



Issuer Outreach Call

June 11, 2015



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Agenda

- Policy Updates
 - HMBS Pools and PIIT Eligibility (APM 15-10)
 - Requirements for Custodial Funds and Custodial Accounts (APM 15-06)
 - SCRA Relief Reimbursement Policies (APM 15-09)
- Ginnie Mae Modernization Outreach Call Schedule
- MISMO Update
- Monthly Reporting Data Quality Reminder
- IOPP Guidance
- Announcements
- Q&A Session

POLICY UPDATES

Policy Updates

- HMBS Pools and PIIT Eligibility
 - APM 15-10 clarified language in APM 15-05 concerning the eligibility of HMBS Pools for the PIIT Program.
 - HMBS Pools are not eligible for PIIT Transactions.
 - Chapters 10 and 35 of the MBS Guide explicitly exclude HMBS Pools from the PIIT Program.
- Requirements for Custodial Funds and Custodial Accounts
 - APM 15-06 clarified Ginnie Mae's Policy concerning the treatment of Custodial Funds and Custodial Accounts
 - Custodial Funds
 - **Overnight investment**: Prohibited regardless of where the funds reside (clearing, disbursement or custodial account)
 - **Interest**: Escrow Custodial Funds may earn interest in limited circumstances as permitted by the MBS Guide
 - Custodial Accounts
 - **Impermissible Uses**: May not be used for any purpose other than the management of custodial funds as permitted by the MBS Guide. Custodial accounts **must not** be used for the ACH debit of Commitment Authority or transfer fees

Policy Updates Cont'd

- SCRA Relief Reimbursement Policies
 - APM 15-09 set timeframes for SCRA reimbursement requests as well as made other updates to the SCRA reimbursement program:
 - **Established Loan Eligibility Request Timeframe:** Issuers must request a loan eligibility determination during the borrower's SCRA relief eligibility period
 - The **relief eligibility period** covers a borrower's active duty period plus an additional year—pursuant to HERA.
 - **Established Timeframe for Submission of Reimbursement Requests:** Issuers must submit reimbursement within two quarterly reimbursement deadlines from the end of the borrower's eligibility period (i.e., no more than six months).
 - **Excluded Loans Subject to April 4, 2012 National Mortgage Settlement:** Issuers may not request or receive relief for interest rate forgiveness provided on a loan subject to the National Mortgage Settlement.
 - **Enhanced Certification Requirement:** The self-certification statement in Appendix XI-8 was revised to better reflect compliance with Ginnie Mae's SCRA Relief Reimbursement Policy.
 - **Made Reimbursement for HERA Year Relief Permanent:** Reimbursement for the additional year of relief was set to sunset at the end of this year.

Modernization Outreach Calls

- Update on Thursday, June 25, 2015
 - Single Stream Reporting Project
 - GinnieNET migration from Biometric to RSA token
- Modernization Outreach Call Schedule
 - June 25, 2015 at 2 pm
 - July 30, 2015 at 2 pm
 - August 20, 2015 at 2 pm
- Ginnie Mae Summit
 - September 21-22, 2015

MISMO ADOPTION UPDATE

MISMO Adoption Overview

What is MISMO?

The **Mortgage Industry Standards Maintenance Organization** (MISMO) sets the industry standard that enables the mortgage industry to share data among its partners. This standard includes:

- An *XML architecture that encompasses data related to the complete life cycle of a mortgage loan*
- A *data dictionary that provides business definitions and element names related to the same*

MISMO Adoption Objective

Ginnie Mae has adopted the MISMO standard to create the Pool Delivery Dataset (PDD) to better align to industry standards, improve data quality, and improve the Issuer's delivery experience. The following are changes to the electronic process for submitting loan and pool data to Ginnie Mae:

- *Moving from flat file deliveries to XML format*
- *Developing a new MISMO Compliant Single Family Pool Delivery Module (SFPDM)*

