GSCCCA eFiling Portal: Filer Guide



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This site is best viewed with Internet Explorer 11 or higher.

Contents

Getting Started	3
Overview	3
Registration	4
Identity Verification	8
Filing Documents	9
File a UCC Document	9
File a Real Estate Document	13
Authorize Payment	21
Pay by Escrow	22
Pay by Credit Card	24
Pay by Bank Account	26
Manage Filings	28
Dashboard Displays	28
Current Dashboard	29
Archive Dashboard	30
Sort Filings	31
Filter Filings	32
Resubmit Filings	33
Cancel Filings	34
Account Management	35
Manage Wallet	36
Add Credit Card	37
Add Bank Account	39
Notification Center	41
Edit Account Details	43
Change Password	44
Funding & Payments	45
Fund Escrow Account	45
Fund by Credit Card	47
Fund by Bank Account	50
Fund by Wire Transfer	
Payment History	
Support	
Contact Us	

Getting Started

Overview

The purpose of this user manual is to guide the user in navigating the GSCCCA eFiling portal. The Clerks' Authority has created a portal which Superior Court Clerks may use for the electronic filing of documents. Clerk participation in the GSCCCA eFile portal is mandatory.

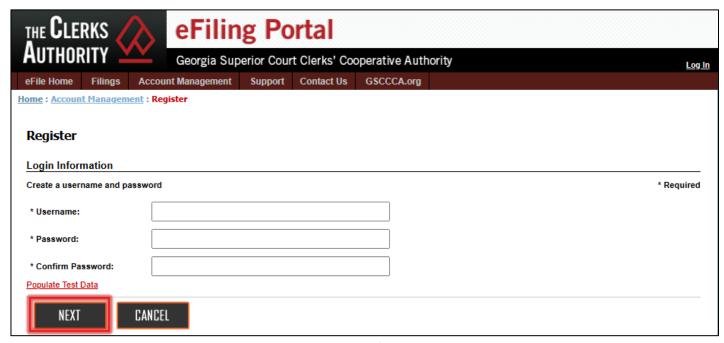
In order to use the GSCCCA eFile portal, all users must be registered. Registration is free-of-charge and only a single registration is needed for the Clerks' Authority portal which allows users to file any document type offered by the portal.

Registration

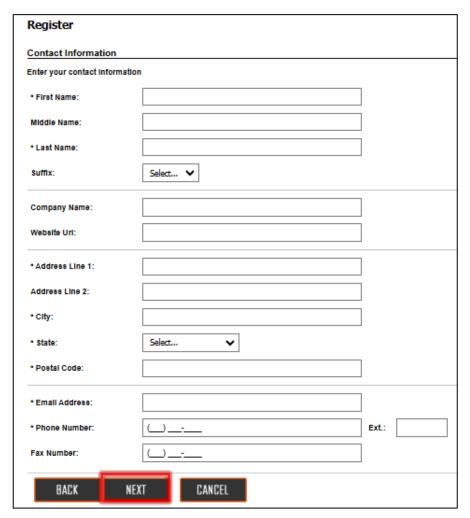
To register for an eFile account, visit https://efile.gsccca.org and click Register at the top right of the page.



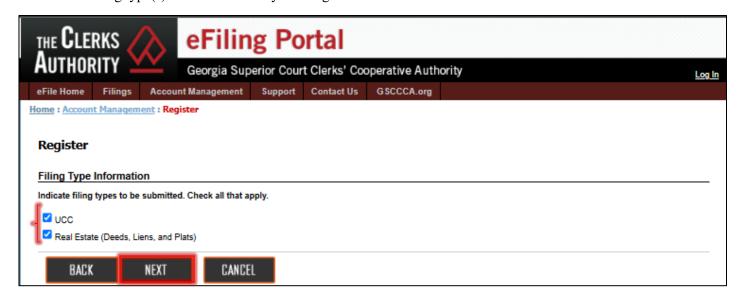
Complete the Login Information section by creating a username and password then click Next.



Then complete the Contact Information section and click Next.



Indicate the filing type(s) to be submitted by clicking on the check boxes then click *Next*.

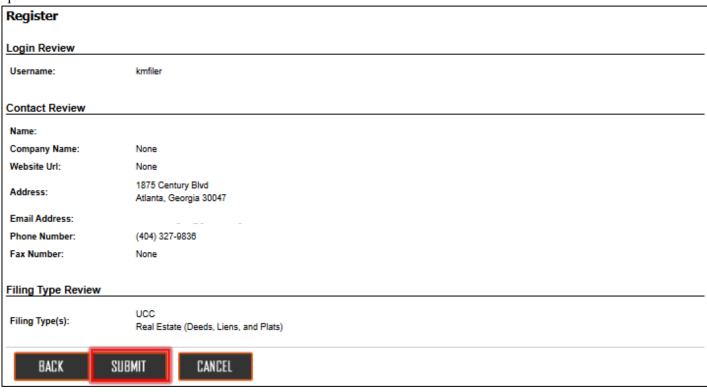


Page 5

Review the <u>eFile Terms of Use</u>, click the check box, and select *Next*.



After reviewing Username and Contact Information, click *Submit*. If any information appears incorrect, select *Back* and update the information.



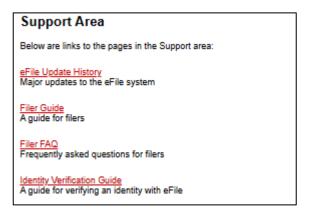
Registration is complete. Select *Done* and click <u>here</u> at the bottom of the page to begin the Identity Verification Process. Filers intending to eFile real estate documents are mandated to complete ID verification.

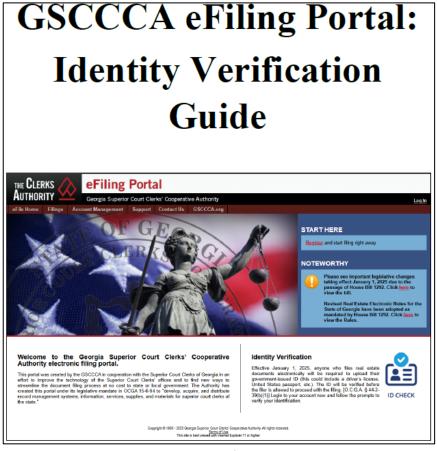
Register Registration Completed Successfully Username: kmfiler Name: Filer 1875 Century Blvd Address: Atlanta, Georgia 30047 Email Address: Phone Number: (404) 327-9836 Verify Government Issued ID This account cannot file real estate filings until a government issued ID is verified by the system. Click here-to-verify your identity. Print this confirmation for your records DONE

Identity Verification

Effective January 1, 2025, all registered users must complete the identity verification process in order to utilize the GSCCCA eFile portal for filing real estate documents. O.C.G.A 44-2-39 requires the GSCCCA to ensure that "any individual wanting to submit electronic documents for recording, regardless of whether such individual is acting on his or her behalf or on behalf of another person and prior to such individual submitting to a clerk of the superior court any electronic documents for recording, provide through the authority's electronic filing portal information sufficient to identify such individual."

Review the <u>Identity Verification Guide</u> found under the *Support Tab*.



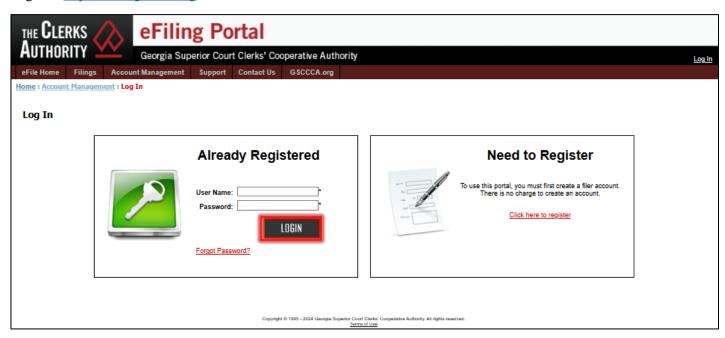


Page 8

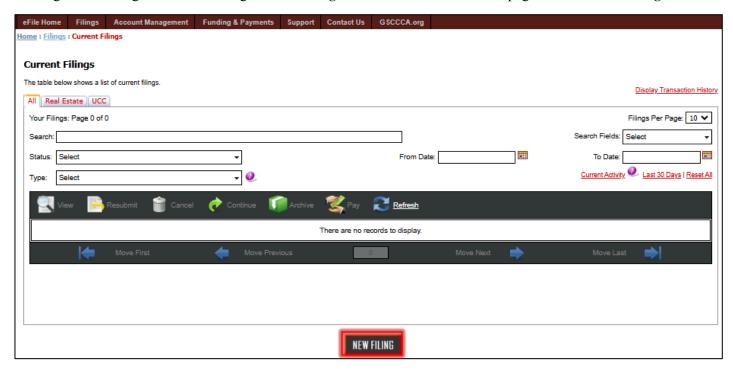
Filing Documents

File a UCC Document

Login to https://efile.gsccca.org

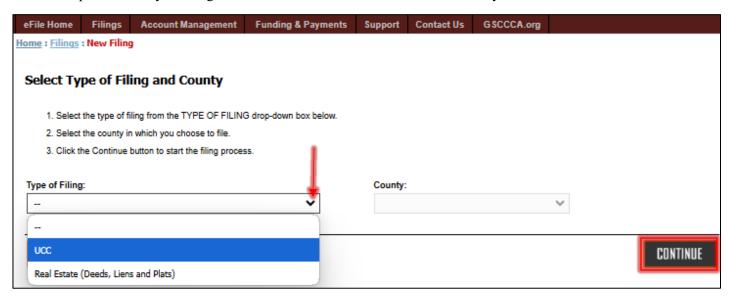


Once logged in, filers are brought to the Current Filings dashboard. Filers can also navigate to this dashboard by clicking on the Filings tab and selecting *Current Filings*. Scroll to the bottom of the page and click *New Filing*.

