



# Modernization & Issuer Outreach Call

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August 15<sup>th</sup>, 2024

# Agenda

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# Ginnie Mae Central Overview

# Ginnie Mae Central (GMC) Overview

The Ginnie Mae Central modules for Insurance, Financials, and Compliance & Monitoring went live in May . This platform enables Issuers and Document Custodians to interact more efficiently with Ginnie Mae. The next enhancement release to GMC, Release 1, is scheduled to go-live on August 31<sup>st</sup>.

## Impact/Audience

- **Single Family, Multifamily, Manufactured Housing, and HMBS Issuers** are required to submit their Audited Financial Statements and Insurance Policies in GMC
- **Issuers, Subservicers, and Document Custodians** are required to participate in compliance reviews in GMC

## Summary of Changes

- All Issuers and/or Document Custodians are required to have at least one Authorized Signer with access to GMC
- Insurance and Financials submissions must be certified by an Authorized Signer before they are delivered to Ginnie Mae
- Users are notified via email of required actions in GMC

## Implementation & Go-Live

- GMC went live on **May 13<sup>th</sup>, 2024**
- Training Materials are published to GinnieMae.gov
- Issuers with approaching Insurance and Financials submission will be invited to Technical Assistance sessions for overview of corresponding GMC module
  - *8 Technical Assistance sessions completed to date*
- Release 1 to go-live **August 31<sup>st</sup>**

# GMC Insurance Module

# GMC Insurance Module

All issuers are required to submit their insurance policies in the Ginnie Mae Central (GMC) Insurance module. Issuers with an insurance policy **expiring in August 2024** will be required to submit their new insurance policy **into GMC Insurance in September 2024**.

## ACCESSING GMC INSURANCE

Users access the GMC Insurance module via **MyGinnieMae (MGM)** under the tools drop down by selecting Ginnie Mae Central and then clicking into the Insurance module.

### MGM Functional Role Update

Renamed "Financial Statements User" functional role to "Financial Statements & Insurance Policy Basic User"

- **Current holders will automatically receive GMC Insurance basic user entitlements** and updated name
- *Responsibilities:* Upload insurance policy & corresponding input fields.

### New MGM Functional Role

"Insurance Policy Authorized Signer"

- *Requirements:* **Must be a HUD-11702 signatory**, requires the use of an RSA token.
- *Responsibilities:* **All rights of basic user but is the only user who can certify and submit Insurance Policies** to Ginnie Mae in the GMC Insurance module.

**ACTION REQUIRED:** Work with your Organization Administrator to request the correct role.

## TRAINING MATERIALS

- 9 **Quick Reference Cards** (QRC) available with step-by-step instructions of GMC Insurance scenarios.
- **Insurance Module User Manual** that provides a comprehensive overview of the module.
- **Insurance eLearning Module** which explains the GMC Insurance Review Lifecycle in a video format.
- **Technical Assistance (TA) Sessions** inviting issuers with upcoming due dates to a demo using the module, answer questions regarding the system, and resolve technical difficulties.
- Issuers with a September due date will be invited to a TA Session the week of 9/9.

## FREQUENTLY ASKED QUESTIONS

**How do I proceed if I can't find the page numbers in my policies that meet Ginnie Mae Requirements?**

- If you have reviewed the MBS Guide's requirements, consulted with your carrier, and do not have a corresponding page number for that requirement, you may proceed with the submission by entering 'N/A' into the required field.

**I do not have copies of my full insurance policies. I will miss the submission deadline. Should I submit the certificates only or can I be granted an extension?**

- Please wait until you obtain copies of the full policies before you submit in GMC Insurance. Ginnie Mae's Office of Issuer and Portfolio Management is aware of delays in obtaining full policy documents.

# GMC

## Financials Module

# GMC Financials Module

All issuers are required to submit their Audited Financial Statements (AFS) in the Ginnie Mae Central (GMC) Financials module. Issuers with a fiscal year end of June 30<sup>th</sup>, 2024 will be **required to submit their AFS package into GMC by September 28<sup>th</sup>, 2024.**

## ACCESSING GMC FINANCIALS

Users access Ginnie Mae Financials module via **MyGinnieMae (MGM)** under the tools drop down by selecting Ginnie Mae Central and then clicking into the Financials module.

### MGM Functional Role Update

Renamed "Financial Statements User" functional role to "Financial Statements & Insurance Policy Basic User"

- **Current holders will automatically receive GMC Financials basic user entitlements** and updated name
- *Responsibilities:* Upload AFS package & corresponding input fields.