Call Objective

Provide an overview of the MISMO adoption high level timeline

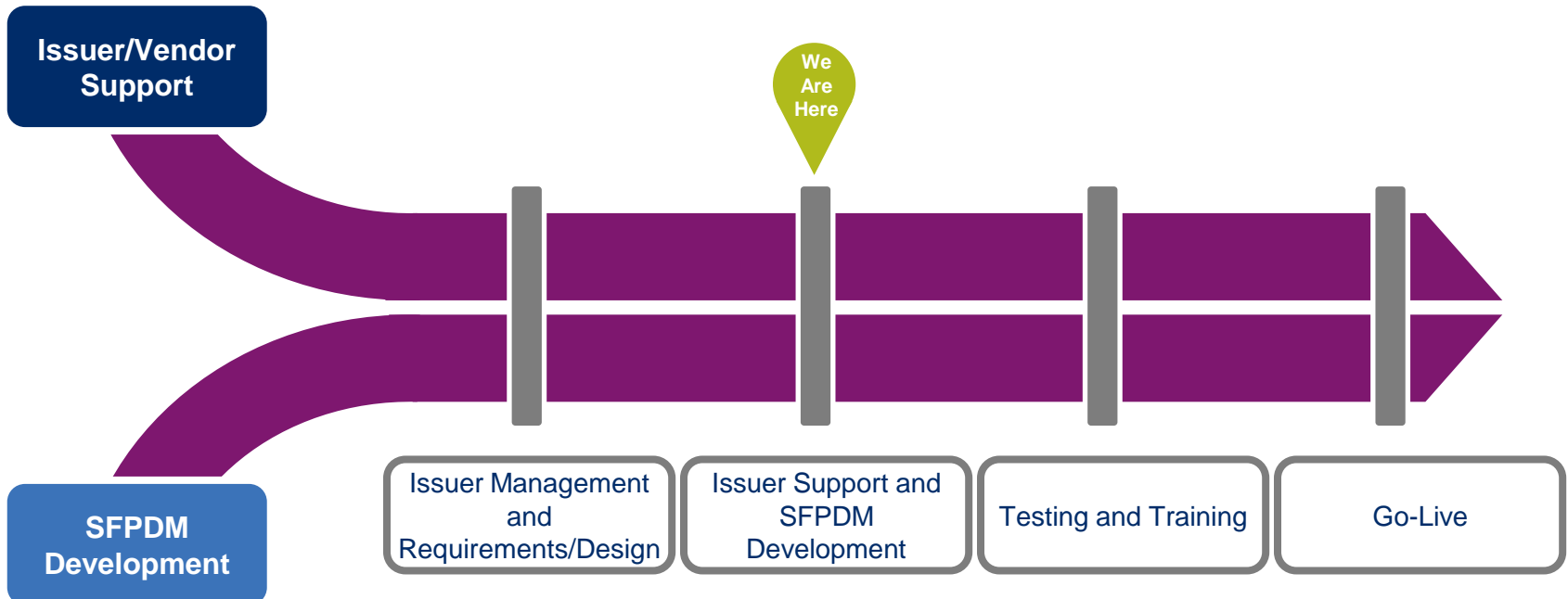
Outline the MISMO adoption updates

Introduce the User interface of some SFPDM functionality

Ginnie Mae's MISMO Adoption Approach

Ginnie Mae is adopting the MISMO data standard in order to align with the broader mortgage industry to create a new XML format for incoming pool and loan data.

To achieve this goal, Ginnie Mae is utilizing a two-part adoption approach including Issuer and Vendor Support and SFPDM (Single Family Pool Delivery Module) application development. Currently, we are in the Issuer Support and SFPDM Development phase, targeting Issuer and Vendor outreach calls to track adoption status and gain feedback while developing the new SFPDM application.



Ginnie Mae MISMO Adoption Updates

Changes to the MISMO implementation timeline have taken place due to multiple drivers.