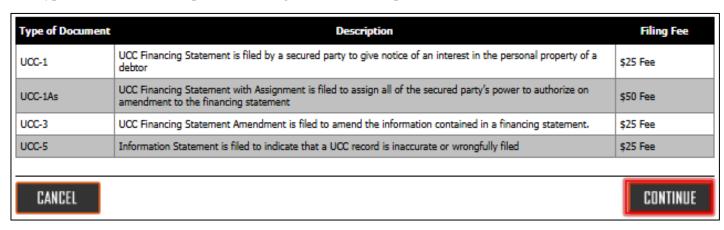


Page 9

Use the dropdown box by clicking on the arrow. Select UCC then select the county to file in.

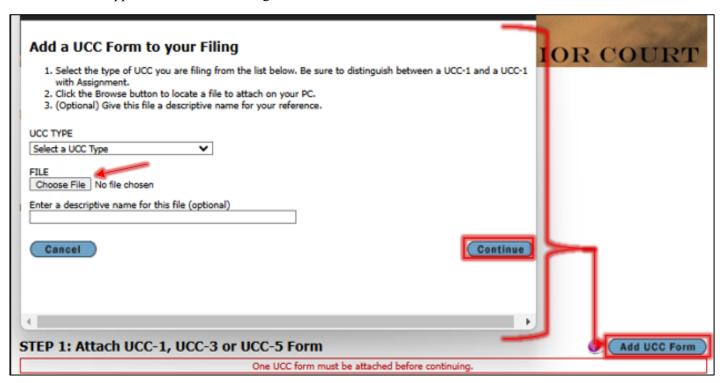


The Type of Document, Description, and Filing Fee table will be presented. Click Continue.



Step 1: Click the *Add UCC Form* button. In the pop-up box, select the UCC Type by using the dropdown box. Upload the UCC type by clicking *Choose File* and add a description (optional). Click *Continue* to continue to Step 2.

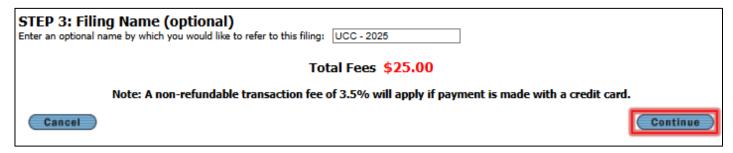
Note: Visit the Support section of this filer guide for more on editable electronic forms for use.



Step 2: Click on the *Add Attachment* button to append any attachments to the original file. If there are no attachments, move on the Step 3.

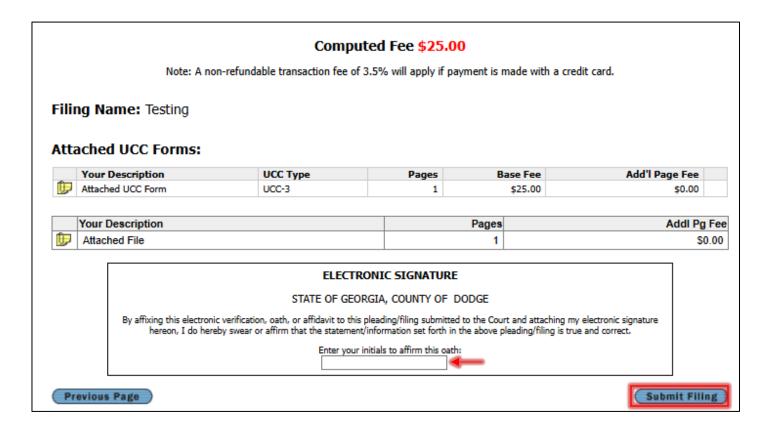
STEP 2: Attach Additional Files	Add Attachment
After a UCC form is attached, one or more additional files can be attached (for example, a Collateral De	escription).

Step 3: Enter a name to assign to this filing (optional), then click *Continue*.



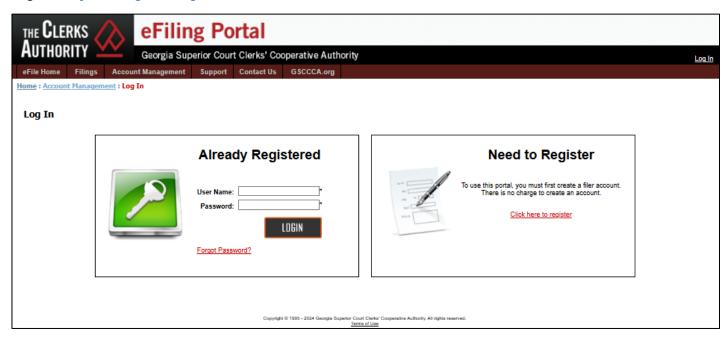
Review filing. Use the *Previous Page* button at the bottom of the page to return to the previous page and make any necessary changes. Enter initials in the Electronic Signature box and click the *Submit Filing* button. Filers are returned to the Current Filings dashboard.

Note: Although the filing was submitted, it has not been sent to the Clerk's office for filing. For UCC documents to be submitted to the Clerk's office for filing, payment must be authorized. Until payment is authorized, the filing will maintain a status of Awaiting Payment.

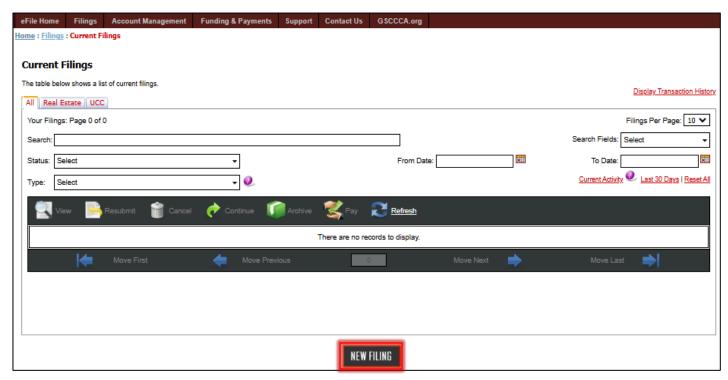


File a Real Estate Document

Login to https://efile.gsccca.org

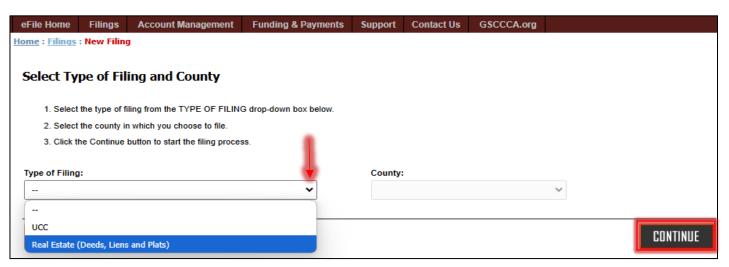


Once logged in, filers are brought to the Current Filings dashboard. Filers can also navigate to this dashboard by clicking on the Filings tab and selecting *Current Filings*. Scroll to the bottom of the page and click *New Filing*.



Page 13

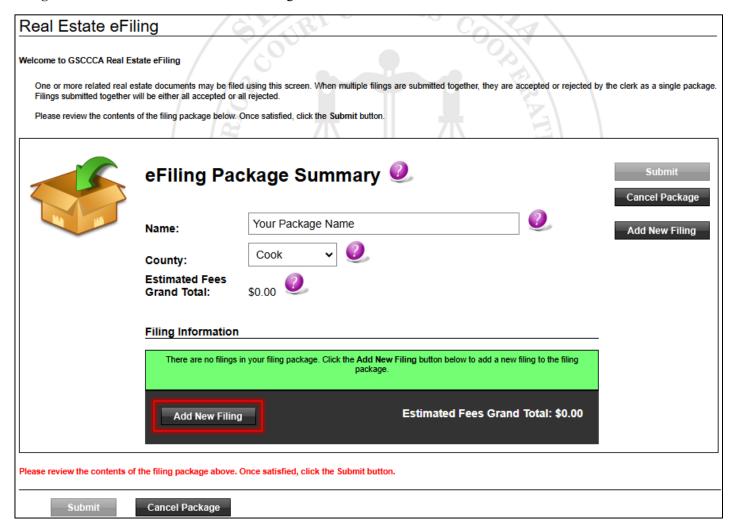
Use the dropdown box by clicking on the arrow. Select Real Estate (Deeds, Liens and Plats) then select the county to file in.



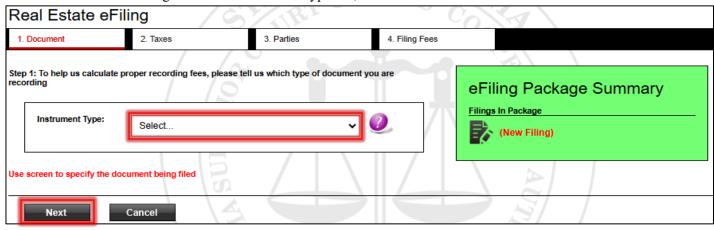
The Type of Document, Description, and Filing Fee table will be presented. Click Continue.

