



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-9000

GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

November 7, 2008

APM 08-23

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Michael J. Frenz, Executive Vice President

SUBJECT: Change to Ginnie Mae's Policy for Pooling Repurchased Loans

The purpose of this All Participants Memorandum is to clarify Ginnie Mae's repurchase policy with respect to removing delinquent loans from Ginnie Mae pools, and to announce a change to Ginnie Mae's re-pooling policy.

Pursuant to Chapter 18 of Ginnie Mae Mortgage-Backed Securities Guide 5500.3, Rev. 1 (Guide), for pools issued on or after January 1, 2003, loans that are at least 90 days delinquent may be repurchased from a pool without the written permission of Ginnie Mae. The purpose of this policy is to provide Issuers with sufficient flexibility to employ appropriate loss mitigation strategies for borrowers at risk of foreclosure. Ginnie Mae encourages its Issuers to identify such loans as soon as possible, and to pursue loss mitigation strategies consistent with guidance from the FHA, VA, RD and PIH. While Issuers are prohibited from modifying the terms of loans held in Ginnie Mae pools, certain loss mitigation strategies, such as Special Forbearance and Partial Claim options described in FHA loss mitigation guidance, do not alter the terms of the loan, and therefore may be accomplished without repurchase of the delinquent loan from the pool.

Effective on January 1, 2009, Ginnie Mae will require delinquent loans that are purchased from Ginnie Mae pools and subsequently re-pooled in Ginnie Mae I "X SF", Ginnie Mae II "M SF", and "Ginnie Mae II "M JM" pools to be current as of the issue date of the related securities. For all other pool types, re-pooled loans cannot be delinquent more than 60 days as of the issue date of the related securities, which is Ginnie Mae's current policy.

No later than November 30, 2008, Guide changes will be posted to Ginnie Mae's website under "What's New". These changes will be formally incorporated into the Guide on January 1, 2009.

For additional assistance, Issuers may contact their Ginnie Mae Account Executive in the Office of Mortgage-Backed Securities at (202) 708-1535.