### New MGM Functional Role

"Financial Statements Authorized Signer"

- *Requirements:* **Must be the CEO, CFO, or equivalent, an HUD-11702 signatory**, requires the use of an RSA token.
- *Responsibilities:* **All rights of basic user but is the only user who can certify and submit AFS reviews** to Ginnie Mae in the GMC Financials module.

**ACTION REQUIRED:** Work with your Organization Administrator to request the correct role.

## TRAINING MATERIALS

- 5 **Quick Reference Cards (QRC)** available with step-by-step instructions of GMC Financials scenarios.
- Financials Module **User Manual** that provides a comprehensive overview of the module.
- Financials **eLearning Module** which explains the GMC Financials Review Lifecycle in a video training format.
- **Technical Assistance Sessions** inviting issuers with upcoming due dates to a demo using the module, answer questions regarding the system, and resolve technical difficulties.
- Issuers with a September due date will be invited to a TA Session the week of 9/9.

## FREQUENTLY ASKED QUESTIONS

**Who can certify AFS submissions? Who is considered equivalent to a CEO or CFO?**

- Pursuant to Chapter 3, Part 7, Section B of the MBS Guide, "certifier must be the CEO, CFO, or equivalent." The 'equivalent' must be an officer who is authorized to certify financial information. This officer should be listed on the HUD11702 as an authorized signatory and must possess an active RSA SecurID Token to act in that capacity.

**Can documents for multiple issuer numbers be uploaded in a single submission?**

- Yes, GMC Financials has consolidated the financials submission process for multi program issuers. Only one submission is required.



# GMC – Next Steps

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- Log in to MyGinnieMae and confirm access
- Work with your Issuers' or Document Custodians' Org Admin to provision necessary GMC roles
- Review GMC training materials that are available on [myginniemae.gov](https://myginniemae.gov)
- If your organization has an upcoming submission deadline, be on the lookout for a Technical Assistance session invite via email

# MFPDM Enhancements

# MFPDM Enhancements

Various enhancements to improve system performance & customer experience

## Impact/Audience

- Multifamily Issuers

## Summary of Changes

- **Inflight GinnieNET pools** will be **migrated to MFPDM** and Issuers will no longer need to access GinnieNET to add draws or create pool conversions
- A **new confirmation message** for Issuers to review Pool & Loan data before the pool submission
- Conversions allowed in MFPDM where the **first scheduled payment date is more than 24 months** before the issue date of the PN pool
- **Complex type 3 conversions** allowed in MFPDM where the mortgage amount decreases, and the amortized principal is larger than the final draw

## Implementation & Go-Live

- Go-Live is scheduled for **September 21<sup>st</sup>**

# Complex Type 3 Conversions

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- Conversions where the securitized UPB on the CL exceeds the PN issuance amount (due to amortization and/or mortgage decrease)
- The investors will return more in CLC positions than the PN pool amount
- May result in Issuers inputting a negative final advance amount

# Complex Type 3 Conversions

Header Information																			
* Pool Number	* Issue Date	Issue Type	Pool Type	* Submission Type															
UN6495	08/01/2024	X-Multifamily (Ginnie Mae I)	PN-Project Loan - Non-Level Payment	03-Project Loan Conversion															
General Information																			
* Pool Tax ID	* Initial Pay Date	* Delivery Date	Unpaid Balance Date	Amortization Method															
985624266	09/15/2024	08/14/2024	08/01/2024	Concurrent Date (CD)															
<p><i>Rates</i></p> <table border="1"> <tr> <td>* Security Interest Rate</td> <td>Mortgage Interest Rate</td> <td>Servicing Fee</td> </tr> <tr> <td>5.000 %</td> <td>5.500 %</td> <td>0.37 %</td> </tr> </table> <p> <input checked="" type="checkbox"/> <b>Change Mortgage Amount</b> </p> <table border="1"> <tr> <td>* Mortgage Amount</td> <td>* P&amp;I Amount</td> <td>* Approval Date</td> </tr> <tr> <td><b>\$ 150,000.00</b></td> <td>\$ 851.68</td> <td>07/01/2024</td> </tr> </table> <p>Comment</p>			* Security Interest Rate	Mortgage Interest Rate	Servicing Fee	5.000 %	5.500 %	0.37 %	* Mortgage Amount	* P&I Amount	* Approval Date	<b>\$ 150,000.00</b>	\$ 851.68	07/01/2024	<p><i>Maturity</i></p> <table border="1"> <tr> <td>* Maturity Date</td> </tr> <tr> <td>08/15/2054</td> </tr> </table> <p>* Final Advance Amount</p> <table border="1"> <tr> <td><b>-\$ 50,000</b></td> </tr> </table>		* Maturity Date	08/15/2054	<b>-\$ 50,000</b>
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08/15/2054																			
<b>-\$ 50,000</b>																			
			Deferred First Principal Payment Date																
			Cross-Reference Pool Construction Loan	UN6494															