Type of Document	Description	Filing Fee
Deed - Affidavit	Affidavit related to Title to Real Property, or to a Deed.	\$25 Fee
Deed - Conveyance Deed (PT-61 required)	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.)	\$25 Fee
Deed - Foreclosure Deed / Deed in Lieu of Foreclosure (PT-61 required)	Foreclosure Deeds and Deeds In Lieu of Forclosure	\$25 Fee
Deed - Security Deed Assignment	Assignments of Security Deeds (excluding other type of assignments such as Assignments of leases and Rents, and Lien Assignments)	\$25 Per Assignment
Deed - Security Deed Cancellation	Security Deed Cancellation/Release, or "Quit Claim Deed of Release" (exclude other Quit Claim Deeds).	\$25 Per Cancellation
Deed - Security Deed (Mortgage) and Security Deed Modification	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)	\$25 Fee
Deed - Other	All other documents that are to be recorded in the Real estate (aka Grantor/Grantee) Docket. Actual filing fee may vary based on document. Contact the Clerk of Superior Court of the county of filing for further details.	\$25 Fee/\$25 Fee per Assignment
Lien - Lien	Lien (Includes Writ of Fieri Facias aka FiFa, Federal Tax Lien, Materialman's/Mechanic's Lien, Personal Property Lien, Hospital lien/notice, etc)	\$25 Fee
Lien - Cancellation	Lien Cancellation, Release, and Satisfaction. (Including partial release/satisfaction)	\$25 Per Cancellation
Lien - Assignment	Assignment of Lien(s)	\$25 Per Assignment
Lien - Extension / Nulla Bona	Nulla Bona, and Personal Property Lien Extension	\$25 Fee
Lien - Other Lien Related Instruments	Any other document that is to be filed in the Superior Court Clerk's Lien docket. This would include various Notices, Lis Pendens, Affidavits, Judgements, Settlements, etc.	\$25 Fee
Lien - Bulk Lien	Multiple, one page liens in a single document	\$25 Per Instrument
Plat - Plat, Map, or Floor Plan	All Plats, Maps, and Floor Plans. (They are to be in conformance with Official Code of Georgia Annotated: 15-6-67.)	\$10 Per Page
CANCEL CONTINUE		

Enter a descriptive name in the Name field to allow easy identification of the real estate eFile package. Select *Add New Filing* to attach a real estate document for filing.

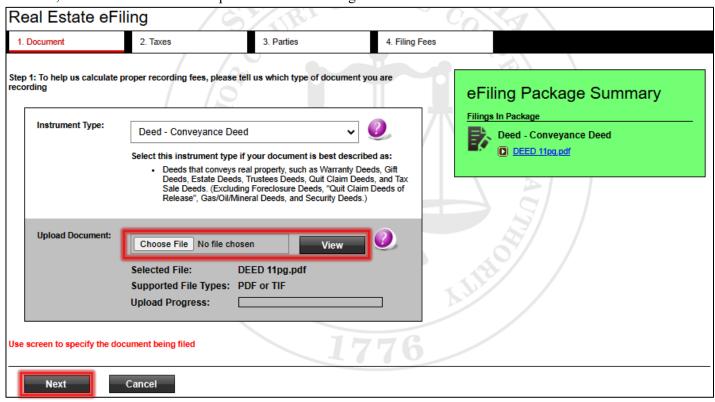


Select the *Instrument Type*. The Authority limits the instrument types. Please select the instrument type that best fits the document being filed. If no instrument type fits, select *Other*.

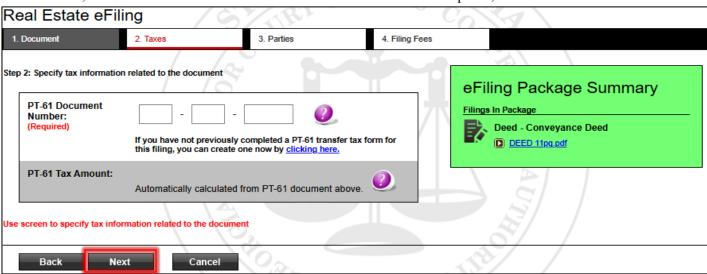


Page 15

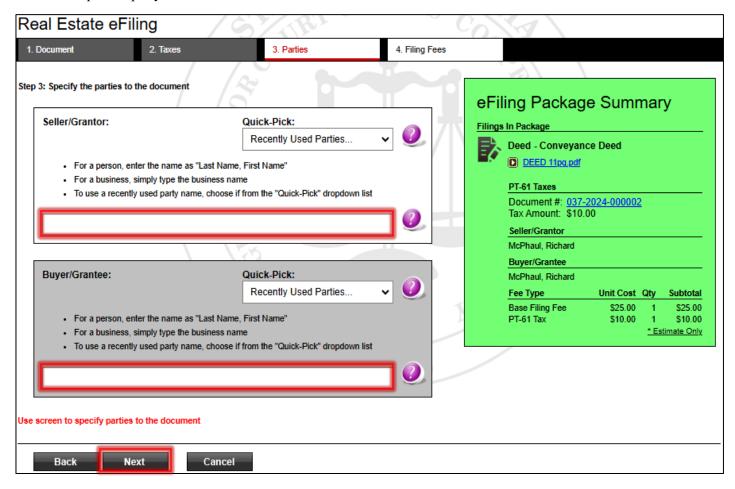
After selecting the Instrument Type, a description of the instrument type will appear along with documentation required to file the selected instrument type. To attach the document for filing, select Browse. Some instrument types will ask additional questions regarding number of instruments being assigned, canceled, etc. This information is required to estimate filing fees.



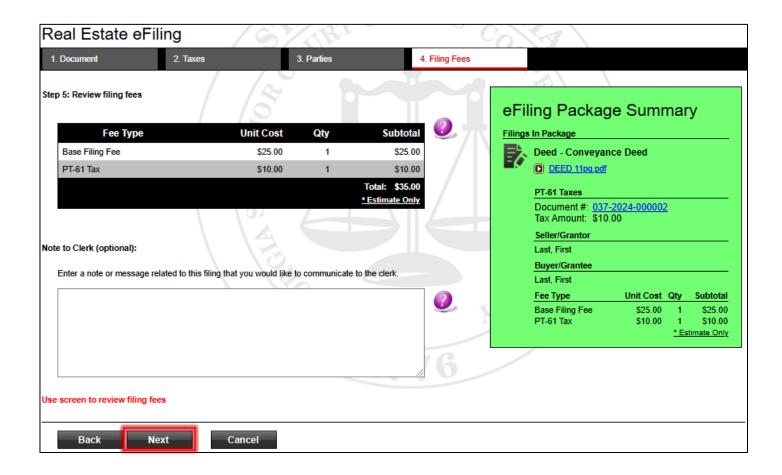
Select *Next* to continue. The attached document will display in the eFiling package summary. If tax information is required, enter the intangible tax amount or enter the **PT-61 file number** to proceed. If no PT-61 document has been filed, a link to file the PT-61 is available. If no tax information is required, select **Next** to continue.



Enter the requested party name information then select Next.



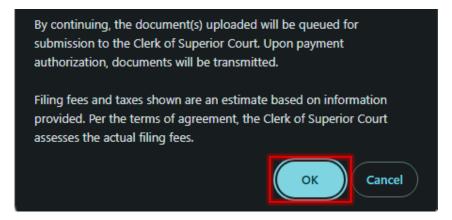
Next, review the estimated filing fees. If including a message or note to the filing office, enter the note in the *Note to Clerk* field, then select *Next* to continue.



Review the eFiling package. If additional filings need to be added to the filing package, select *Add New Filing* and repeat the previous steps. If no additional filings and/or edits are needed, select *Submit*.

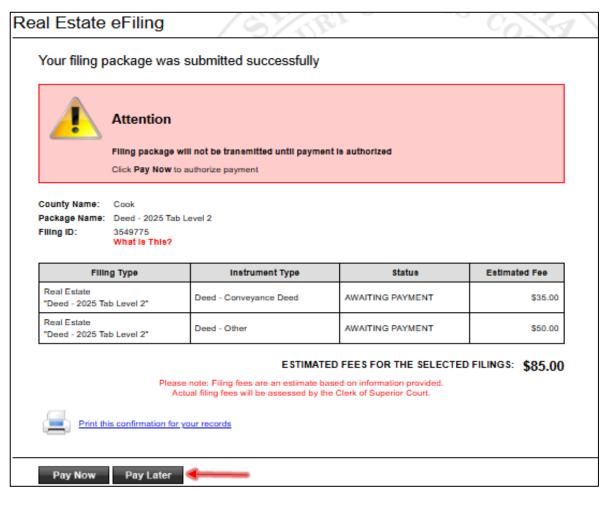


Verify the information then select *OK*.



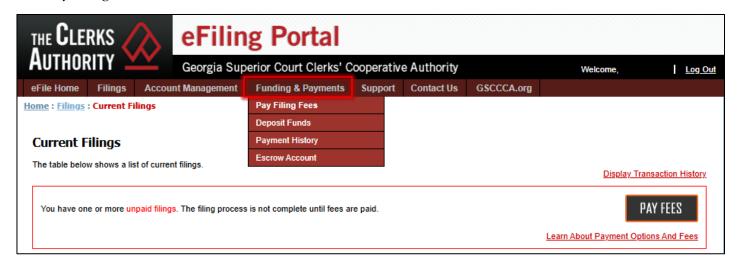
A confirmation screen will appear upon successful submission. To pay immediately, select *Pay Now*. To pay late, select *Pay Later*.

Note: Although the filing was submitted, it has not been sent to the Clerk's office for filing. For Real Estate documents to be submitted to the clerk's office for filing, payment must be authorized. To authorize payment immediately, select *Pay Now*. To defer payment authorization, select *Pay Later*. Until payment is authorized, the filing will maintain a status of Awaiting Payment.

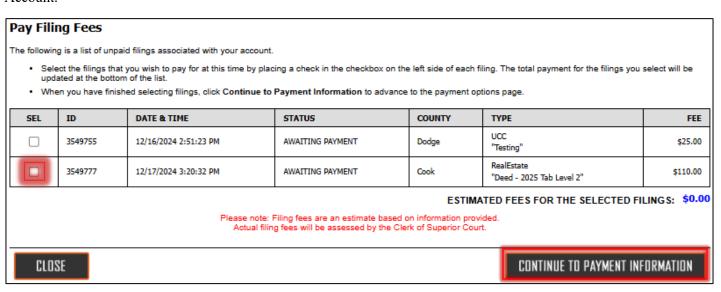


Authorize Payment

To complete the submission process for each filing, filers must authorize payment. Payment may be authorized for a single filing or multiple filings. To authorize payment of estimated filing fees, select the *Funding & Payments* tab then click *Pay Filing Fees*.

