



Multifamily Issuer Training

Reporting and Feedback System (RFS)
Training Sessions

Presented by
Virtual Development

June 2024

Course Overview

This course is intended to train Ginnie Mae Issuers on Monthly Investor Reporting with emphasis on the Reporting and Feedback System (RFS) and other important topics that are relevant to monthly investor reporting.

This course focuses on the monthly investor reporting requirements from a reporting and business perspective. Future training sessions will provide more detailed, interactive training on a complete range of reporting requirements and systems.



Presenters

- Christy Christensen
- Debbie Boles
- Melanie Burton

Introduction Activity

Give a brief background' of yourself:



New to Ginnie Mae Program?



Experience with Ginnie Mae Reporting?



Do you use a sub-servicer?



Do you use an in-house system or service bureau?

Course Agenda

Session 1:

- 1 | Introduction
- 2 | Reference Documentation
- 3 | RFS Reporting Timelines
- 4 | E-Notification
- 5 | RFS Monthly Report of Pool and Loan Data

Session 2:

- 6 | RFS Exception Feedback
- 7 | Overview of Reporting Workflow

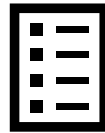
Session 3:

- 8 | Additional Reporting Requirements
- 9 | Cash and Reconciliations

Introduction

Module Objectives

- *What tasks should an Issuer be able to complete after training?*
- *What new information will Issuers be exposed to?*



List **Issuers' primary responsibilities**



Describe the **characteristics of sub-servicing partnerships**



List the **consequences of non-compliance**

Hot Topics

Ginnie Mae Reporting Requirements

Changes to Loan Terms for Scheduled FIC Changes

RFS Enhancements

Cash Management

Specific Topics or Questions you would like us to address

Issuer's Primary Responsibilities



Must have employees knowledgeable of Ginnie Mae requirements



Quality Control plan for underwriting, originating and servicing mortgage loans and for secondary marketing



Service the pooled mortgages and administer the related securities in accordance with the applicable Guaranty Agreement and the MBS Guide



Meet all reporting requirements as required



Establish and maintain proper Principal & Interest and Escrow Custodial Accounts



Ensure funds are sufficient to ensure timely payment of required principal and interest



Ensure subcontract servicer is in compliance with all applicable guidelines and reporting requirements

Sub-Servicing Partnerships

What partnerships should be like:

Pro-Active



On-Going



Customized to your
Organization's Needs



Comprehensive of all Issuer
Responsibilities



Issuer Oversight of Sub-
Servicer's Performance



"As a Ginnie Mae Issuer, I am
accountable for their actions"



Reference Documentation

Module Objectives

- *What tasks should an Issuer be able to complete after training?*
- *What new information will Issuers be exposed to?*



List **resources and reference documentation available** to issuers



List which **resources are useful for a given job task**



Explain basic **Ginnie Mae terminology**

Support Information

Ginnie Mae Customer Support Hotline
1-833-GNMA HELP
(833-466-2435)

Select Option 1, Option 2, or Option 3 (PDD/VTT):