# Pop-up Confirmation Screen

- The new pop-up is displayed on the **Loan Detail screen**
- The pop-up appears **after the pool is saved**, the loan is entered (not saved), and the business rules have yet to run.
- Issuers are **required to confirm the shown data elements before submission** to the Document Custodian for certification.

Confirmation ✕

Pool (UN6397) is being saved with the following Pools & Loan(s) data. Please review and confirm if you want to continue.

*Pool Details*

Pool Type	Security Interest Rate	Mortgage Interest Rate
CL-Construction Loan	4.500 %	5.000 %
Maturity Date	Total Amount-UPB	
09/15/2024	\$ 100,000.00	

*Loan Details*

Case No	P&I	Maturity Date
000000087654566	\$ 30,857.00	05/01/2029

CANCEL CONFIRM

# First Payment Date More than 24 Months

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The below enhancements will be available for processing in MFPDM **beginning September 21<sup>st</sup>**.

- Conversions where the first scheduled payment date is more than 24 months before the issue date of the PN pool
- Submissions are currently manual, i.e., paper forms
- Updates will allow conversions to be processed through MFPDM
- Ginnie Mae pre-approval will no longer be needed

# Migration of Active Construction Loans from GinnieNET to MFPDM

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- Active construction loans still housed in GinnieNET will be moved to MFPDM
- All subsequent draws for these construction loans will be in MFPDM
- Impacted Issuers will be contacted directly by BNY and Ginnie Mae



# RFS Expanded Data Collection

# RFS Expanded Data Collection

Ginnie Mae is implementing the collection of additional loan-level data elements for all Ginnie Mae approved Issuers, to be incorporated as part of the Reporting and Feedback System (RFS) investor reporting process.

## Impact/Audience

- **All Single Family, Manufactured Housing, and Multifamily Issuers** are required to provide the expanded RFS data elements per [APM: 24-03](#)
- All Issuers are expected to deliver the new data elements, effective September 1<sup>st</sup>.

## Summary of Changes

- RFS **adds 11 new loan level data elements** and a revised reason code to the existing monthly RFS reporting.

## Implementation & Go-Live

- **File Testing Window:** March – July 2024 – **Completed!**
- **Training** for all Issuers on reporting the new expanded data elements will take place on **August 22nd and August 28th.**
- **Go Live reporting will begin September 1, 2024**, using August 2024 reporting data.

