subcategory #	Subcategory
4	Service Costs	1209	HECM - Publication Notice Costs
4	Service Costs	1210	HECM - Mailing Expenses
106	Taxes	1046	HECM - City Tax
106	Taxes	1047	HECM - County Tax
106	Taxes	1048	HECM - Special Assessment
106	Taxes	1049	HECM - Town Tax
106	Taxes	1050	HECM - Township Tax
106	Taxes	1051	HECM - Municipal Utility District (MUD) Tax
106	Taxes	1052	HECM - City Bond and/or County Bond
106	Taxes	1053	HECM - City/School Combined
106	Taxes	1054	HECM - Village
106	Taxes	1055	HECM - Fire District Tax
106	Taxes	1056	HECM - Borough Tax
106	Taxes	1057	HECM - Drainage District Tax
106	Taxes	1058	HECM - Other Tax (CA ONLY)
106	Taxes	1059	HECM - Appraisal Dist
106	Taxes	1060	HECM - Irrigation Dist
106	Taxes	1061	HECM - Lighting Dist
106	Taxes	1062	HECM - Mobile Home
106	Taxes	1063	HECM - District Tax or Special District Tax
106	Taxes	1064	HECM - Storm Water Dist
106	Taxes	1065	HECM - Frontage Tax or Water Tax
106	Taxes	1066	HECM - Water District Tax
9	Title Costs	3056	HECM - Cost of Title
18	Valuation Costs	1959	HECM - Valuations - Appraisal
18	Valuation Costs	1960	HECM - Valuations - AVM Report
18	Valuation Costs	1961	HECM - Valuations - Brokers Price Opinion



Line Items Being Deactivated for HECM claims

Effective November 16, 2018, the following line items will remain in LoanSphere but will no longer be reimbursable for Reverse mortgage claims in LoanSphere Invoicing. If these line items are used, they will be automatically denied.

Category #	Category	Subcategory #	Subcategory
1	Attorney Fees	820	BK - Additional Court Appearance
1	Attorney Fees	821	BK - Adversary Proceeding
1	Attorney Fees	822	BK - All Other Bankruptcy Fees
1	Attorney Fees	823	BK - Bankruptcy Loss Mitigation Program/Mediation
1	Attorney Fees	824	BK - Court Certification of Default/Stay Termination
1	Attorney Fees	825	BK - Motion for Relief
1	Attorney Fees	826	BK - Notice of Default/Stay Termination
1	Attorney Fees	827	BK - Notice of Post-Petition Fees & Expenses
1	Attorney Fees	828	BK - Objection to Plan
1	Attorney Fees	829	BK - Payment Change Notification
1	Attorney Fees	830	BK - Proof of Claim/Plan Review/Plan Negotiations
1	Attorney Fees	831	BK - Reaffirmation Agreement
1	Attorney Fees	856	POC Form 410A
1	Attorney Fees	832	BK - Response to Final Cure Payment
1	Attorney Fees	833	BK - Response to Motion to Value
1	Attorney Fees	834	BK - Serial or Abusive Filer
1	Attorney Fees	835	FC - 1st Mediation prep & attendance
1	Attorney Fees	836	FC - 2nd Mediation prep & attendance
1	Attorney Fees	837	FC - Pre-foreclosure Mediation prep & attendance
1	Attorney Fees	838	FC - Transfer File Review Fee
1	Attorney Fees	110	Civil Litigation
1	Attorney Fees	112	Subordination Agreement
1	Attorney Fees	801	FC - Additional (3rd+) Mediation
1	Attorney Fees	802	FC - Additional Motion/Response/Pleading
1	Attorney Fees	803	FC - Affidavit/Certificate
1	Attorney Fees	804	FC - All Other Foreclosure Fees
1	Attorney Fees	805	FC - Appearance in Court



