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GSCCCA REAL ESTATE INTEGRATED SUBMITTER GUIDE

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<https://gsccca.org>



REVISION HISTORY

Revision	Description	Date
1	Initial Version	10/20/2020
1.1	Added CancelPackage() API endpoint	10/01/2021
1.2	Added QueryEscrowHistory and QueryPaymentHistory	11/01/2021
1.3	Changed credit card and ACH recovery fee values	02/17/2022
1.4	Changed validation for CancelPackage	06/16/2022
1.5	Added Penalties and Interest fees	11/14/2022

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INFORMATION FOR IMPLEMENTERS

The Georgia Superior Court Clerks' Cooperative Authority offers a public Simple Object Access Protocol (SOAP) API that allows the submission, payment, and processing of Real Estate Filings. This API allows integration with filer and county systems to facilitate an automated filing process. API users can seamlessly move between their own system and the <https://efile.gsccca.org> eFiling dashboard to submit, pay, and view their filings.

This document explains how to utilize the real estate eFile API as an Integrated Submitter. This role allows a user to submit payment through the Authority system. Funds will be collected by the Authority and distributed to the county.

ASSUMPTIONS

This is a technical document intended for developers and service providers who wish to utilize the Real Estate eFile API programmatically.

Anyone reading this document should be well-versed in XML and XSDs as well as have knowledge on how to connect to a SOAP web service to make calls and process responses. Expectations are that readers will be familiar with the basics of the PRIA XML formats. Lastly, familiarity with real estate filings and Georgia's laws will be beneficial.

DOCUMENTATION

Visit our [eFile API Integration page](#) to access various guides and downloadable files.

GSCCCA REAL ESTATE EFILING FILER IMPLEMENTATION GUIDE

The GSCCCA Real Estate Integrated Submitter guide is a companion guide and an extension to the GSCCCA Real Estate eFiling Filer Implementation guide. It is expected that the user reads and understands that guide before utilizing this guide. All requirements in the GSCCCA Real Estate eFiling Filer Implementation guide must be met as the requirements within this guide are considered an expanded list in addition to those requirements.

AUTHORITY WALLET DOCUMENTATION

In order to pay for filings through the eFile API, a payment token is needed. To obtain this token, as well as other pertinent information, use a query that returns an XML file. The Authority Wallet documentation on the eFile API Integration page describes the schema definition and how to call the web services associated with the user's wallet.

SUPPORT/CONTACT

For all <https://efile.gsccca.org> and eFiling related questions, please contact our customer support at (800) 304-5174 or email at help@gsccca.org. Customer support will be able to help or escalate any issues or questions to the correct Authority personnel.

WHERE DO I CONNECT?

The real estate eFile API is a SOAP service that provides various web methods reproducing the functionality found on the eFile website. This allows users to programmatically submit and process eFilings via third party applications.

TEST SERVICE ENDPOINTS

For testing, the GSCCCA makes available a test environment. To begin testing, connect to the following endpoints. The Account Service API is used to query and manipulate a user's account. The REService API allows users to interface with the filing process.

The public Account API test endpoint is here:

- <https://efilestg.gsccca.org/efilewebservice/accountservice.asmx>

The public Real Estate eFile API test endpoint is here:

- <https://efilestg.gsccca.org/efilewebservice/reservice.asmx>

PRODUCTION SERVICE ENDPOINTS

Once the program is sufficiently tested and ready to begin filing through the GSCCCA real estate eFile API, use the below production URLs.

The public Account API endpoint is here:

- <https://efile.gsccca.org/efilewebservice/accountservice.asmx>

The public real estate eFile API endpoint is here:

- <https://efile.gsccca.org/efilewebservice/reservice.asmx>

ACCOUNT CREATION

In order to call our web services, users must have an account on our eFile website. Once an account is created, contact support in order to begin activation for the Integrated Submitter permissions required to submit and pay through the real estate eFile API.