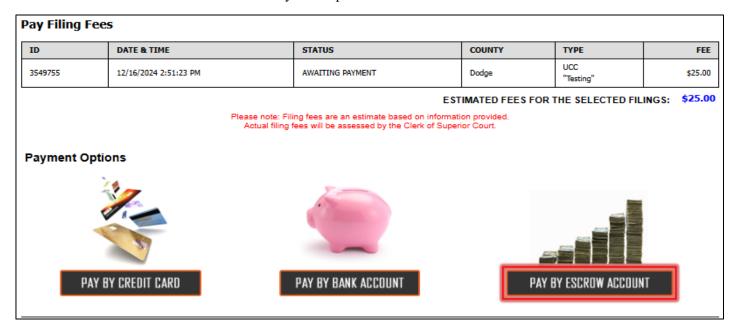


Check the box next to each filing for which payment is being authorized, then select *Continue to Payment Information*. There are three methods of payment: Pre-funded Escrow Account (draw-down account), Credit Card, and Bank Account.

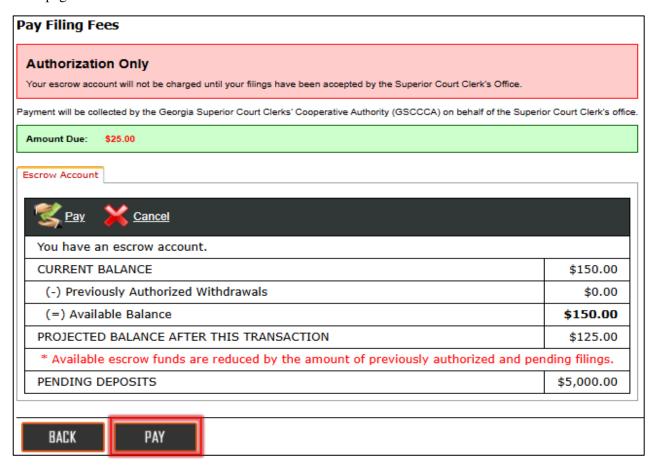


Pay by Escrow

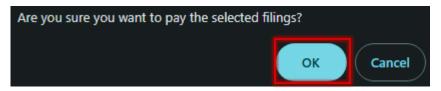
Click PAY BY ESCROW ACCOUNT under Payment Options.



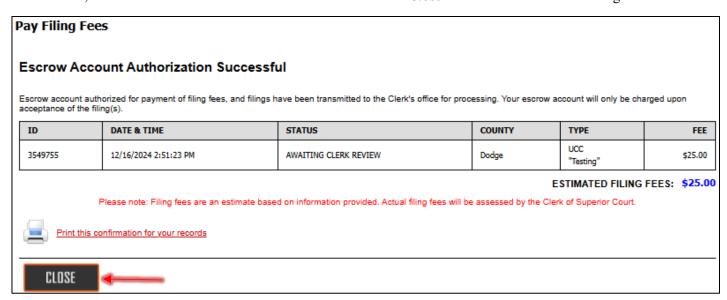
Review the page and click PAY.



Select OK.

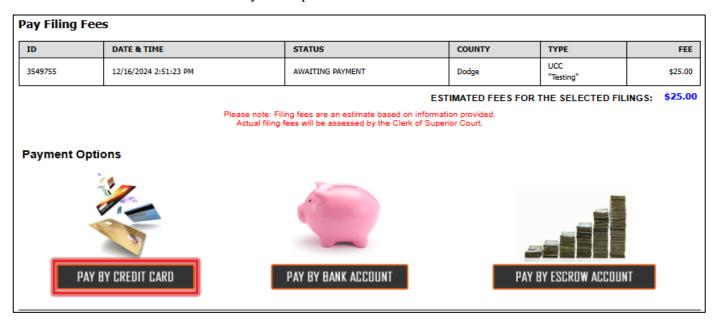


If successful, filers will receive account authorization details. Click Close to return to the Current Filings dashboard.

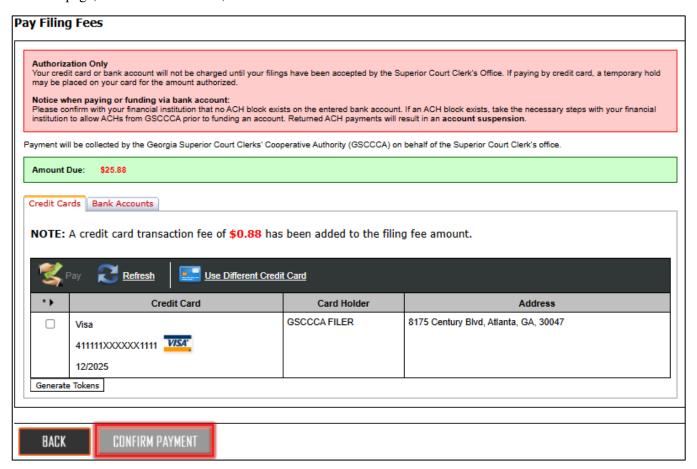


Pay by Credit Card

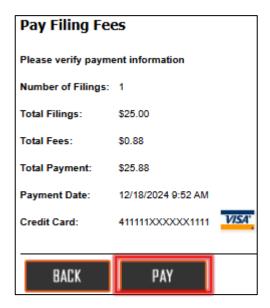
Click PAY BY CREDIT CARD under Payment Options.



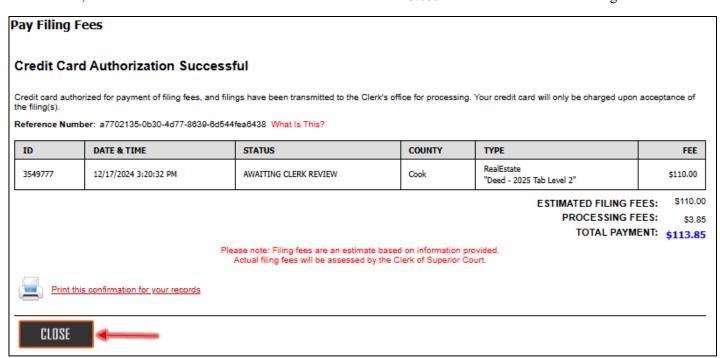
Review the page, select the credit card, and click CONFIRM PAYMENT.



Verify payment information and click PAY.

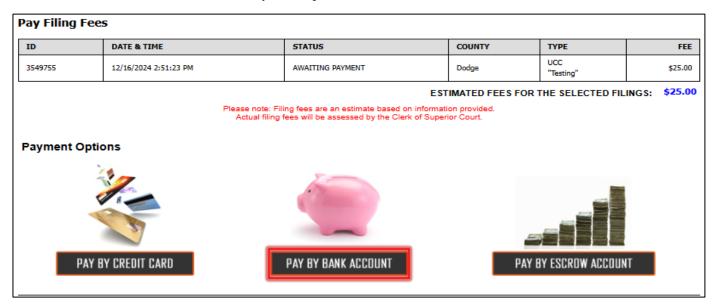


If successful, filers will receive account authorization details. Click Close to return to the Current Filings dashboard.

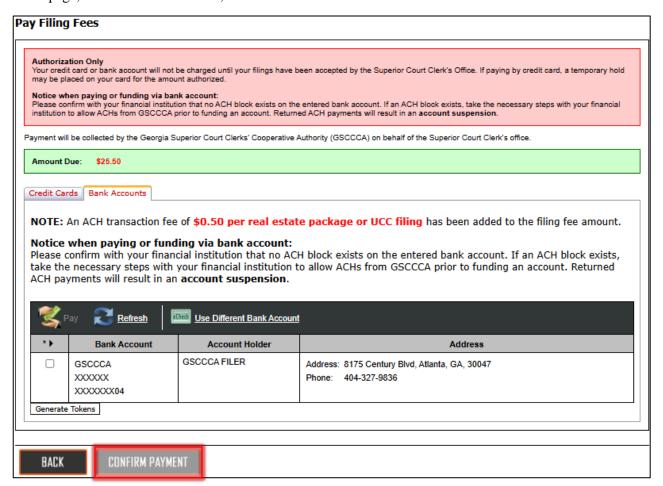


Pay by Bank Account

Click PAY BY BANK ACCOUNT under Payment Options.

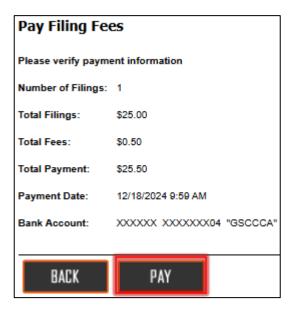


Review the page, select the bank account, and click CONFIRM PAYMENT.

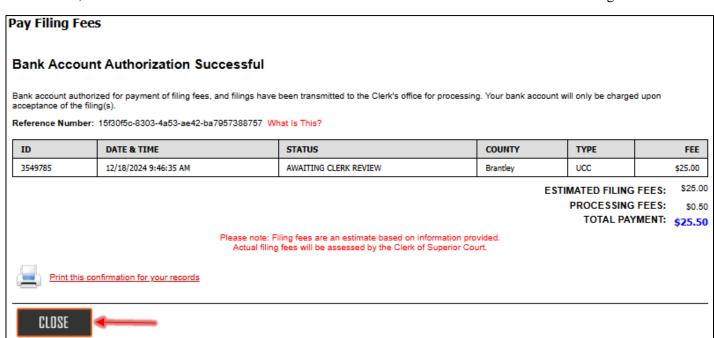


Page 26

Verify payment information and click PAY



If successful, filers will receive account authorization details. Click *Close* to return to the Current Filings dashboard.