Category #	Category	Subcategory #	Subcategory
1	Attorney Fees	806	FC - Appellate Work
1	Attorney Fees	807	FC - Co-op Foreclosure
1	Attorney Fees	808	FC - Deficiency Judgment
1	Attorney Fees	809	FC - Discovery Requests/Responses
1	Attorney Fees	810	FC - Judicial Foreclosure
1	Attorney Fees	811	FC - Litigation
1	Attorney Fees	813	FC - Non-judicial Foreclosure
1	Attorney Fees	855	FC - Non-Jury Trial
1	Attorney Fees	815	FC - Probate/Estate Work
1	Attorney Fees	816	FC - Sale Postponement
1	Attorney Fees	817	FC - Shorten Redemption Period/Expedited Proceeding
1	Attorney Fees	818	FC - Special Representative
1	Attorney Fees	819	FC - Third Party Closing
1	Attorney Fees	858	HECM - Trustee Fee
1	Attorney Fees	859	HECM - Sales Tax on Attorney Fees
1	Attorney Fees	897	HECM Summary Judgement
1	Attorney Fees	991	Legal Sales Tax
5	Court Costs	801	Court-appointed administrator/ representative
5	Court Costs	79	Court Transcripts / Hearings
101	Deductible	1007	Flood Refund (281)
101	Deductible	2	Hazard Refund (281)
101	Deductible	5	Wind Refund (281)
101	Deductible	1	Escrow Balance (280)
101	Deductible	18	Investor Credit (283)
22	Default Services Fees	114	Fannie Mae FC Electronic Invoice Submission
22	Default Services Fees	115	Fannie Mae BK Electronic Invoice Submission
22	Default Services Fees	116	Fannie Mae Process Management Technology Usage Fee
22	Default Services Fees	1647	Deed-in-Lieu Doc Prep Fee
13	Eviction Costs	30	FNMA DIL Relocation Expense
2	Filing Costs	801	BK - Bankruptcy Motion for Relief



Category #	Category	Subcategory #	Subcategory
2	Filing Costs	803	FC - Foreclosure Summons & Complaints
2	Filing Costs	805	HECM - Clerk Certified Documents
2	Filing Costs	806	HECM - Death Certificate
2	Filing Costs	807	HECM - eFile
2	Filing Costs	808	HECM - Referee Fee
2	Filing Costs	809	HECM - Wire Transfer Fee
2	Filing Costs	812	FC - e-Filing Cost
2	Filing Costs	813	BK - Adversary Proceeding Costs
2	Filing Costs	814	FC - Motions / Judgment / Writ
20	General Services	3	Condo/HOA Special Assessments
20	General Services	1	Condominium Assoc. Fees
20	General Services	2	Homeowners Assoc. Fees
20	General Services	139	Co-op Dues
20	General Services	137	Condo/HOA Estoppel Fees
20	General Services	138	Condo/HOA Lien
20	General Services	150	HOA/COA Attorney Fees
20	General Services	151	HOA/COA Late Penalties
20	General Services	152	HOA/COA Transfer Fee
20	General Services	155	HECM - HOA/COA Violations
20	General Services	156	HECM - HOA/COA Misc Fees
20	General Services	140	DIL Lien
20	General Services	141	Municipality Lien/Certificate
20	General Services	142	Tax Lien
20	General Services	143	UCC/Mechanic's Lien
20	General Services	157	HECM - Conveyance Fee
20	General Services	172	Second Lien Consideration
20	General Services	159	FHA/VA/Rural HUD Reimbursement
20	General Services	160	Escrow/Refund Provided in Error
20	General Services	161	Third Party Sales Reimbursement
20	General Services	158	HECM - Monthly Service Fees
20	General Services	176	Ground Rent on Leasehold Property
102	Insurance	3	Flood Premium (62)
102	Insurance	1	Hazard Premium (60)
102	Insurance	5	Wind Premium (60)
102	Insurance	2	MI Premium (61)
105	Property Preservation	10	Cleaning - Initial (290)