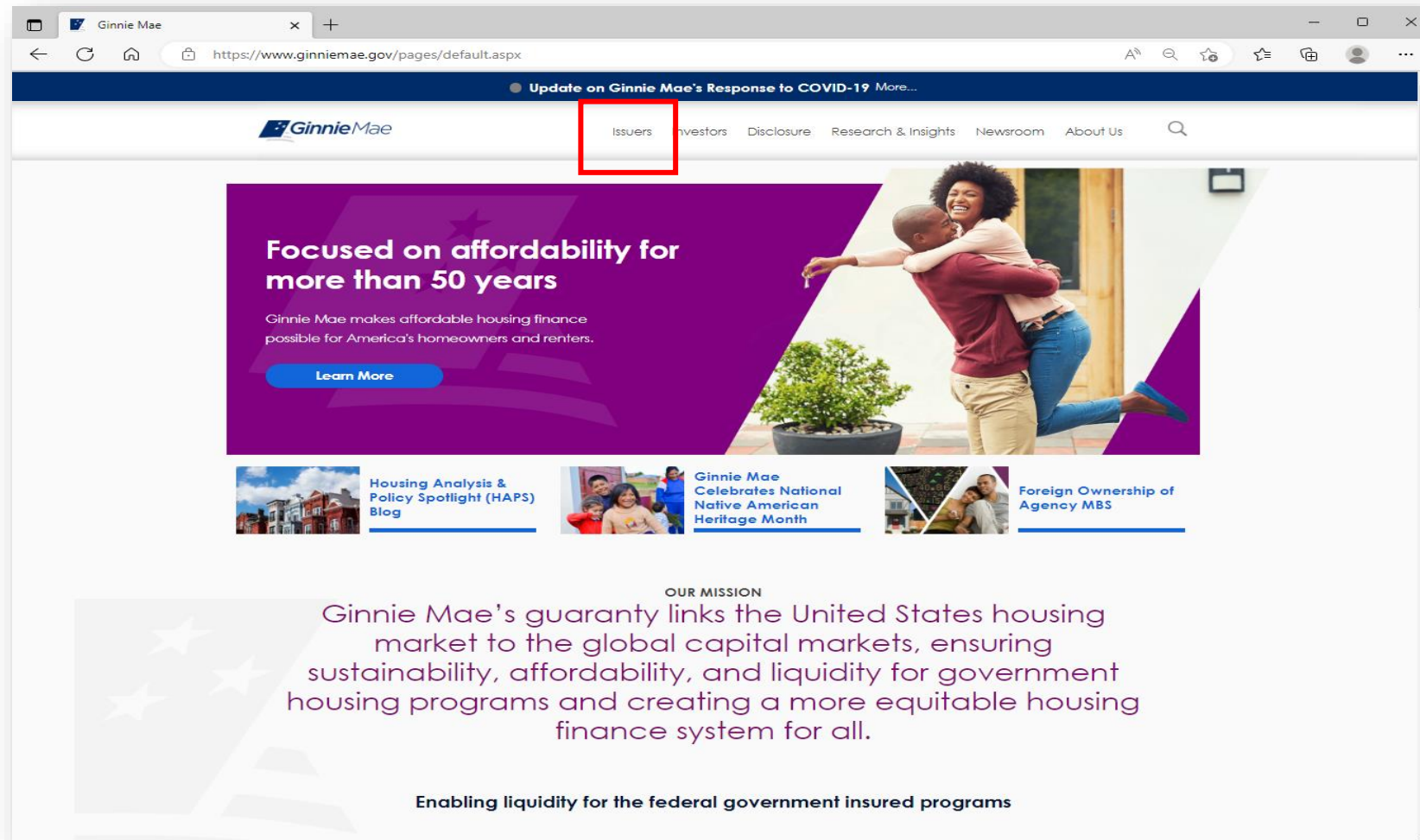
Option 1 – Pooling

- 1 = MGM/MFPDM/SFPDM/GinnieNET
- 2 = Platinum
- 3 = New Pool Submission
- 4 = Master Agreements/Commitment
Mgt/PTS
- 5 = REMIC

Option 2 – Reporting and Feedback System (RFS)

- 1 = RFS
- 2 = HMBS
- 3 = SCRA
- 4 = MAS
- 5 = WHFIT

WWW.GINNIEMAE.GOV







WWW.GINNIEMAE.GOV

The screenshot displays the GinnieMae website's navigation and content structure. At the top, the GinnieMae logo is on the left, and a navigation bar includes 'Issuers', 'Investors', 'Disclosure', 'Research & Insights', 'Newsroom', and 'About Us', with a search icon on the right. The 'Issuers' menu is expanded, showing five main categories: 'Program Guidelines', 'Issuer Tools', 'Issuer Training', 'Third Party Providers', and 'Systems & Applications'. Each category lists specific resources. Below the menu is a large purple banner with a photograph of a person's leg. At the bottom, three featured blog posts are shown with images and titles.




