

# GSCCCA Real Estate eFiling Portal API

## Allowed Document Types 10/20/2016

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Effective September 2, 2014, the GSCCCA Real Estate eFiling portal will allow submissions of real estate documents. The recording county ultimately decides which documents they will accept through the GSCCCA portal, and this may vary from county to county. The GSCCCA portal provides an automated method for submitters to use to query the list of available document types accepted in each county. Please refer to the Filer Implementation Guide for more information on how to query the GSCCCA portal.

In the chart below, the "XML Document Type" field is the value that must be placed in the "RecordableDocumentType" attribute of the "PRIA\_DOCUMENT" element to indicate the type of the submitted document. While most values selected for use by the GSCCCA directly map to an enumerated PRIA type, there are a few exceptions that represent extensions to the list of PRIA document types. Such values are noted with an asterisk in the list below.

Real Estate Document Types	
XML Document Type	Used for these documents
Deed	Deeds that conveys real property, such as Warranty Deeds, Gift Deeds, Estate Deeds, Trustees Deeds, Quit Claim Deeds, and Tax Sale Deeds. (Excluding Foreclosure Deeds, "Quit Claim Deeds of Release", Gas/Oil/Mineral Deeds, and Security Deeds.)
BargainAndSaleDeed	Foreclosure Deeds and Deeds In Lieu of Foreclosure
AssignmentOfMortgage	Assignments of Security Deeds (excluding other type of assignments such as Assignments of leases & Rents, and Lien Assignments)
Satisfaction *	Security Deed Cancellation/Release, or "Quit Claim Deed of Release" (exclude other Quit Claim Deeds).
Mortgage	Security Deeds (aka Mortgages and Deeds to Secure Debt). Including modifications of Security Deeds; but excluding subordination Agreements. (Intangible taxes may be due on the Principal amount)
SignatureAffidavit	Affidavit related to Title to Real Property, or to a Deed.
Other	All other documents that are to be recorded in the Real estate (aka Grantor/Grantee) Docket. When "Other" is specified, the RecordableDocumentTypeOtherDescription attribute of the XML must also contain a valid value that describes the document. If this attribute is not specified, the document will not be submitted.

Other Document Types	
XML Document Type	Used for these documents
Plat*	All documents that are to be recorded in the official PLAT Docket of the Clerk of Superior Court.
Lien*	All documents that are to be recorded in the official LIEN Docket of the Clerk of Superior Court. When "Lien" is specified, the RecordableDocumentTypeOtherDescription attribute of the XML must also contain a valid value that describes the document. If this attribute is not specified, the document will not be submitted.

*\* This not a valid PRIA type. However, a decision modified the standard for GSCCCA to include Satisfaction, Plat and lien as a document type*