Category #	Category	Subcategory #	Subcategory
105	Property Preservation	2	Cleaning - Periodic (201)
105	Property Preservation	20	Service Fee (301)
19	Property Services	8089	Vacancy Posting
19	Property Services	139	Boarding - Boarded Doors (UI)
19	Property Services	158	Boarding - Boarded Misc. Opening
19	Property Services	142	Boarding - Boarded Slider
19	Property Services	81	Boarding - Installed Security Door
19	Property Services	1021	Boarding - Crawl Space
19	Property Services	1442	Boarding - Garage Door
19	Property Services	2081	Boarding - Pet Door
19	Property Services	8009	Boarding - Deboarding Misc. Opening
19	Property Services	8034	Clear Boarding Small Window (Less than or equal to 72UI)
19	Property Services	8035	Clear Boarding Large Window (Greater than 72UI)
19	Property Services	1022	Cleaning Toilet(s)
19	Property Services	8010	Cleaning - Other
19	Property Services	2000	Cleaning Appliance- Other
19	Property Services	1062	Cleaning Refrigerator or Stand-Alone Freezer
19	Property Services	2082	Removed Animal
19	Property Services	8031	Utilities - Electric
19	Property Services	8038	Delinquent Utilities - Electricity
19	Property Services	8032	Utilities - Gas
19	Property Services	8039	Delinquent Utilities - Gas
19	Property Services	1051	Lawn Care - 15,001SF-25,000SF-Initial Cut
19	Property Services	1052	Lawn Care - 25,001SF-35,000SF-Initial Cut
19	Property Services	1053	Lawn Care - 35,001SF-43,560SF - Initial Cut
19	Property Services	1164	Initial Grass Cut - Perimeter - over an acre
19	Property Services	1165	Initial Grass Cut - Perimeter - under an acre
19	Property Services	1409	Initial Grass Cut - 10,001 - 15,000 sq ft
19	Property Services	1410	Initial Grass Cut - Over an acre
19	Property Services	1411	Lawn Care - Less than 10000 sq ft
19	Property Services	1054	Lawn Care - 15,001SF-25,000SF - Re-Cut
19	Property Services	1055	Lawn Care - 25,001SF-35,000SF - Re-Cut



Category #	Category	Subcategory #	Subcategory
19	Property Services	1056	Lawn Care - 35,001SF-43,560SF - Re-Cut
19	Property Services	1166	Re-Cuts - Less than 10,000 sq ft
19	Property Services	1167	Re-Cuts - Perimeter - over an acre
19	Property Services	1168	Re-Cuts - Perimeter - under an acre
19	Property Services	1169	Re-Cuts - Over an acre
19	Property Services	1400	Re-Cuts - 10,001 - 15,000 sq ft
19	Property Services	295	Lock Change - Other
19	Property Services	816	Lock Change - Window Lock Change
19	Property Services	1277	Lock Change - Slider Lock
19	Property Services	2070	Lock Change Knob Lock/Knob Lock with Deadbolt
19	Property Services	332	Landscaping - Tree Removal
19	Property Services	882	Misc - Power Washing
19	Property Services	880	Misc - Paint Exterior
19	Property Services	881	Misc - Paint Interior
19	Property Services	1401	Landscaping - Trim Trees, Shrubs and Vines
19	Property Services	2068	Extermination
19	Property Services	8016	Landscaping - Other
19	Property Services	1650	Moisture Control
19	Property Services	1413	Pool Securing - Clean Pool/Spa
19	Property Services	1414	Pool Securing - Cover Pool/Spa
19	Property Services	1415	Pool Securing - Dismantle and Move Pool
19	Property Services	1416	Pool Securing - Drain Pool/Spa
19	Property Services	920	Vacant Property Registration Fee
19	Property Services	1174	Fine, Fees and Liens for Property Preservation Code Violations
19	Property Services	1403	Demolition
19	Property Services	1405	Address Posting
19	Property Services	1227	Police/Fire Report
19	Property Services	8028	HECM - Photos
19	Property Services	8021	Specialty Inspection
19	Property Services	8029	Exterior Property Inspections
19	Property Services	8030	Interior Property Inspections
19	Property Services	8043	Attorney Initiated Property Inspection
19	Property Services	8044	Disaster Inspection
19	Property Services	8045	Hazard Loss Repair Inspection