Manage Filings

Dashboard Displays

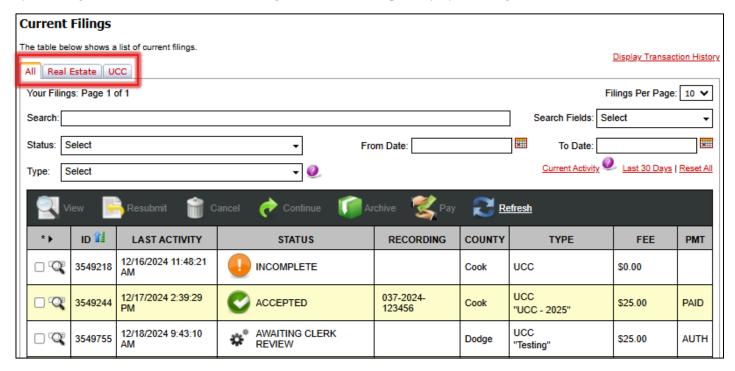
The eFile portal has been designed with a Current Filings dashboard and Archive Filings dashboard to assist in effectively managing eFilings to help streamline workflow, reduce clutter, and improve overall efficiency.

Current Dashboard

The Current Filings dashboard displays all eFilings submitted within the last 60 days that have not been moved to the Archive dashboard. These eFilings can be in any status such as Awaiting Payment, Incomplete, Awaiting Clerk Review, and more. Users can access the Current Filings dashboard by clicking on the Filings tab and selecting *Current Filings*.

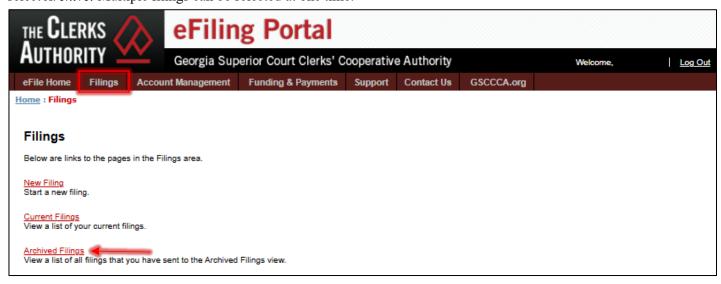


A list of UCC <u>and</u> Real Estate eFiling types may be viewed using the ALL tab. Filers can view only real estate filings by selecting the Real Estate tab. UCC eFilings can be viewed separately by selecting the UCC tab.

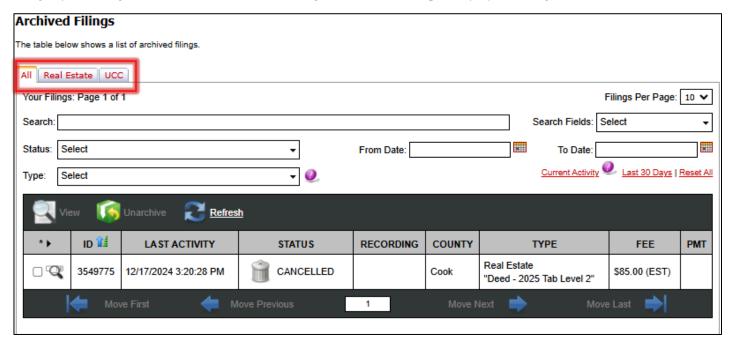


Archive Dashboard

Users can access the Archive Filings dashboard by clicking the Filings tab and selecting *Archive Filings*. This dashboard displays all eFilings that have been processed (Accepted, Rejected, or Cancelled) and moved to Archive Filings. To archive a filing, check the box next to the filing(s) in the Current Filings dashboard then select *Archive*. Multiple filings can be selected at one time.

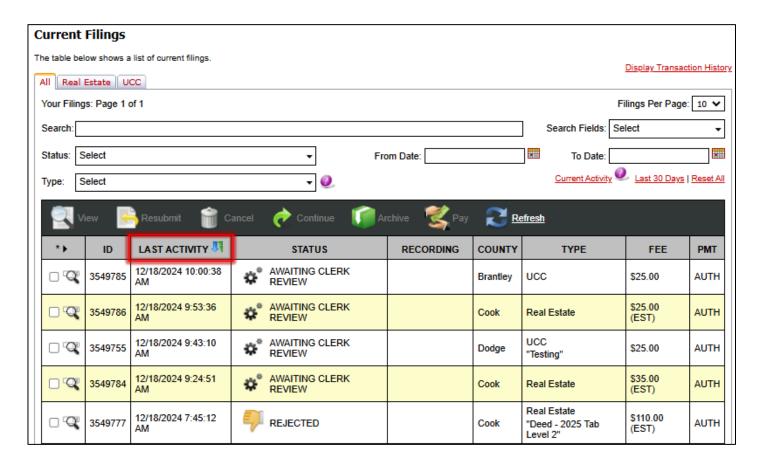


A list of all archived UCC <u>and</u> Real Estate eFilings may be viewed using the ALL tab. Filers can view only real estate filings by selecting the Real Estate tab. UCC eFilings can be viewed separately by selecting the UCC tab.



Sort Filings

Filings may be sorted by ID number, Last Activity, Status, Recording, Book/Page, File Number, County, Type, Fee or PMT. Click on the header to change the sort. An arrow will appear next to the header controlling the sort. The arrow will also indicate whether the sort is ascending (lowest to highest) or descending (highest to lowest). A downward arrow indicates descending, and an upward arrow indicates ascending.

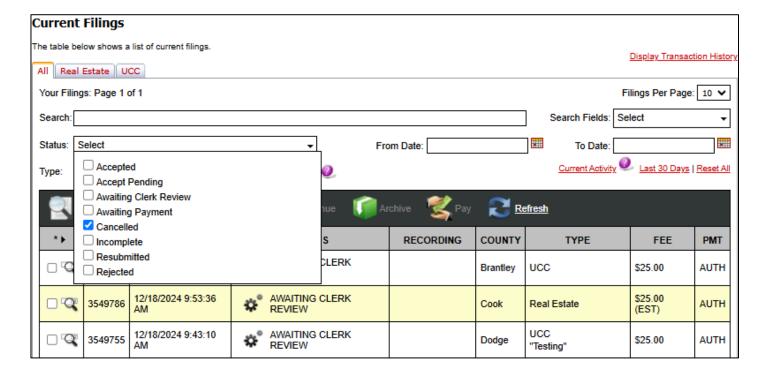


Filter Filings

Filings may be filtered by status, date and type. If **no filter** has been selected, the From Date and To Date fields will be blank, and the status and type filters will state Select.

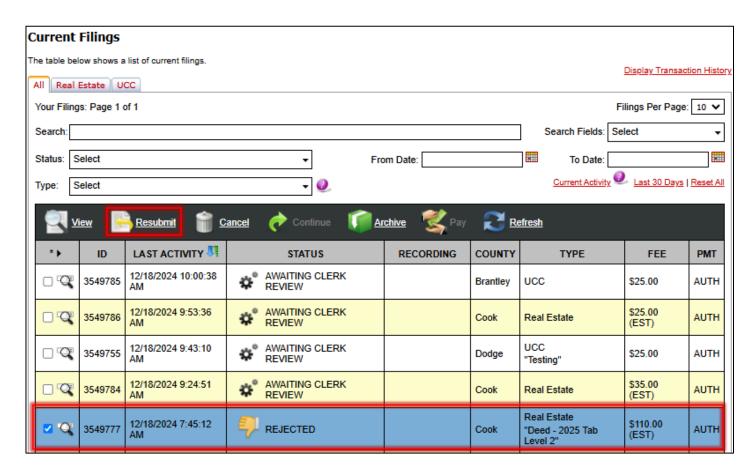


If one or more filters have been applied to either the status or type, then *Filtered* will be displayed. Click the arrow to view which filter has been applied. To add or remove a filter, click the arrow in the filtered box and check or uncheck the box or boxes.

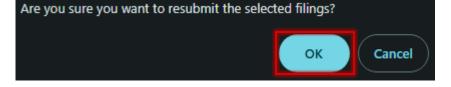


Resubmit Filings

If a UCC filing is rejected, it may be resubmitted. Resubmitted filings will get a new date and time as if a new filing, but it allows users to modify the rejected filing. To resubmit a rejected filing, select the box next to the rejected filing then select *Resubmit*.

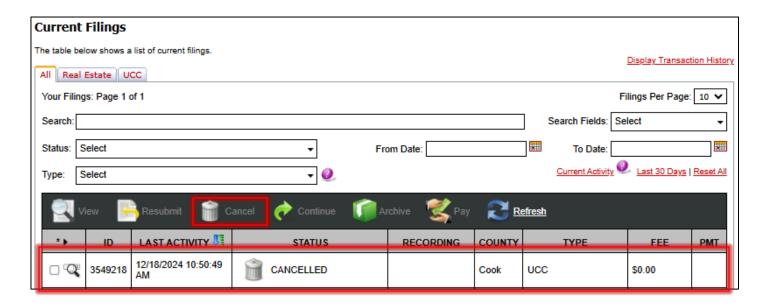


To continue, select OK when prompted.



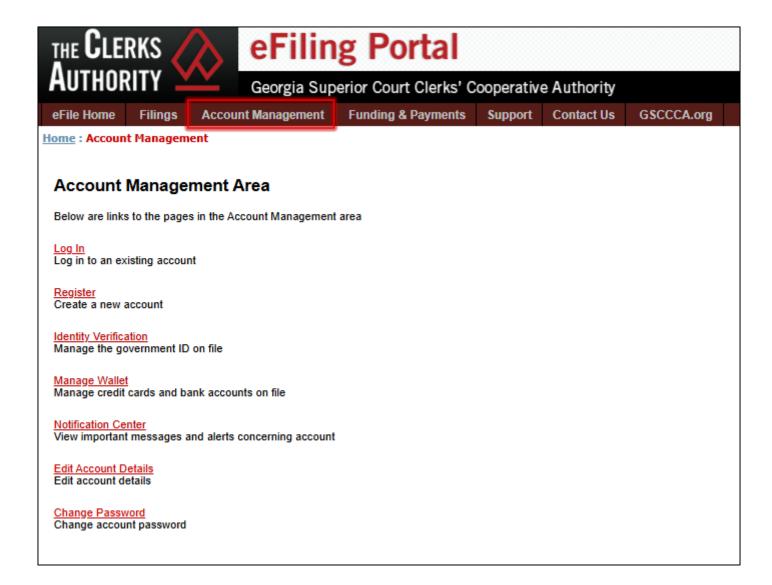
Cancel Filings

Only filings which have not been submitted to the Clerk's office for filing may be cancelled. If a filing has the status awaiting clerk review, it is not eligible for cancellation. To cancel a filing, check the box next to the filing then select *Cancel*. Please note: Once a filing is cancelled, the cancellation cannot be reversed. No other action may be performed on the filing and it may not be submitted to the Clerk's office for review. The filing can be moved to the Archive Filings dashboard.