Drivers Changing the Adoption Timeline



Updates to the XSD and Subsequent Implementation Guide Updates

- Technical changes for the XSD
- Add export data points
- Additional data format validations



Introduction of New Pilot Approach and Waved Rollout

- Pilot group that will go through UAT and Go-Live
- Subsequent Issuers will go through a waved roll out



Balancing Industry Priorities

- Identifying and adjusting to industry-wide dependencies
- Coordinating approach taking into account competing factors

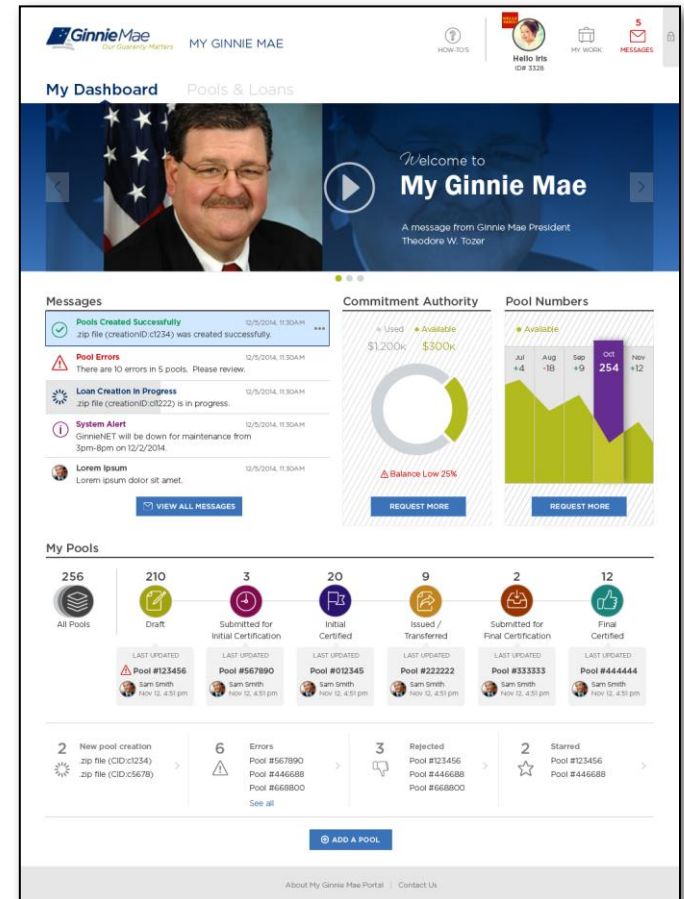
SFPDM User Interface – My Dashboard

Leveraging new technology to provide an enhanced user experience for managing the pooling process.

✓ The My Dashboard screen allows the user to view a snapshot of information about current pools and loans in process.

✓ Clicking the sub-process icons will display a screen with more detail that allows the user to drill down to manage pools and loans.

✓ My Dashboard also allows the user to view available commitment authority and pool identifiers and request more, if necessary.



MY DASHBOARD

Welcome to **My Ginnie Mae**
A message from Ginnie Mae President
Theodore W. Tozer

Messages

- ✓ Pools Created Successfully: zip file (creationID:c1234) was created successfully.
- ⚠ Pool Errors: There are 10 errors in 5 pools. Please review.
- ⚙ Loan Creation in Progress: zip file (creationID:c1222) is in progress.
- 🔔 System Alert: GinnieNET will be down for maintenance from 3pm-6pm on 12/2/2014.
- 👤 Lorem Ipsum: Lorem ipsum dolor sit amet.