Category #	Category	Subcategory #	Subcategory
19	Property Services	8046	HECM Disaster Inspection
19	Property Services	1406	Pump - Repair/Replace Sump Pump
19	Property Services	671	Misc - Cap Exposed Wires
19	Property Services	678	Misc - Systems Check
19	Property Services	677	Repair - Electrical Repairs
19	Property Services	698	Repair - Plumbing Repairs
19	Property Services	700	Roof Work - Capping
19	Property Services	216	Roof Work - Repaired Roof
19	Property Services	217	Roof Work - Replaced Roof
19	Property Services	215	Roof Work - Tarped Roof
19	Property Services	1175	Misc - Cap Gas Lines
19	Property Services	1176	Misc - Cap Water Lines
19	Property Services	1179	Misc - Steps
19	Property Services	1180	Misc - Cover Dryer Vent
19	Property Services	1183	Misc - Repair/ Replace Soffit
19	Property Services	1184	Misc - Repair/ Replace Fascia
19	Property Services	1185	Misc - Repair/ Replace Siding
19	Property Services	1186	Misc - Repair/ Replace Door Jamb
19	Property Services	2067	Discoloration
19	Property Services	2031	Gutter Clean
19	Property Services	2016	Gutter Repair/ Reattach
19	Property Services	2069	Install/ Repair/Replace Handrails
19	Property Services	2077	Misc - Repair/Replace Garage Door
19	Property Services	2014	Misc- Cap Sewer Lines
19	Property Services	2071	Miscellaneous - Other
19	Property Services	2074	Pump - Pump / Remove Water
19	Property Services	2042	Repair/Replace Doors
19	Property Services	8036	Repair/Replace Windows less than or equal to 36inch x 36inch
19	Property Services	8037	Repair/Replace Windows greater than 36inch x 36inch
19	Property Services	8041	Roof Cleaning
19	Property Services	8042	Repair/Replace Fence/Gate/Lanai
19	Property Services	8047	Disaster Repairs Build Back
19	Property Services	8048	Disaster Repairs Tear Out
19	Property Services	8049	HECM Disaster Repairs Build Back
19	Property Services	8050	HECM Disaster Repairs Tear Out



Category #	Category	Subcategory #	Subcategory
19	Property Services	2079	Utility Transfer/Shut-off
19	Property Services	781	Monthly Maintenance Fee
19	Property Services	202	Misc - Snow Removal
19	Property Services	2073	Pool Securing - Winterize Pool/Hot Tub
19	Property Services	20	Debris Removal - Interior
19	Property Services	21	Debris Removal - Exterior
19	Property Services	1160	Move Personal Property - Interior
19	Property Services	1161	Move Personal Property - Exterior
19	Property Services	2066	Debris Removal Hazards
19	Property Services	2040	Remove Personal Property- Exterior
19	Property Services	2041	Remove Personal Property- Interior
19	Property Services	8027	HECM - Garbage/Sewer/Trash/Misc
19	Property Services	8033	Utilities - Water
19	Property Services	8040	Delinquent Utilities - Water
19	Property Services	13	Winterize - Sprinkler System
19	Property Services	79	Winterize - Dry Heating System Only
19	Property Services	171	Winterize - Winterize Add'l unit
19	Property Services	771	Misc - Controlled Thaw Interior
19	Property Services	772	Winterize - Re-winterization
19	Property Services	1412	Winterize - Radiant System Only
19	Property Services	2080	Winterize - Winterize Wet/Steam Heating System
19	Property Services	8082	Lockbox
19	Property Services	8083	Lock Change - Hasp and/or Padlock
19	Property Services	8084	Demolition - Repair/Rebuild
19	Property Services	8085	Repair/Replace Carbon Monoxide/Smoke Detector
3	Recording Costs	801	Discharge/Dismissals
3	Recording Costs	803	Foreclosure Registration
3	Recording Costs	805	NOD/NOS
3	Recording Costs	808	Substitution of Trustee
3	Recording Costs	809	Transfer tax/Document Stamps
3	Recording Costs	811	Mortgage Tax
3	Recording Costs	3057	E-Recording Cost
3	Recording Costs	3058	Lis Pendens
3	Recording Costs	3059	Deed-in-Lieu of Foreclosure (DIL)
3	Recording Costs	3060	Foreclosure Deed