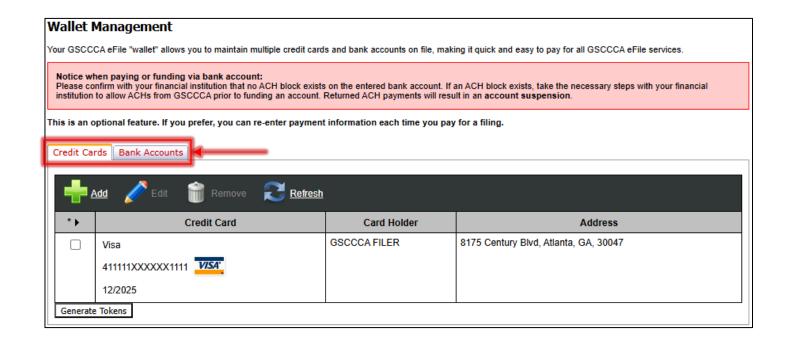
Account Management

Account Management allows filers to manage information and affiliations of their eFile account. To view all available items, click on the *Account Management* tab. Filers can manage the digital wallet, edit account details to include deactivating account, manage the government ID on file, and more.



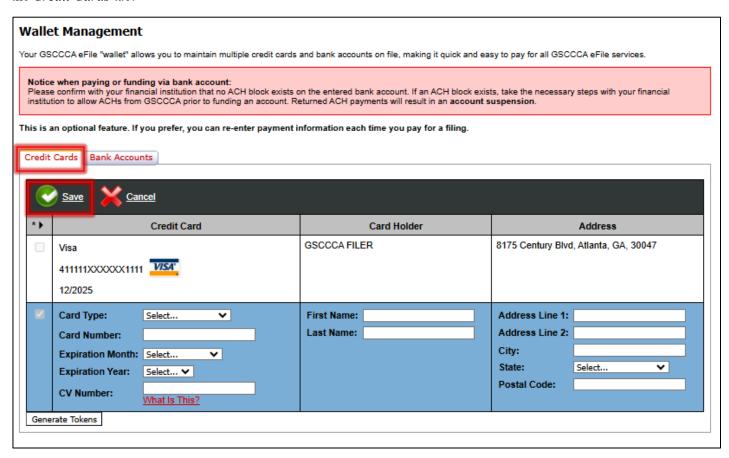
Manage Wallet

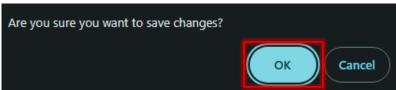
The GSCCCA eFile portal allows users to store multiple **credit card** and/or **bank accounts** on file helping expedite the payment process. Credit card and bank account information is stored in the online Wallet. To manage a wallet, select the *Account Management* tab then select *Manage Wallet*.



Add Credit Card

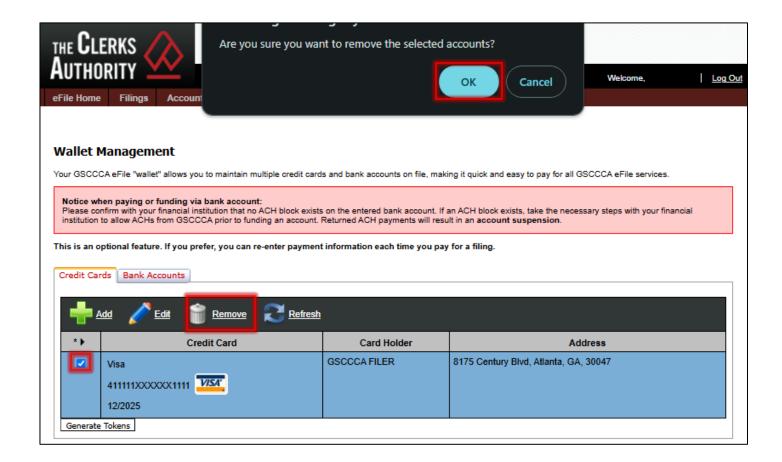
To add a Credit Card, click the *Credit Cards* tab and select the ADD icon. Enter the required information and click the *Save* icon. Review the information, and if correct, select *OK* to add the card to the Wallet. The added card will appear in the *Credit Cards* tab.





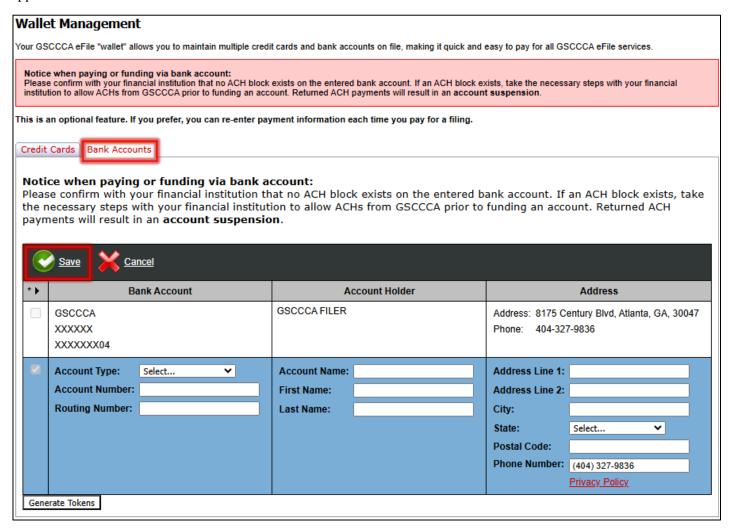


To remove a credit card from the Wallet, select the box next to the credit card to be removed then select *Remove*. To complete the removal, click *OK* when asked if wanting to remove the selected accounts. The credit card will then be removed from the wallet.

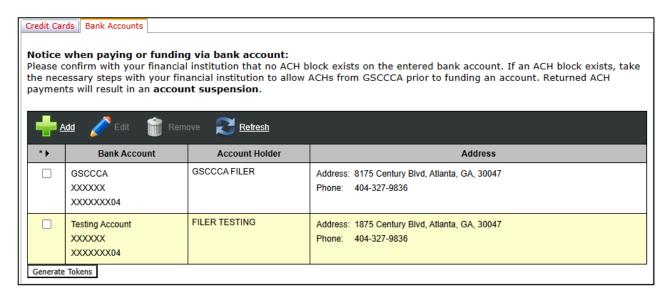


Add Bank Account

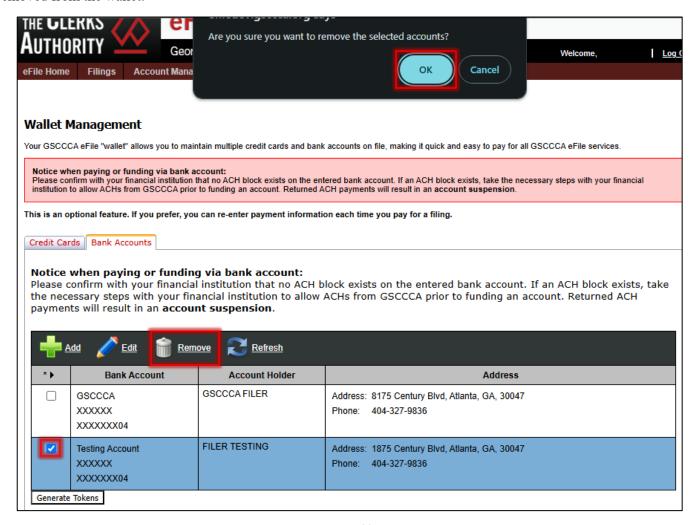
To add a bank account, click the Bank Accounts tab, then select the *ADD* icon. Enter the required information then click the Save icon. Review the information, and if correct, select *OK* to add the card to the Wallet. The added card will appear in the *Credit Cards* tab.







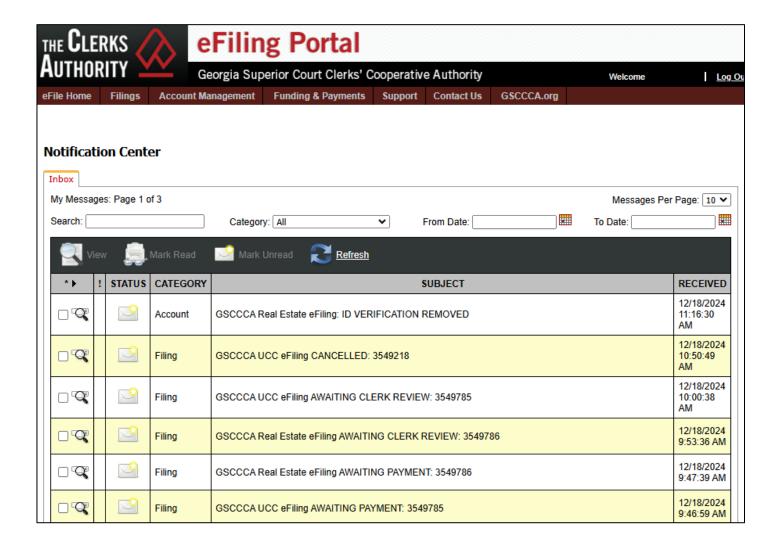
To remove a bank account from the Wallet, select the box next to the account to be removed then select *Remove*. To complete the removal, click *OK* when asked if wanting to remove the selected accounts. The credit card will then be removed from the wallet.