When testing, be sure to create an account on the test website and not the production website. This username and password must be used for most web method calls found on the above endpoints.

Our externally available test website can be located at

<https://efilestg.gsccca.org>

Our production website can be located at

<https://efile.gsccca.org>

PAYMENT PROCESSING

The system processes payment on a per-Package basis. The GSCCCA web services offer two direct payment methods available: credit card and escrow account. You can fund an escrow through either ACH or Credit Card.

To add a payment type to your Wallet log in to the website. Hover over the Account Management dropdown in the top menu and click Manage Wallet. Click the Add button.

Until the county of recording accepts the submitted package, **payment is authorized only**.

ACH

- Funds withdrawn from a Bank Account
- Only available for funding escrow accounts
- Cannot be used to pay for a submitted package
- Incurs a flat \$0.50 recovery fee per funding

Credit

- Credit Card, Debit Card, or other similar charge
- Useful for low-mid dollar amount packages
- Each charge incurs a 2.5% recovery fee

Escrow

- Kept in a GSCCCA Account
- Add money with a check or through other payment method
- Useful for high dollar amount packages
- Incurs no recovery fee charges

PAYMENT TESTING

For development purposes, users are expected to input test values in our development system in order to simulate charges. **Do not use real payment methods.** Examples below:

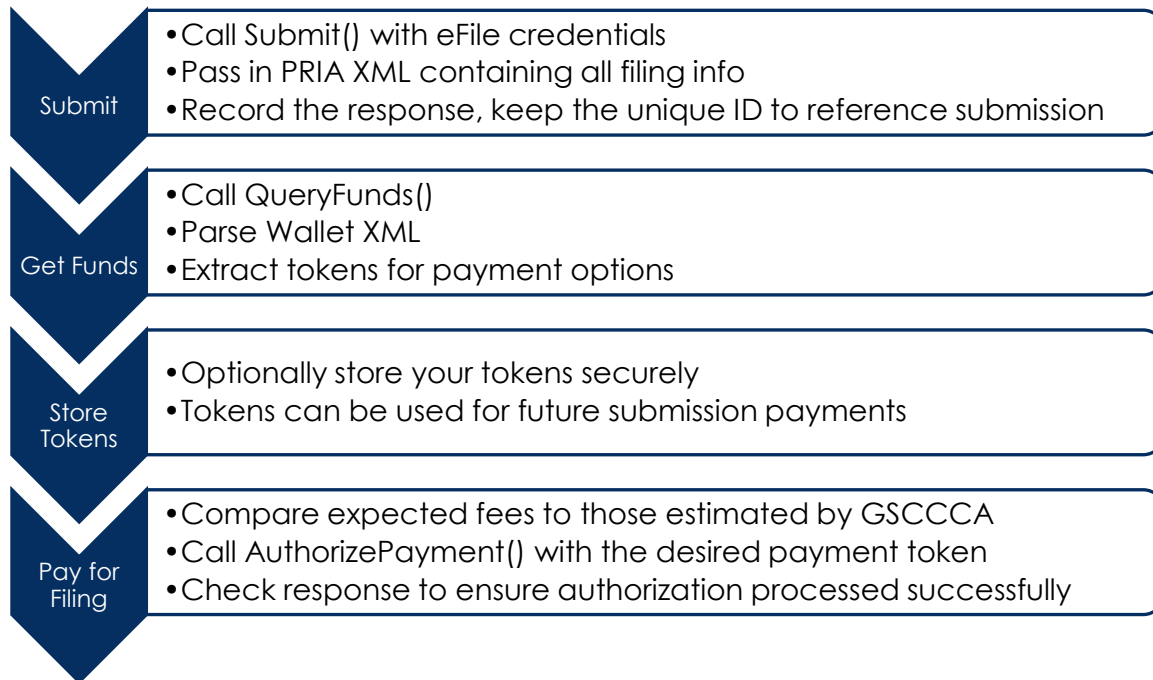
Credit Card
Card Type: Visa
Card Number: 4111111111111111
Expiration: Any future date
CV Number: Any 3 digit number
Bank Account (ACH)
Account Type: Any
Routing Number: 072403004
Account Number: 856667

GSCCCA EFILE WORKFLOW

The workflow for the GSCCCA real estate eFile API mirrors that of filing through the eFile website.

