



training@mersinc.org

MERS® iRegistrations

Overview:

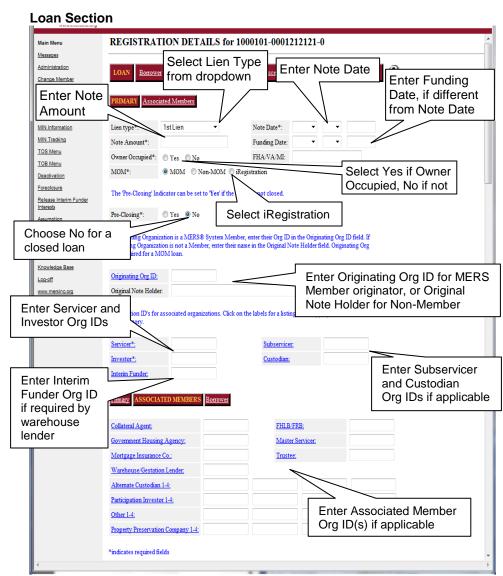
iRegistration is the process of entering loan information into the MERS[®] System for informational purposes only, for loans on which Mortgage Electronic Registration Systems, Inc. (MERS) is not named as the mortgagee (for loans on which MERS is the mortgagee, see the Registration Quick Reference Guide). Because MERS is not the mortgagee, assignment information is optional.

Reports: The reports that relate to iRegistrations are:

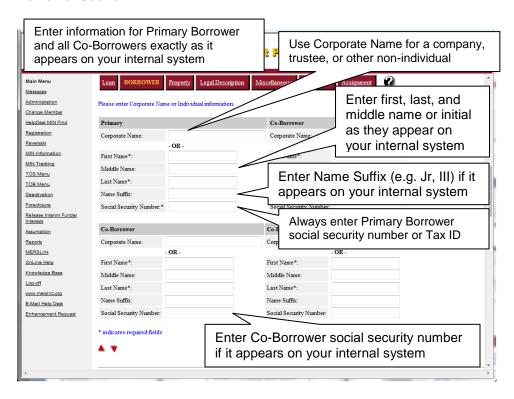
- Seasoned Registration Verification Report (RA) Lists all MINs successfully registered by seasoned registration transactions in the previous processing cycle. Seasoned loans are those registered 270 or more days after the note date. Shows MOM Indicator.
- Seasoned Registration Rejects/Warnings Report (RB) Lists all batch seasoned registration transactions rejected in the previous processing cycle. The report indicates multiple reasons for rejection unless the first error is a problem with the MIN or security access. Shows MOM Indicator.
- Registration Verification Report (RF) Lists all new loans successfully registered by flow registration transactions in the previous processing cycle in both batch and on-line transactions. Flow loans are those registered less than 270 days after the note date. Shows MOM Indicator.
- <u>Registration Rejects/Warnings Report (RG)</u> Lists all new batch loan registration transactions rejected in the previous cycle.
- MINs for the Same Primary Borrower, Property, and Lien Daily Report (RH) Lists the MINs registered or updated in the previous processing cycle for which another active or pre-closing MIN has the same current primary borrower SSN, property, and first lien information. Shows MOM Indicator and pre-closing indicator.
- MINs for the Same Primary Borrower, Property, and Lien Monthly Report (RI) Lists active and pre-closing MINs with the same primary borrower SSN, property, and first lien information. This is a cumulative report and is produced on the last business day of the month. MINs continue to appear on this report until borrower, property, SSN or lien information is updated. Shows MOM Indicator and pre-closing indicator.

MERS® OnLine Guides:

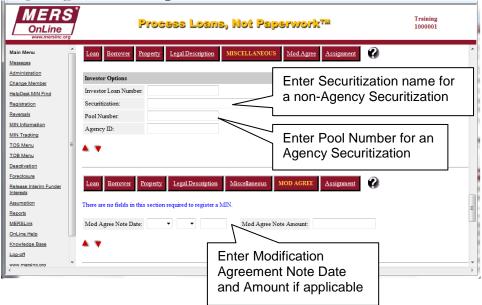




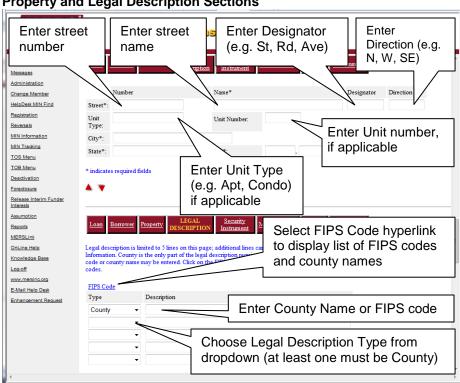
Borrower Section



Miscellaneous and Mod Agree Sections



Property and Legal Description Sections



Assignment Section - optional

