


P260/VBSP Acronyms and Terms

Acronym/Term	Definition
203K	An uninsurable property; however, 203K insurance can be used.
A43C	The claims subsystem used in processing Part B conveyance claims to verify title approval and determine if time frames were met
ACA	Asset Control Areas
AHP	Affordable Housing Program
AM	Asset Manager
AP	Approved for Payment (Transmittals)
AU	Authorized (Disbursements)
BH	Biohazard - an HOM code
BMIR	Below Market Interest Rate - HUD affordable housing program
BPO	Broker Price Opinion
BSP	Business Service Provider
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (aka Superfund)
CHUMS	HUD's Computerized Homes Underwriting Management System (CHUMS/F17)
CIR	Conveyance Inspection Report
CO	Certifying Officer; Contract Order #
COC	Certificate of Completion
DM	Demolition - an HOM code
DP	Disposition
DPCS	Disposition Program Compliance System (for Officer/Teacher/Fireman/EMT next door)
EDI	Electronic Data Interchange
EFT	Electronic Funds Transfer
EIN	Employer Identification Number, aka Federal tax identification number
EM	Earnest Money
FHA	Federal Housing Administration
FIN	Federal ID Number - e.g., a real estate broker's FIN
FMV	Fair Market Value
FND	Fireman Next Door - a HUD direct sales program
FSM	Field Service Manager
GNND	Good Neighbor Next Door
GNP	Good Neighbor Program
GSC	Geocoding Service Center
GTM	Government Technical Monitor
GTR	Government Technical Representative
HA	HOC has accepted (Transmittals)
HECM	Home Equity Conversion Mortgage: a reverse mortgage
HOA	Homeowner Association
HOC	Home Ownership Center (Regional Centers in Atlanta, Denver, Santa Ana, Philadelphia)
HOM	Held Off Market
HPIR	HUD Property Inspection Report
HUD	U.S. Department of Housing and Urban Development
IE	Insurable with Repair Escrow (which applies only to FHA 203(b) financing)
IN	Insurable property (meets FHA 203(b) financing requirements)
K	Katrina

Acronym/Term	Definition
LBP	Lead-based paint (sometimes abbreviated LP)
M&M	Management and Marketing Contractors
MCM	Mortgagee Compliance Manager
MEAP	Month-end Acquired Properties
MF	Multi-family
MPR	Minimum Property Requirements
MPS	Minimum Property Standards
NAID	Name Address Identifier
NFC	National Finance Center
NP	Nonprofit
NSC	National Service Center
OM	Oversight Monitor
OND	Officer Next Door - a HUD direct sales program
OP	Open (Transmittals)
P&P	Preservation and Protection
P260/VBSP	Internet-based system that will serve as the primary system of record for all REO case management transactions.
PA	HOC Preliminary Acceptance (Transmittals)
PC	Post Code (for invoices)
PCR	Property Condition Report
PHA	Public Housing Authority
PM	Property Management; Property Manager; Project Manager
PO	Purchase Order
POC	Point of Contact
PR	HOC Preliminary Review (Transmittals)
QCD	Quitclaim Deed
RA	Ready for Approval (Transmittals)
RAL	Revitalization Area Locator
REO	Real Estate Owned (used as adjective)
RJ	Rejected (disbursements)
RPM	REO Portfolio Manager
SAMS	Single Family Acquired Asset Management System
SF	Single Family
SFAM	HUD Office of Single Family Asset Management
SFIS	Single Family Insurance System (A43)
SOA	Section of Act - a code or designation applied to a case as it enters the system
SPI	Special Property Inspection
SSA	Systems Security Administrator
TIN	Taxpayer Identification Number
TND	Teacher Next Door - a HUD direct sales program
UI	Uninsurable: cannot have FHA 203(b) financing, but may have FHA 203(k) financing
URAR	Uniform Residential Appraisal Report (FMNA 1004)
VBSP	Voyager Business Service Provider
VL	Vacant Lot