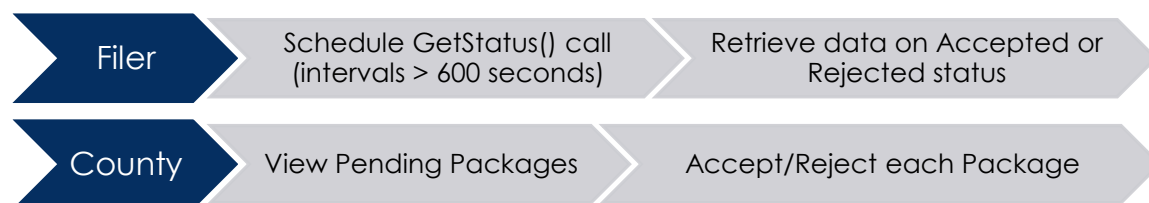
SUBMISSION

Users submit a package. This submission generates a returned receipt that contains the unique ID as well as estimated fees among other data. Use a token to authorize payment after this initial submission. Users are not charged until acceptance by the recording county.



RETRIEVAL

After authorization of payment for a package, the filing status is set to Awaiting Clerk Review. At this point, the package will be visible to the county and put into their queue for processing. The workflow here splits, with the filer waiting for the county to process the package manually and the county stepping through their queue. Once processed, the filer will be able to retrieve either the recording data or the reason the county rejected the submission.



WHAT APIS ARE PROVIDED?

Below are listed all web methods that are available for filers to facilitate the submission and processing of real estate packages. Each definition includes a description of what the web method is used for, the signature including the return type, the web method name, and the parameters. A brief description of the response is included along with any remarks that may be pertinent to how to use the given web method.

ACCOUNTSERVICE.CHECKCREDENTIALS

Call as a test to determine connectivity and if the username and password are able to make calls to the public web APIs.

SIGNATURE

```
bool CheckCredentials(string user, string pass)
```

```
    user: eFile website username  
    pass: eFile website password
```

The response is true if validation succeeds.

ACCOUNTSERVICE.DEPOSITESCROWFUNDS

Call to deposit money into escrow from another valid payment method in your wallet.

SIGNATURE

```
string DepositDrawdownFunds(string user, string pass, string token, decimal amount)
```

```
    user: eFile website username  
    pass: eFile website password  
    token: Token representing a payment option  
    amount: Dollar amount to pay into escrow
```

The response is an Authority Wallet XML string updated with the new escrow funds available.

ACCOUNTSERVICE.QUERYFUNDS

Call to check your Authority Wallet. This contains the information used to pay for a submission.

SIGNATURE

```
string QueryFunds(string user, string pass)
```

```
    user: eFile website username  
    pass: eFile website password
```

The response is an Authority Wallet XML string.

ACCOUNTSERVICE.QUERYESCROWHISTORY

Call to query escrow data with regards to both payments (debits) and deposits (credits).

SIGNATURE

```
string QueryEscrowHistory(string user, string pass, string startDate, string endDate, string format)
```

```
user: eFile website username
pass: eFile website password
startDate: inclusive starting date for query
endDate: exclusive ending date for query
format: indicate "xml" response or "csv" response
```

The response is an Authority History XML string or a CSV string.

REMARKS

The dates given cannot be more than 31 days apart. The response can be either in XML or a CSV string.

ACCOUNTSERVICE.QUERYPAYMENTHISTORY

Call to query charge data for all filings, pending payments, and escrow funding charges.