Program Guidelines	Issuer Tools	Issuer Training	Third Party Providers	Systems & Applications
APMs	Multiple Issuer Pool Numbers & CUSIPs	Announcements	Document Custodians	MyGinnieMae Portal
MBS Guide	Pool Dates Calendar	Tools and Resources	Subservicers	GinnieNET
Digital Collateral Program	Approved Issuers Directory	Training Recordings		Pay.gov
Investor Reporting Manuals	Approved Digital Collateral Program Participants	Modernization Initiatives		Multifamily Database Search
Notes & News	IOPP			Multifamily Database Download
Modernization Bulletins	PIIT			
Supplemental Loan Level Forbearance File	ARM Index Information			
	Unclaimed Funds Search			

Image	Blog Title
	Housing Analysis & Policy Spotlight (HAPS) Blog
	Ginnie Mae Celebrates National Native American Heritage Month
	Foreign Ownership of Agency MBS




Reference Documents

DOCUMENT	 Ginnie Mae Web Site	 Issuer Resources	 Ginnie Mae MBS Guide	 Ginnie Mae Investor Reporting Manual
DESCRIPTION	<p>Government National Mortgage Association official website.</p>	<p>The Issuer Resources page is designed for quick access to many topics such as MBS Guide, APM, Issuer Calendar, MGM, GinnieNET and Notes and News.</p>	<p>The Ginnie Mae Mortgage-Backed Securities Handbook provides in-depth information about the Ginnie Mae I and Ginnie Mae II programs. It includes program information on many topics, including eligibility requirements, Issuer responsibilities, risks and liabilities, applications, pools, required forms, and other special requirements.</p>	<p>The Ginnie Mae Investor Reporting Manual is designed to be a supplement to the Ginnie Mae Mortgage-Backed Securities Handbook. It clarifies certain aspects of pool administration using instructions and examples, including sample forms. The Investor Reporting Manual illustrates many topics, including reconciliations, loan liquidations, due dates and reporting requirements.</p>
LINK	<p>www.ginniemae.gov</p>	<p>https://ginniemae.gov/issuers/program_guidelines/Pages/mostrecentapms.aspx</p>	<p>www.ginniemae.gov/issuers/program_guidelines/Pages/mbs_guide.aspx</p>	<p>www.ginniemae.gov/issuers/program_guidelines/Pages/investor_reporting_manual.aspx</p>

Reference Documents

DOCUMENT	DESCRIPTION	LINK
 <p>Ginnie Mae MBS Guide Chapter 31 Project Loan</p>	<p>This chapter describes special requirements that apply to a pool consisting of one or more multifamily project loans.</p>	<p>www.ginniemae.gov/issuers/program_guidelines/MBSGuideLib/Chapter_31.pdf</p>
 <p>Ginnie Mae MBS Guide Chapter 32 Construction Loan Pools</p>	<p>This chapter describes special requirements that apply to a pool consisting of a single loan for the construction of multifamily housing.</p>	<p>www.ginniemae.gov/issuers/program_guidelines/MBSGuideLib/Chapter_32.pdf</p>
 <p>MBS Guide Appendices</p>	<p>The MBS Guide includes a list of all Appendices and their associated forms, where applicable.</p>	<p>www.ginniemae.gov/issuers/program_guidelines/Pages/mbsguideappendiceslib.aspx</p>

Reference Documents

DOCUMENT	DESCRIPTION	LINK
 <p>Ginnie Mae MBS Guide Appendix VI-19 Issuers Monthly Report of Pool and Loan Data</p>	<p>Appendix VI-19 is to be used by an Issuer to complete monthly accounting reporting.</p>	<p>www.ginniemae.gov/issuers/program_guidelines/MBSGuideAppendicesLib/Appendix_VI-19.pdf</p>
 <p>Notes and News and APMS</p>	<p>Notes and News provides periodic reminders and information about Ginnie Mae programs.</p> <p>APMs (All Participants Memoranda) are used periodically to announce policy changes and updates to MBS programs.</p>	<p>www.ginniemae.gov/issuers/program_guidelines/Pages/notes_news.aspx</p> <p>https://www.ginniemae.gov/issuers/program_guidelines/Pages/mostrecentapms.aspx</p>
 <p>Ginnie Mae FAQs</p>	<p>Frequently Asked Questions regarding the MBS Program.</p>	<p>www.ginniemae.gov/Pages/faq.aspx</p>

Ginnie Mae Terms

Draw	Funds securitized on CL loan
FIC	The Fixed Installment Control of principal and interest payment on a individual loan or total of all loan payments in a pool. Also known as P&I payment.
MGM	My Ginnie Mae
MFPDM/GinnieNet	Pool delivery and pool issuance systems.
Guaranty	Timely payment of principal and interest.
Pool	Refers to the pool of collateral (the loans). Often the term “pool” and “security” are used to mean “both”. But they are not interchangeable; and they are not the same.
Pool UPB	The balance of the pool of loans. Is not the same as RPB.
Prepayment Penalty	Penalty assessed on loan for early payoff
RFS	Reporting and Feedback System; post settlement reporting.
UPB	The Security UPB. The balance of the security, not the pool.
Security	The security instrument held by the security holder. This is the “pass through” entity for payment of principal and interest to security holders.