# Preparing for RFS Implementation

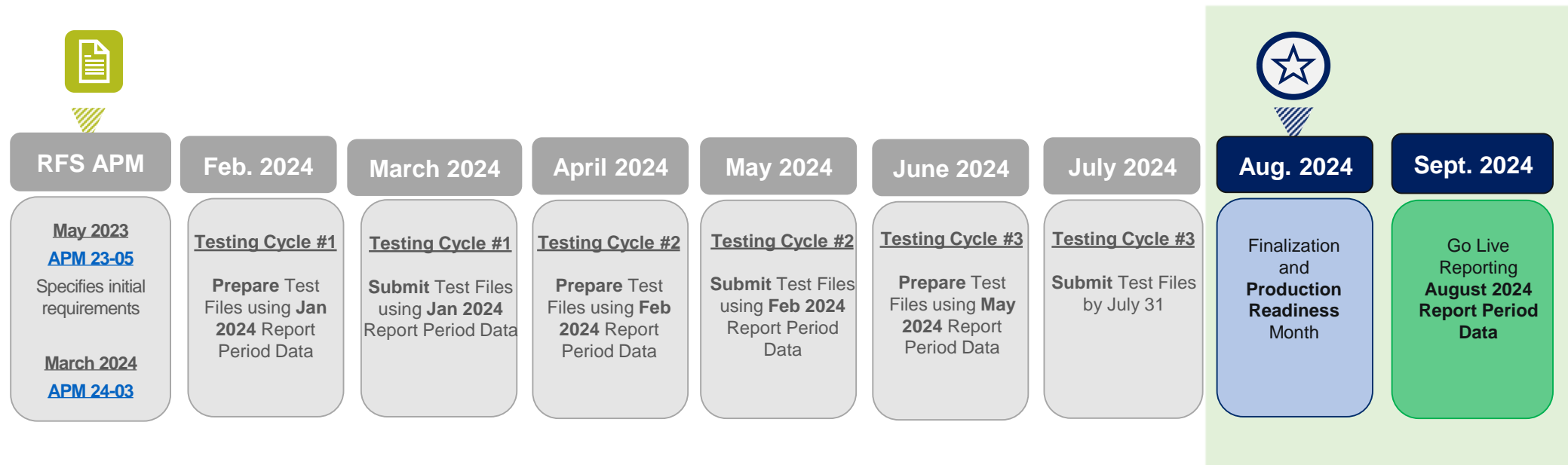
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- ✓ **Beginning September 1<sup>st</sup>, RFS production data submission will require the RFS Expanded Data elements.** All results for current and expanded RFS fields will be provided on the Pool Accounting Exception Feedback screen.
- ✓ As a reminder, **the below 2 new various field records are expected for all loans** during the August reporting period/September calendar month.
  1. Single Family and Manufactured Housing Issuers – Field 26: Servicer/Subservicer ID and Field 27: Document Custodian
  2. Multifamily Issuers – Field 26: Servicer/Subservicer ID
- ✓ If using a **Service Bureau**, please communicate and coordinate with your Vendor to ensure you are prepared for the September implementation.

# RFS Expanded Data Collection – File Testing Timeline

**99% of participating Organizations completed testing** in time for the September reporting period.

Congratulations to all the Testing Organizations. This was a tremendous effort. **Thank you!**



# RFS Expanded Data Collection – Next Steps

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- **Register for Training** on clearing exceptions in RFS for the new data fields in MyGinnieMae.
  - [August 22<sup>nd</sup> training, 2:00 – 3:00pm ET](#)
  - [August 28<sup>th</sup> training, 2:00 – 3:00pm ET](#)
- **Visit the [RFS Modernization Page](#)** on [ginniemae.gov](http://ginniemae.gov) for training resources.
- **Review [Appendix VI-19](#), specifically:**
  - Review the requirements and potential exceptions for the new RFS data fields (pg. 21-26)
  - The rules for reporting various records (pg. 36)
- **Prepare for Go Live Reporting on September 1<sup>st</sup>**, using August reporting period data.

# MyGinnieMae Security Enhancements

# MGM Security Enhancements

**Background:** Through recent adoption efforts and greater insights learned from users through the Centralized Help Desk, Ginnie Mae has been able to analyze trends and identify customer experience improvements and improved security controls. **The implementation of enhancements in this scope will improve overall user experience, reduce risk and security concerns, and position the platform to be more agile and adaptable.**

## Impact/Audience

- All MyGinnieMae Portal Users
- Organization Administrators

## Summary of Changes

- Admins will be able to do the following:
  - ✓ **Update End User's First, Middle, and Last Names** in the MGM Access Management Console (AMC)
  - ✓ **Map whitelisted Email Domains** for new user registration based on the Organization selected during registration
- Changes to the MGM Password Policy
- During Password changes, **One-Time Password (OTP) authentication will only be allowed via Email**

## Implementation & Go-Live

- Enhancements are expected to go-live **prior to November, 2024**
- More information on a specific go-live date will be shared in a Modernization Bulletin in advance of go-live

# MGM Security Enhancements – Next Steps (Post-Go-Live)

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- Reach out to your Organization Admin if you require a name change in MyGinnieMae
- Adhere to new password requirements the next time you change your MyGinnieMae Password
- Reference updated Quick Reference Cards (QRCs) and User Manuals



# Document Custodian Transfer and Merger

# Document Custodian Transfer and Merger

Migrate Document Custodian Transfer and Merger processing into MyGinnieMae and enhance the roles associated with Issuers and Document Custodians.

## Impact/Audience

- Single Family Issuers, Multifamily Issuers and HECM Issuers.