SIGNATURE

```
string QueryPaymentHistory(string user, string pass, string startDate, string endDate, string format)
```

```
user: eFile website username
pass: eFile website password
startDate: inclusive starting date for query
endDate: exclusive ending date for query
format: indicate "xml" response or "csv" response
```

The response is an Authority History XML string or a CSV string.

REMARKS

The dates given cannot be more than 31 days apart. The response can be either in XML or a CSV string.

RESERVICE.SUBMIT

Call to submit a real estate package on an eFile website dashboard.

SIGNATURE

```
string Submit(string user, string passwd, string xml)
```

```
    user: eFile website username  
    passwd: eFile website password  
    xml: PRIA XML string of package submission
```

The response is a PRIA XML string containing data about the submission.

REMARKS

In order to submit as an Integrated Submitter further PRIA XML elements are required than those stated in the GSCCCA Real Estate eFiling Filer Implementation Guide. Use that guide as a starting point, and implement the following requirements in addition to all those listed in that document. These additional requirements are used by the Authority in order to properly estimate the fees of the package submission.

PT-61

For certain document types, a PT-61 is required to be included. In those cases, the non-recordable document element which contains the PT-61 data must have the following attributes included. The `_Code` attribute must be designated as "PT-61" and the `_UniqueIdentifier` attribute must be set to the PT-61 number. A `_TypeOtherDescription` of "Penalties" must be used when applicable. Note that you can verify the PT-61 number prior to submission by using the `ValidatePT61Status` API call provided by the Authority.

INTANGIBLE TAX

When including intangible tax, use the `CONSIDERATION` element of the PRIA XML specification. The `_Type` must be "Other" with a `_TypeOtherDescription` of "Intangible Tax" and an `_Amount` equal to the estimated tax paid on acceptance of the package as a decimal number. A `_TypeOtherDescription` of "Penalties" and/or of "Interest" must be used when applicable.

ASSIGNMENTS AND CANCELLATIONS

Certain document types are charged per assignment or cancellation. In order to relay the number of assignments or cancellations being performed, indicate the number of documents in the `RECORDABLE_DOCUMENT/ASSOCIATED_DOCUMENT` element with one `ASSOCIATED_DOCUMENT` per assignment or cancellation. In the case of an assignment, the `_Code` attribute will be "Assign" and in the case of a cancellation the `_Code` attribute will be "Release".

CROSS INDEXES

Certain filers must include the number of cross indexes to be performed. The number of cross indexes will be equal to the number of `ASSOCIATED_DOCUMENT` elements. Note that each assignment or cancellation will represent one cross index by default.

RESERVICE.GETUNPAIDPACKAGES

Call to get a list of unpaid package identifiers.

SIGNATURE

```
string GetUnpaidPackages(string user, string passwd)
```

```
    user: eFile website username  
    passwd: eFile website password
```

The response is a PRIA XML string containing a series of identifiers representing unpaid packages.

REMARKS

This list contains all packages that have been submitted by the calling user which remain unpaid. Until payment is authorized by the user, these packages will not be seen by the county.

RESERVICE.AUTHORIZEPAYMENT

Call to authorize payment for a submitted package.

SIGNATURE

```
string AuthorizePayment(string user, string passwd, Guid token, decimal expectedFee,  
Guid package)
```

```
    user: eFile website username  
    passwd: eFile website password  
    token: The payment token  
    expectedFee: Total fees for the package  
    package: The GUID identifier of the package
```

The response is the PRIA XML package with current status.

RESERVICE.CANCELPACKAGE

Call to cancel a package currently awaiting payment or that has been rejected.

SIGNATURE

```
string CancelPackage(string user, string passwd, Guid package)
```

```
    user: eFile website username  
    passwd: eFile website password  
    package: The GUID identifier of the package
```

The response is the PRIA XML package with current status.

REMARKS

When a package is rejected, the funds are not immediately released. After rejection, the filer must cancel the package to release held escrow funds or payment method authorization.