Commitment Authority

Used: \$1,200k | Available: \$300k

Balance Low 25%

Pool Numbers

Available

Month	Count
Jul	+4
Aug	+8
Sep	+9
Oct	25.4
Nov	+12

My Pools

Icon	Count	Label
📁	256	All Pools
📝	210	Draft
📅	3	Submitted for Initial Certification
📋	20	Initial Certified
📄	9	Issued / Transferred
📁	2	Submitted for Final Certification
👍	12	Final Certified

Pool ID	Owner	Last Updated
Pool #123456	Sam Smith	Nov 12, 4:51 pm
Pool #567890	Sam Smith	Nov 12, 4:51 pm
Pool #102345	Sam Smith	Nov 12, 4:51 pm
Pool #222222	Sam Smith	Nov 12, 4:51 pm
Pool #333333	Sam Smith	Nov 12, 4:51 pm
Pool #444444	Sam Smith	Nov 12, 4:51 pm

2 New pool creation: zip file (CID:c1234), zip file (CID:c5678)

6 Errors: Pool #567890, Pool #446688, Pool #668800

3 Rejected: Pool #123456, Pool #446688, Pool #668800

2 Starred: Pool #123456, Pool #446688

[ADD A POOL](#)

About My Ginnie Mae Portal | Contact Us

**For feedback or questions regarding Ginnie Mae's MISMO
Adoption Project, please email:**

GinnieMaeMISMOProject@hud.gov

MONTHLY REPORTING DATA QUALITY REMINDER

Monthly Reporting Data Quality

- It is the Issuers responsibility to report accurate information
- LTV - The ratio (percent) of the OPB including any financed mortgage insurance premium plus all subordinate mortgages to either; (i) in the case of a purchase money loan, the lower of the property's sale price or appraised value at origination, or (ii) in the case of a non-streamline refinance loan the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered.
- Total Debt Expense Ratio Percent - The ratio of all debts of the borrower(s) to the borrower's qualifying income as defined by the mortgage insurer or guarantor. If this is not required by the insuring agency then enter "000.00"
 - ** Do not input 100 or 200 if unavailable.

Monthly Reporting Data Quality Cont'd

- Upfront MIP Rate - The upfront mortgage insurance premium percentage rate that institutions charge to insure FHA loans.
- Annual MIP Rate - The annual mortgage insurance premium percentage rate that institutions charge to insure FHA loans.
- First-Time Homebuyer Indicator - A flag that indicates whether the borrower qualifies as a first time homebuyer.
- Ginnie Mae is seeing Issuers defaulting to “no.”

Monthly Reporting Data Quality Cont'd

- PIIT pools - the issuer holding the pool is responsible for obtaining accurate information
- On a monthly basis, Ginnie Mae performs a quality analysis on the data submitted by Issuers. When inconsistencies are found an email is sent from GinnieMaeDataQuality@deloitte.com

IOPP GUIDANCE

IOPP Guidance

- General information concerning IOPP has been posted to the Issuer Resources section of the Ginnie Mae website:

http://www.ginniemae.gov/doing_business_with_ginniemae/issuer_resources/Pages/iopp.aspx

- Individualized questions concerning each Issuer's particular profile should be directed to your Account Executive.

Announcements

- NEXT ISSUER OUTREACH CALL WILL BE
 - September 10th, 2015 at 2pm
- ISSUER ROUNDTABLE WEBCAST
 - Ginnie Mae is hosting a small roundtable which will be available for viewing online
 - When: June 24, 2015 from 2:30 to 4pm
 - Where: Links will be active 30 minutes before the event:
 - With Captions <http://portalapps.hud.gov/HUDMediaChannel/liveplayer.jsp>
 - Without Captions http://portalapps.hud.gov/HUDMediaChannel/liveplayer_secondary.jsp
 - What: Topics will include Quality Control, Sub-servicing Oversight and First Time Issuance
- PENDING APPROVAL: 2015 GINNIE MAE SUMMIT
 - Tentative save the date for the Ginnie Mae Summit, which should be occurring on September 21 & 22 at the Hyatt Regency in Crystal City, VA. Please save the date but hold off on planning until the event is confirmed.

Q & A



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