## Summary of Changes

### **Optimized Merger/Transfer Access**

To enhance accessibility, MGM will feature a 'Transfer Request Tab assessable through the 'Tools' dropdown. **Users will no longer need to access GinnieNET for Transfer and Merger Requests.**

### **Acknowledgement Before Submission**

To reduce errors and improve the flow of Transfers and Mergers, Issuers and Document Custodians will have to acknowledge each request prior to submitting

## Implementation & Go-Live

- Go-live targeted for mid-September
- Training dates and user materials will be posted to [ginniemae.gov](http://ginniemae.gov).

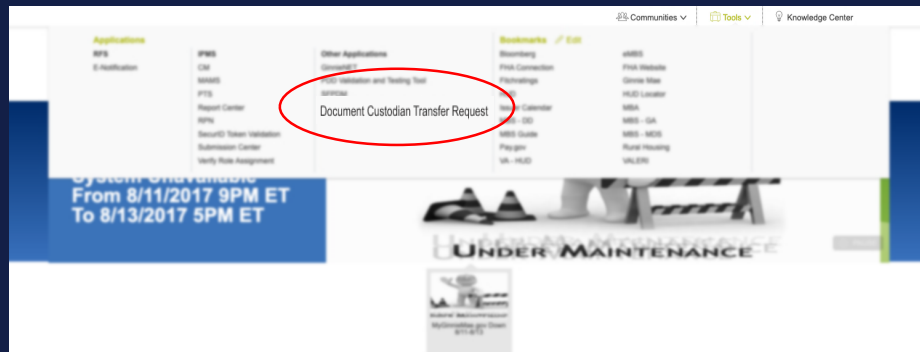
# Document Custodian Transfer and Merger Overview

- **Scope:** Migrate Document Custodian Transfer and Merger processing into MyGinnieMae and enhance the roles associated with Issuers and Document Custodians.
- **Purpose:** To enhance and streamline the Document Custodian Transfer and Merger Process

## Benefits & Functionalities

### Optimized Merger/Transfer Access

To enhance accessibility, MGM will feature a 'Transfer Request Tab assessable through the 'Tools' dropdown. **Users will no longer need to access GinnieNET for Transfer and Merger Requests.**



### Acknowledgement Before Submission

To reduce errors and improve the flow of Transfers and Mergers, Issuers and Document Custodians will have to acknowledge each request prior to submitting.

The screenshot shows a dialog box titled 'Summary of Complete Portfolio Document Custodian Transfer Request'. It contains a summary of the request and a table of the selected custodians.

**Summary of Complete Portfolio Document Custodian Transfer Request**

The below summarizes the Transfer/Merger Request from the identified Document Custodian(s) to the New Document Custodian **0000497 - Wells Fargo Bank**

Selected Custodian(s): 2    Total Pool(s) Transferred: 200

CUSTODIAN ID - CUSTODIAN NAME	NUMBER OF POOL(S)
000234 - BNY MELLON	150
00038 - US BANK NATIONAL ASSOCIATION	50

I hereby acknowledge the summary of the above Document Custodian Transfer/Merger Request.

# SFPDM Enhancements

# SFPDM: Upcoming Business Rule and Logic Updates

**Coming Soon:** Ginnie Mae will be making updates to the system logic of the Single Family Pool Delivery Module (SFPDM).

## Impact/Audience

All Single Family Issuers who deliver the types of pools and loans associated with the system logic updates.

### Goals

- Address Issuer feedback
- Align with policy requirements
- Ensure accurate disclosures

## Summary of Changes

- Allow Correction of Taxpayer Identifier Value After Import
- Validate FHA ADP Codes on Buydown Loans, and Allow Buydown Loans in ET Pools
- Restrict ARMs from Digital Pool/Loan Packages
- Allow High Balance RG loans in M JM Pools

## Implementation & Go-Live

- **Coming Soon! Go-live TBA.**
- The Single Family Pooling Business Rules and Errors Guide will be updated to include new business rules.

# Upcoming SFPDM Business Rule and Logic Updates

**Coming Soon:** Ginnie Mae will be making updates to the system logic of the Single Family Pool Delivery Module (SFPDM) to address Issuer feedback and to ensure accurate disclosures. The updates are described below.

1

## Correct Taxpayer Identifier Value After Import

Allow “same-digit” taxpayer identifier values to be imported and saved at the loan-level and be corrected in the application UI.

To import and save, Social Security Number (SSN) and Employee Identification Number (EIN) must be:

- provided where required
- numeric only
- 9 digits

**A new business rule error will be returned if SSN and EIN:**

- Consists of the same 9 digits (ex. 111111111) or consists of all zeroes: **SFP-02R04002E: Loan Borrower Social Security/Employee Identification Number must be a valid 9-digit number for all borrowers.**

2

## Validate FHA ADP Codes on Buydown Loans

Implement validations on the FHA ADP code in the Case Number for FHA Single Family loans.