RFS Reporting Timelines

Module Objectives

- *What tasks should an Issuer be able to complete after training?*
- *What new information will Issuers be exposed to?*



Explain **monthly pool and loan reporting deadlines**



Describe **sequences of actions in the reporting timeline**



Explain **when and how often pool and loan data must be reported**

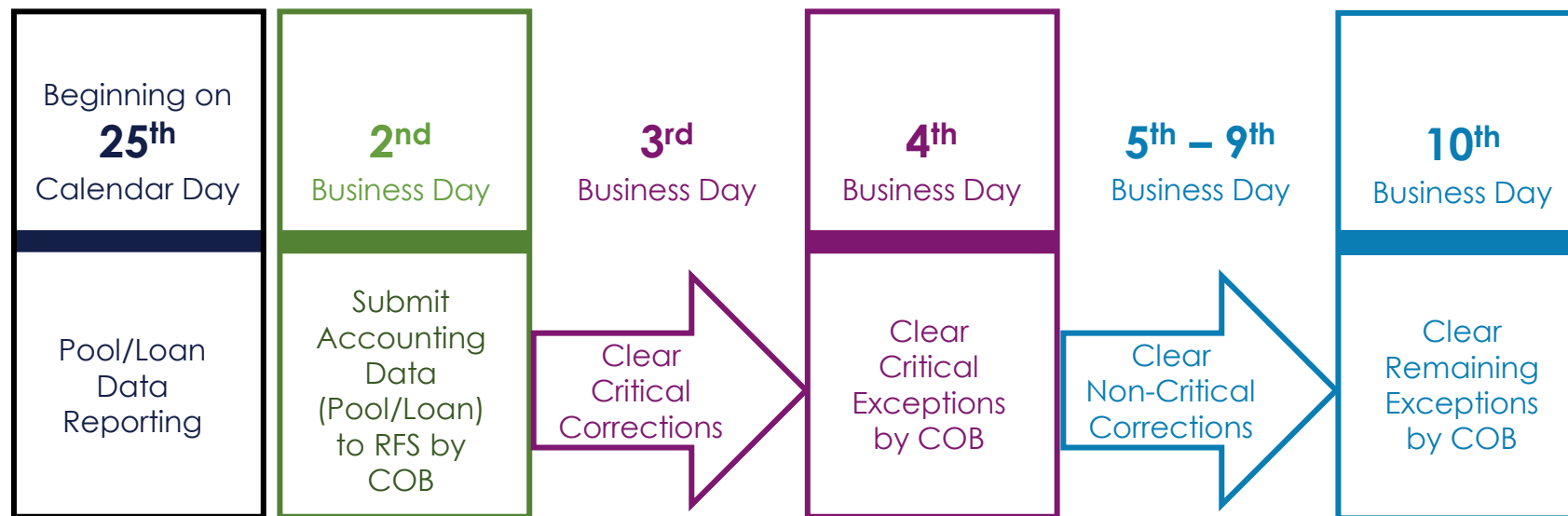


State **when critical alerts must be cleared**

RFS Pool and Loan Reporting Timeline







Issuers must prepare and submit monthly reports of pool and loan data for each pool and loan package by the 2nd business day.

100% of pool and loan data must be reported by 7 pm ET on 2nd business day.



COB – Close of Business: 7:00PM Eastern Time

Timeline Items – Monthly “Workflow”

-  RFS Open for reporting on the **25th** of the month
-  Processing of RFS Pool/Loan File submission begins **1st Calendar Day AM**
-  RFS **Feedback** upon processing Issuer's data; automatic upon receipt
-  **Pre-Collection Notices** – **3rd Business Day** based on 2nd BD RFS Pool Record (Security RPB)
-  **Prepayment Penalty** – must report no later than **4th Business Day**
-  **Final Collection Notices** – **6th Business Day** based on **4th BD** final RFS Pool Record (Security RPB)
-  **Monthly Reporting Certification** – **10th Business Day** through **14th Business Day**
-  **G-Fee Draft: 10th Calendar Day**
-  **P&I Draft: 15th Calendar Day**
-  RFS **Closed** for current month reporting on **25th of Month**