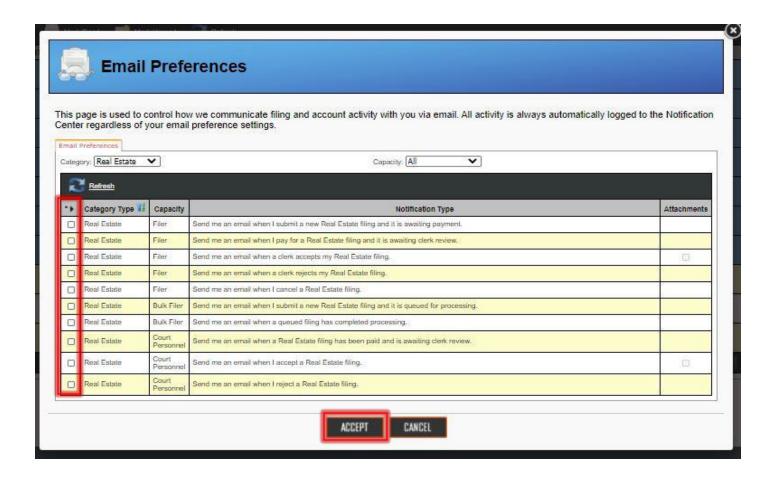
Page 40

Notification Center

To manage email notifications, select *Account Management*, the select *Notification Center*. The Notification Center has a default of 60 days. If searching for notifications previous to that, the search feature at the top of the page can be used. Search options include a search word or phrase, the category to search for that word or phrase, as well as a date range for the search. These notifications may also be sorted via the Status, Category, Subject, and Received headings across the top of the table.



To enable/disable the notifications received, click on Settings at the bottom of the screen. Next, check all boxes to enable/disable and select *Accept*.

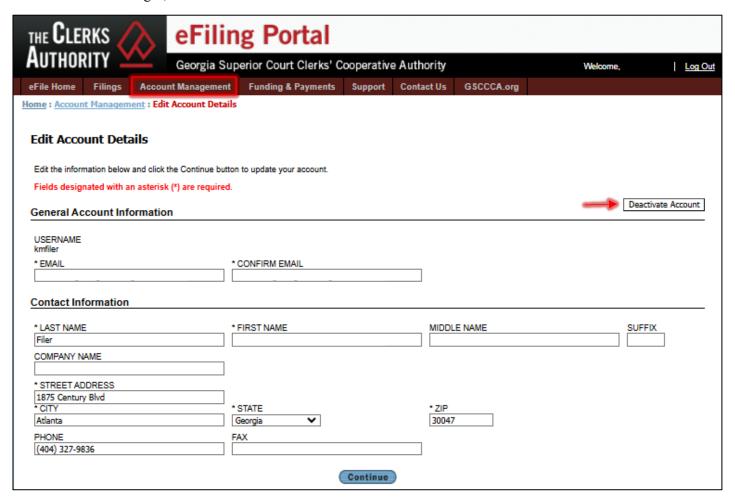


Then click Ok.

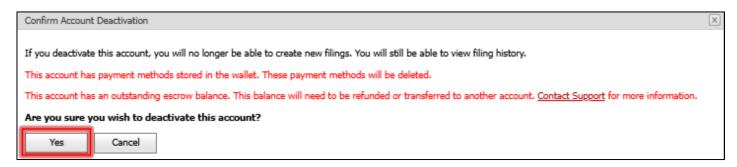


Edit Account Details

To edit account information and preferences, select the *Account Management* tab then select *Edit Account Details*. Make the desired changes, then select *Continue*.

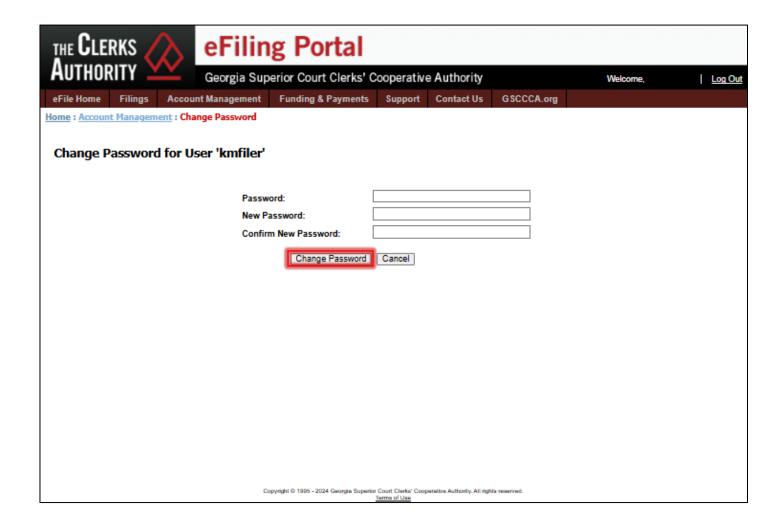


To deactivate an eFile account, click Deactivate Account, then click Yes.



Change Password

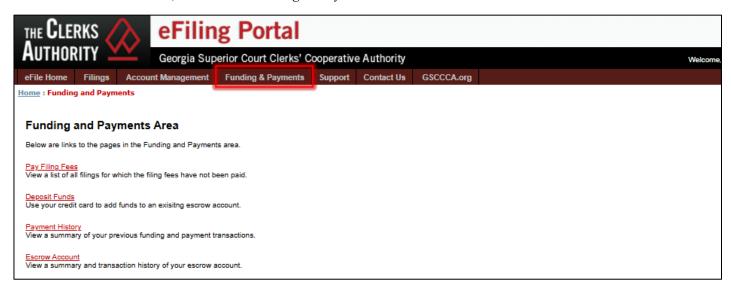
To change the password to the eFile account, select *Account Management* tab, then select *Change Password*. Type in the current password then type in a new password. Click *Change Password*.



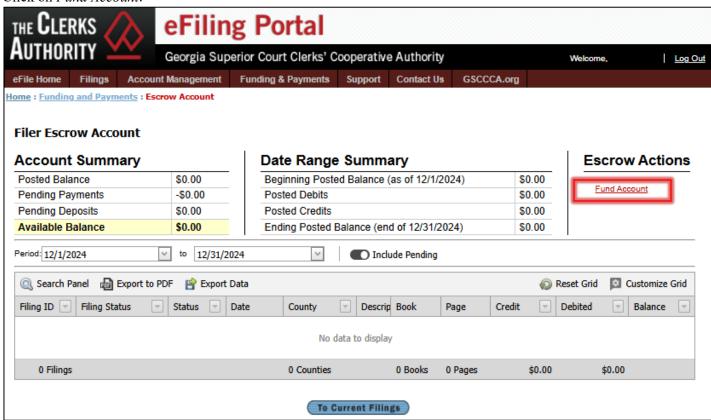
Funding & Payments

Fund Escrow Account

To fund an escrow account, click on the Funding & Payments tab and select Escrow Account.



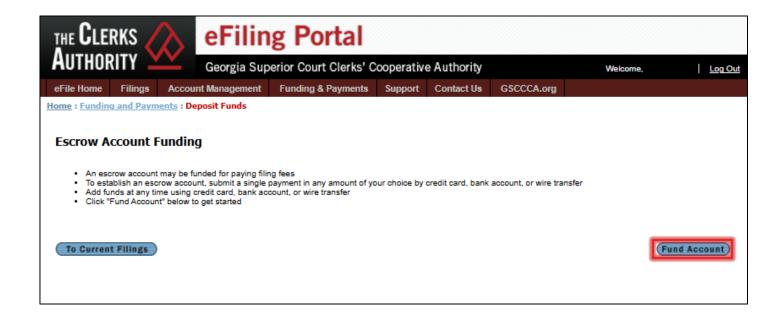
Click on Fund Account.



Page 45

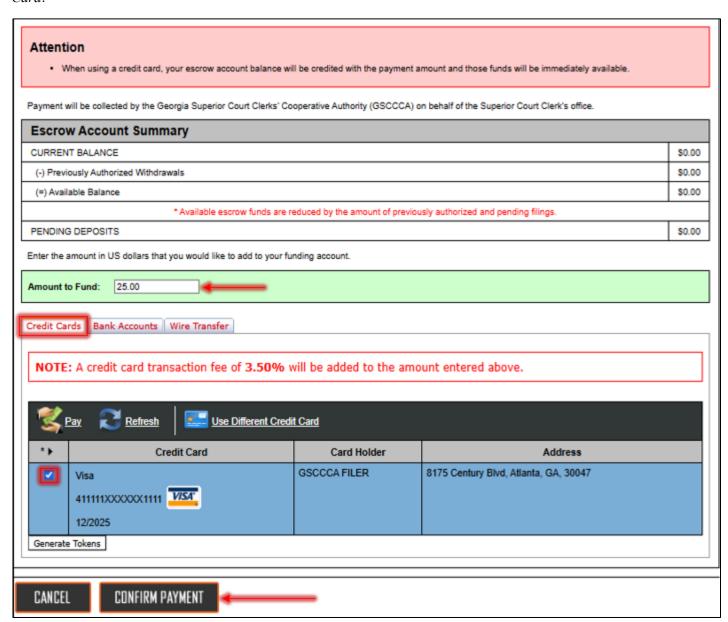
Accounts may be funded using a credit card, bank account, or wire transfer, if eligible. Enter the amount to fund in the Amount to Fund field, then select the method of funding – credit card or bank account.

Note: When funding by credit card, a 3.5% transaction fee is added to the amount funded. When funding by bank account, a \$0.50 transaction fee is added to the amount funded. When funding by wire transfer, a \$5.00 transaction fee is deducted from the total wire transfer amount. Select *Fund Account*.