**New business rule errors will be returned if:**

- FHA ADP code is NOT 796, 797, or 798 for Buydown Loans: **SFP-02R00122E: Invalid ADP code found in a Buydown Loan.**
- FHA ADP is 796, 797, or 798 for non-Buydown Loans: **SFP-02R00121E: Invalid ADP code found when Buydown Funding Indicator is False.**

## Allow Buydown Loans in ET Pools

**The following business rule error will no longer be returned if Buydown Loans are found in**

**GNMA II – SI – ET pools:**

*SFP-01R02604E: Buydown Loans found in Pool Class (GNMAII), Pool Structure (SI), Suffix Identifier (ET) Pool.*

3

## Restrict ARMs from Digital Pool/Loan Packages

Do not allow the securitization of Digital Collateral of ARM loans.

**A new business rule error will be returned if eNote Indicator is provided as True:**

- **SFP-02R06204E: Invalid eNote Indicator, it must not be True for Pool Class ({poolClass}), Pool Structure ({poolStructure}), and Suffix Identifier ({poolSuffix}).**

[ARM pool suffixes: AR, AT, AF, FT, AS, AX, AQ]

Please refer to the Digital Collateral Guide (eGuide) for requirements.

4

## Allow High Balance RG loans in M JM Pools

Effective with 10/1/2024 issue dates, allow High Balance Re-performing loans (Jumbo RG) to be pooled in GNMA II – M – JM pools.

**The following business rule error will no longer be returned if High Balance Re-performing Loans are found in GNMA II – M – JM pools during Initial Certification\*:**

*SFP-02R06002E: Invalid Re-Performing Loan Indicator for Pool Class (GNMAII), Pool Structure (MI), and Suffix Identifier (JM)*

*\*Only if such loans are pooled at issuance (added as part of New Pool creation using Import/Manual creation or added to an existing pool using Import/Manual creation). The error will still be returned when replacing existing loans with such loans for an issued pool during Final Certification.*

# SFPDM: Upcoming Business Rule and Logic Updates – Next Steps

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- Keep an eye out for an APM that will open M JM pools to High Balance RG loans
- Keep an eye out for a Modernization Bulletin announcing the updates and planned implementation
- Review the updates to the SF Pooling Business Rules and Errors Guide after they are published

# Payment Default Status (PDS) Data Collection



# PDS Data Collection

Per APM 24-06 released on April 17th, 2024, Ginnie Mae is implementing the collection of additional data on Single Family defaulted loans.

## Impact/Audience

- All Single Family Issuers are responsible for maintaining compliance with the updated MBS Guide [Appendix VI-22](#). This includes Issuers with standalone servicing or reporting systems; Subservicers; Servicing Bureaus; Servicing Platform Providers; and Servicing Software Providers.
- Information for Testing Organizations is described in [Modernization Bulletin #41](#)

## Summary of Changes

- Ginnie Mae is implementing a new data collection process **to expand Ginnie Mae's data collection** to include additional data on **Single Family defaulted loans**. The PDS data will enable Ginnie Mae to better analyze servicer liquidity stress and loss mitigation outcomes and enhance its targeted sampling methodology for compliance reviews.

## Implementation & Go-Live

- As stated in [APM 24-06](#), **PDS Reporting will be required for all Single Family Issuers** starting, **December 2024** using November 2024 Reporting Period Data
- Visit the [PDS Modernization Page](#) for information.

# PDS Data Collection – Timeline



**April 2024**

April 2024 APM 24-06 announces the December 2024 PDS reporting requirement..



**May – October 2024**

During the rolling testing period, testing organizations should submit one or more test files using the following data:

May and June - Completed  
Use February 2024 data

July and August  
Use May 2024 data

September and October  
Use July 2024 data



**November 2024**

Prepare for December PDS Reporting



**December 2024**

**PDS** Reporting required for all issuers using **November 2024** Report Period Data

**Early Adopters** can begin reporting production PDS data as early as September 2024 (using July data)

**No action is required at this time for Organizations that manually enter their PDS data.** Manual entry training will be scheduled later this year. A training announcement will be published to the Training Announcements page on [ginniemae.gov](http://ginniemae.gov) ahead of the training event.



**Thank you!**