Monthly Investor Reporting Workflow

Timeline	Workflow Item	Workflow Reporting Item Description
25 th CD	RFS Opens	➤ RFS "Opens" for reporting on 25 th CD of the month (Opens 8/25 for August Report Period). If the 25 th is not a BD, RFS will Open the next business day.
1 st CD AM	RFS File Processing	➤ Processing of RFS Pool/Loan File submission begins 1 st CD AM (For example, September Report Period begins processing 10/1). RFS is updated as files are processed. Files are processed automatically upon receipt in order received.
1 st BD- Ongoing	RFS Feedback	➤ RFS Feedback automatic upon receipt of Issuer's data. RFS is updated as files are processed.
2 nd BD	Monthly Reporting Due	➤ Per Ginnie Mae policy, 100% of RPBs and Pool/Loan data must be reported 2 nd BD by Close of Business (7:00 PM ET).
2 nd BD	Security RPB Release to CPTA (BNY)	➤ RFS processes Issuer reported data as of 7:00 PM ET for preliminary release of Security RPBs. The Security RPBs reported on the RFS "P" (pool) record or reported on-line are released to Ginnie Mae's central paying agent (BNY) NLT 8:00 PM ET. Issuer reporting must be done prior to 7:00 PM ET or may miss the RPB release.
3 rd BD AM	Preliminary Pre- Collection Notices	➤ Pre-Collection Notices – posted 3 rd BD AM based on 2 nd BD RPB release to BNY. Pre-Collection Notice is based on the Issuer reported security RPBs released by RFS on the 2 nd BD.
4 th BD	RFS Critical Exceptions	➤ RFS Critical Exceptions Must be Resolved by the 4 th BD by Close of Business (7:00 PM ET). Corrections are processed and updated in RFS upon receipt.
4 th BD	Security RPB Release to CPTA (BNY)	➤ RFS processes Issuer reported data as of 7:00 PM ET for final release of Security RPBs. The Security RPBs reported on the RFS "P" (pool) record or reported on-line are released to Ginnie Mae's central paying agent (BNY) NLT 8:00 PM ET for factor and payment processing. Issuer reporting must be completed prior to 7:00 PM ET.
4 th BD	Prepayment Penalty	➤ Issuer Prepayment Penalty data must be reported through RFS by the 4 th BD; Close of Business (7:00 PM ET). Issuers can begin reporting on 1 st BD.

Monthly Investor Reporting Workflow

Timeline	Workflow Item	Workflow Reporting Item Description
5 th BD	RFS Loan Matching	➤ RFS Loan Matching runs the 5 th BD. Exceptions and Download Files are available on RFS for Issuer download on the 6 th BD. Corrections are processed upon receipt. Matching runs three times per month.
6 th BD	Final Collection Notices	➤ Final Collection Notices – posted 6 th BD AM based on the 4 th BD final RPBs. Final Collection Notice is based on the Issuer reported security RPBs released by RFS on the 4 th BD
10 th BD	Monthly Report Certification	➤ Monthly Reporting Certification (online in RFS) must be completed using MGM/RFS between the 10 th BD and the 14 th BD by 7:00 PM ET.
10 th BD	RFS Loan Matching	➤ RFS Loan Matching runs the 10 th BD. Exceptions and Download Files are available on RFS for Issuer download on the 11 th BD. Corrections are processed upon receipt. Matching runs three times per month.
10 th BD	RFS Loan Matching Suspense	➤ RFS Loan Matching “Suspense” – Issuers will be notified via e-Notification on the 10 th BD if they have loan matching suspense records. Responses are due no later than the second to last BD of the month.
After 10 th BD	RFS Loan Matching Corrections	➤ Loan Matching corrections updated in RFS after the 10 th BD are posted to RFS database but will be processed during Loan Matching the following month on the 5 th BD.
10 th CD	G-Fee Draft	➤ G-Fee Draft: Ginnie I
15 th CD	ACH Draft	➤ P&I Draft: Ginnie I ➤ Issuer funds P&I “Disbursement” Account (ACH Account drafted by BNY) prior to 7:00 AM ET on the 15 th CD of each month.