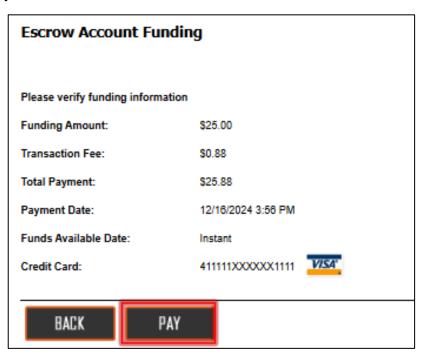


Fund by Credit Card

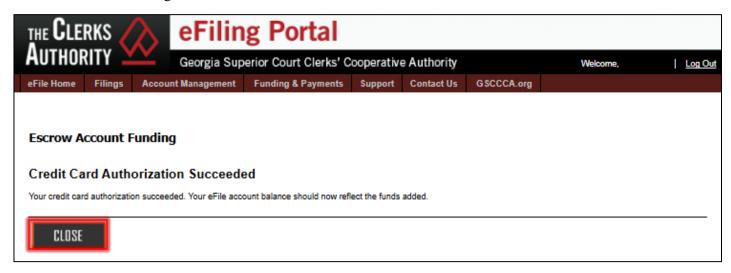
To fund escrow by Credit Card, type the total in the *Amount to Fund* box and click on the *Credit Cards* tab. Then select the checkbox next to the desired credit card. If the filer wishes to use a new/different card, select *Use Different Credit Card*.



Once the information is entered, click *Confirm Payment*. A summary screen will display. Review the information then click *Pay* to authorize payment.



A Credit Card Authorization will appear indicating a successful or failed authorization. If successful, select *Close* to return to the Current Filings dashboard.

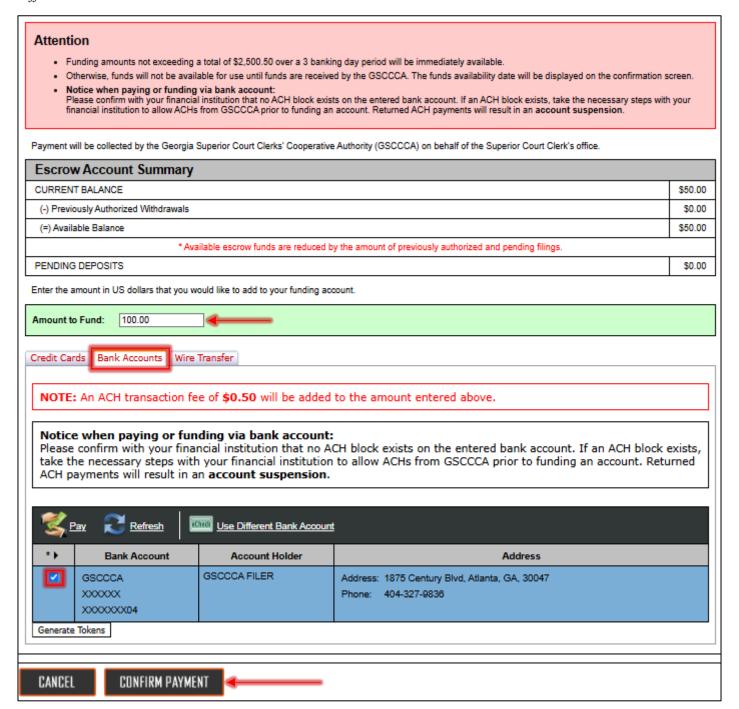


If a failed authorization message is displayed, select *BACK* to return to the escrow account funding page to makes changes.



Fund by Bank Account

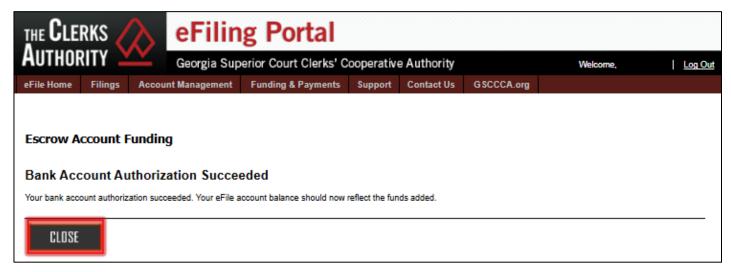
To fund escrow by Bank Account, type the total in the *Amount to Fund* box and click on the *Bank Accounts* tab. Then select the checkbox next to the desired bank account. If the filer wishes to use a new/different bank account, select *Use Different Bank Account*.



Once the information is entered, click *Confirm Payment*. A summary screen will display. Review the information then click *Pay* to authorize payment.



A Bank Account Authorization will appear indicating a successful or failed authorization. If successful, select *Close* to return to the Current Filings dashboard.

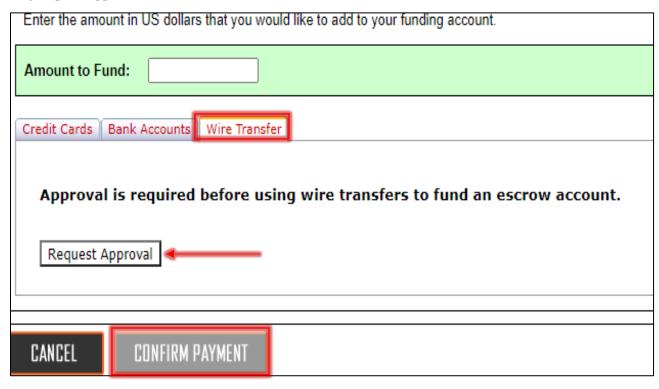


If authorization fails, then select *Back* to return to the Drawdown Account Funding page to correct/modify the information.

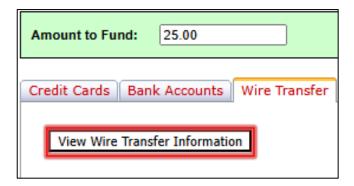


Fund by Wire Transfer

To fund escrow by Wire Transfer, click the *Wire Transfer* tab and if not approved, filers may request approval by clicking *Request Approval*.



Upon approval, view the wire transfer information and follow the instructions in conjunction with your financial institution.



Note: The Wire Reference Code must be included in the wire transfer details for funds to be automatically uploaded to your escrow account.

Escrow Account Funding via Wire Transfer

Back to Escrow Account Funding

Attention

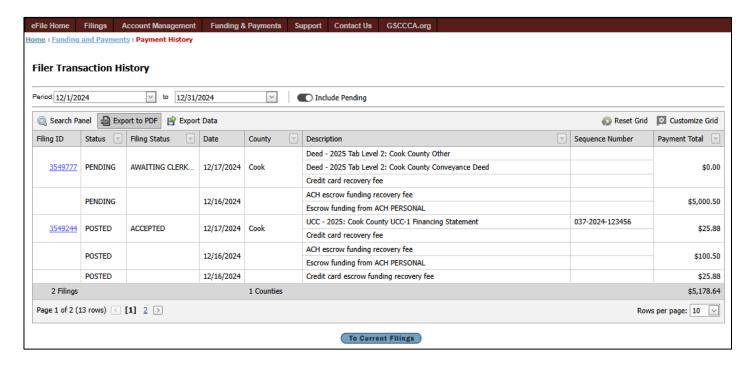
- · Your account is approved to send wire transfers
- Wire transfer funding behaves differently than other funding mechanisms and requires the user to initiate the wire transfer from their bank account to the GSCCCA bank account
- . Each eFile Portal account will have a unique, static Wire Reference Code that must be included in the wire transfer details
- · Wire transfers submitted outside of banking hours may not be available until the next banking day
 - . Note: A wire transaction fee of \$5.00 will be deducted from the total authorized wire amount
- · Currently, only domestic wire transfers are allowed

Wire Transfer Instructions:

- Initiate a wire transfer from your bank to the GSCCCA bank account for the desired amount, which should include \$5.00 extra to cover the GSCCCA wire transaction fee that will be deducted from the wire transfer
 - The wire reference code and GSCCCA banking information are listed below
- 2. Include your wire reference code in the memo/payment details field provided by your bank
- 3. Once the wire has been successfully processed, funds will be credited to your escrow account within 30 minutes
- 4. For questions, concerns, or assistance with wire transfer, contact our customer support at help@gsccca.org or 800-304-5174

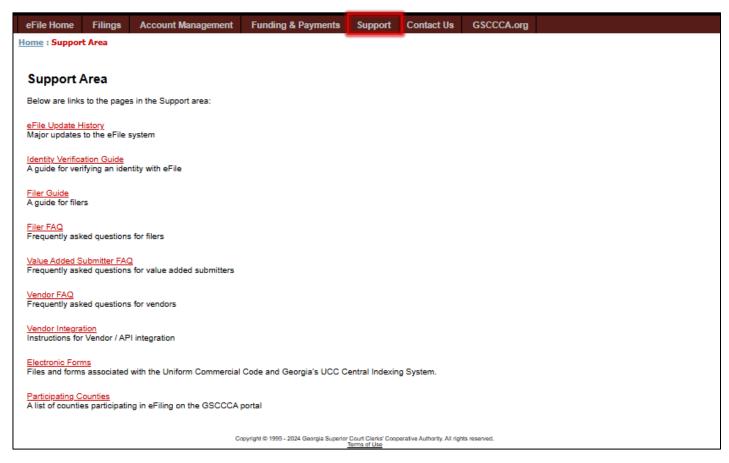
Payment History

To view the transaction history of filings, select *Payment History* under the *Account Management* tab. This will give information on each transaction such as filing ID, status of the filing, the date the document was filed, and a brief description of the filing.



Support

The Support Tab has a section for frequently asked questions, a filer guide, an identity verification guide, electronic forms, and more. Click the *Support* tab to access this area. Other support options include a list of each county and the type of eFiling each participant participates in.



Contact Us

To access GSCCCA customer support contact information and hours of operation along with contact information for Superior Court Clerks' offices, select the *Contact Us* tab. Please contact the GSCCCA when there are specific questions or concerns regarding the eFile portal. If there are questions regarding acceptance or rejection of a filing, please contact the county in which the document was filed.