Category #	Category	Subcategory #	Subcategory
6	Sale Costs	809	HECM - Sheriff/Sales Agent - Deposit
6	Sale Costs	810	HECM - Auctioneer
6	Sale Costs	811	Sheriff/Sales Agent - Fees & Costs
6	Sale Costs	812	NOS/NOD posted at location
6	Sale Costs	813	Publication of Sale
6	Sale Costs	814	Publication Placement
4	Service Costs	9	Skip Trace/Search
4	Service Costs	811	Private Investigator Services
4	Service Costs	1206	HECM - Auditor
4	Service Costs	1207	HECM - DMV/SS Searches
4	Service Costs	1208	HECM - Guardian Ad Litem
4	Service Costs	3061	Notary Cost (workout agreement)
4	Service Costs	3062	Service of Process (via Publication)
4	Service Costs	3063	Service of Process (Personal)
4	Service Costs	3064	Notary Cost (Puerto Rico only)
106	Taxes	1008	Appraisal Dist
106	Taxes	1017	Irrigation Dist
106	Taxes	1019	Levee Dist
106	Taxes	1020	Lighting Dist
106	Taxes	1022	Mobile Home
106	Taxes	1024	Special Assessment
106	Taxes	1029	Village
106	Taxes	700	Fire District Tax
106	Taxes	701	Borough Tax
106	Taxes	702	Drainage District Tax
106	Taxes	703	Other Tax (CA ONLY)
106	Taxes	706	Town Tax
106	Taxes	707	Township Tax
106	Taxes	708	Municipal Utility District (MUD) Tax
106	Taxes	1038	City Bond and/or County Bond
106	Taxes	1040	City/School Combined
106	Taxes	1042	County/State Combined
106	Taxes	1043	District Tax or Special District Tax
106	Taxes	7	School Tax (509)
106	Taxes	1034	Reclamation Dist
106	Taxes	1035	Storm Water Dist



Category #	Category	Subcategory #	Subcategory
106	Taxes	1044	Frontage Tax or Water Tax
106	Taxes	1045	Water District Tax
106	Taxes	815	Tax Penalty/Interest
106	Taxes	2	State Tax (504)
9	Title Costs	806	Title Costs - Bankruptcy
9	Title Costs	805	Title Costs - Deed-in-Lieu of Foreclosure
9	Title Costs	1	Trustee Sale Guarantee
9	Title Costs	809	HECM - Abstractors Filing Fee
9	Title Costs	813	Title Costs - Foreclosure
9	Title Costs	814	Title Costs - Modification
9	Title Costs	810	HECM - Bond Premium
9	Title Costs	811	HECM - Lien Search
9	Title Costs	812	HECM - Tax/Lien Certificate
18	Valuation Costs	903	Valuations - Appraisal
18	Valuation Costs	904	Valuations - AVM Report
18	Valuation Costs	905	Valuations - Brokers Price Opinion
19	Property Services	143	Boarding – Boarded Garage Door – Single
19	Property Services	782	City Violation
19	Property Services	1407	Cleaning – Refrigerator
19	Property Services	1408	Cleaning – Stand Alone Freezer
19	Property Services	8012	Gas - Utility Transfers and Shut Off
19	Property Services	8014	Knoblock
19	Property Services	8015	Knoblock with deadbolt
19	Property Services	2	Lock Change - Hasp and Padlock
19	Property Services	726	Lock Change - Install Sliding Glass Door Lock
19	Property Services	1	Lock Change - Padlock
19	Property Services	879	Misc - HVAC
19	Property Services	1402	Misc - Repair Garage Door
19	Property Services	8017	Move Debris - Exterior
19	Property Services	8018	Move Debris - Exterior
19	Property Services	314	Pool Care - Other
19	Property Services	30	Pool Securing - Covered Pool
19	Property Services	206	Pool Securing - Dismantle and Remove Pool
19	Property Services	209	Pool Securing - Winterize Hot Tub
19	Property Services	8019	Pump - Misc. Interior



Category #	Category	Subcategory #	Subcategory
19	Property Services	8020	Pump - Sump Pump Other
19	Property Services	751	Pump - Sump Pump Plumbing
19	Property Services	324	Repair - Other
19	Property Services	887	Repair - Smoke Detector Repair
19	Property Services	884	Roof - Gutter Repair/Clean
19	Property Services	8022	Utilities - Utility Transfers and Shut Off
19	Property Services	2045	Vacant Property Registration Fine, or VPR Code Violations
19	Property Services	8026	Water - Utility Transfers and Shut Off
19	Property Services	687	Winterize - De-winterize
19	Property Services	11	Winterize - Wet Heating System Only

For More Information

If you have any questions or concerns related to the LoanSphere Invoicing line Items, please submit your inquiry to expensereimbursement_lineitemconsolidationproject@fanniemae.com.