Monthly Investor Reporting Workflow

Timeline	Workflow Item	Workflow Reporting Item Description
Before Close 25 th CD	RFS Loan Matching Final	➤ A third match is available to download before close for the reporting period (around the 25 th CD). This is the final matching run for the month.
25 th CD	RFS Close	➤ RFS "Closes" for the current reporting month on the 25 th CD of the month. If the 25 th CD is not a BD, RFS will Close the next BD. No corrections to RFS data can be made for current reporting month after this date.
2 nd to Last BD Month	Loan Match Suspense Posted	➤ By 9 AM second to last BD, Suspense updates are completed in RFS by Operations (Issuers must submit the update items based on 10 th BD report).
Monthly	Each Month	<ul style="list-style-type: none"> ➤ P&I Custodial Accounts – Reconcile accounts within 30 days of the previous month's cut-off date. ➤ T&I Custodial Accounts – Reconcile accounts within 30 days of the previous month's cut-off date. ➤ Test of Expected P&I – Required calculation performed on all pools each month. Shortages funded by Issuer. ➤ Pool to Security Reconciliation – Required calculation performed on all pools each month. For under-collateralized pools, principal must be passed through to the security holders.
Quarterly	Per Guide	<ul style="list-style-type: none"> ➤ Custodial Accounts Verification – report submission due between the 6th and 15th BD of March, June, September and December. Enter the data in MGM/RFS (MBS Guide Chapter 16). ➤ WHFIT information, determined by Issuer, is due by the 10th CD of January, April, July and October. Corrections due by the 15th CD of the month.
Annual	Per Guide	<ul style="list-style-type: none"> ➤ Annual Reporting of Financial Statements – Upload to MGM IPA. Due 90 Days after close of Issuer Fiscal Year. ➤ Master Agreements due by December 31st via MGM/RFS. ➤ MWX Issuer Detail Report posted to e-Notification after Fiscal Year.

Activity

Polling Question #1

What is the deadline for reporting 100% of pool and loan data?

A

7:00 PM ET on the 4th business day

B

11:59 PM ET on the 4th business day

C

7:00 PM ET on the 2nd business day

D

11:59 PM ET on the 2nd business day

E-Notification

Module Objectives

- *What tasks should an Issuer be able to complete after training?*
- *What new information will Issuers be exposed to?*



Describe where to find **critical job alerts**



Recognize **what information in E-Notifications is important** (critical alerts)



Explain how to **resolve/address E-Notifications**

About RFS E-Notification

- E-Notification is an online function, accessible from the MyGinnieMae (MGM). E-Notification provides an automatic email notice. However, it is the Issuers responsibility to check their notifications on-line via RFS, on a routine basis.
- E-Notification directly supports a wide range of Monthly Investor Reporting and Related Activity by providing “notices” and “content” (reports, documents, files, etc.) accessible on-line:

Name of Notice	Purpose
PA Functional Acknowledgement	Related to reporting of monthly files to RFS
PA Exception Feedback Notice	As a result of RFS editing of file receipt, and also as a result of RFS Summarize/Summary edit process.
Pre-Collection Notice	Part of the ACH-draft process: Ginnie Mae's Central Paying and Transfer Agent
Daily and Monthly Unique Loan IDs	Provides the ULIDs for loans in new pools
Various Suspense Notice	As a result of RFS editing of various records (V-Records)
Other items such as LOC Letters, Notices from Ginnie Mae announcing APMs, RFS Enhancements, Issuer Outreach Calls, Modernization Updates, events, outages, etc.	
MWX (Issuer Detail Report): Report generates once a year at issuers fiscal year-end. Report will remain available in e-Note for 180 days.	

E-Notification Information



- E-Notification provides notices and “content”
 - Content may be text files, PDFs, letters, etc. from Ginnie Mae's processing systems (e.g. from RFS exception feedback system, the pool processing systems, central payment and transfer systems, custom notices from Ginnie Mae, etc.).
 - Many of these are routine daily, weekly, monthly notices and content related to monthly investor reporting.
- Many of the notices have the direct link to the content. It is up to the Issuer to determine how best to use the content. Some content is in 'raw' text files, where other files are formatted.
- The notification is always linked to the most currently available content.
 - Notifications for the same subject, for recurring notices that have links, will always provide only the most current content.
 - Prior period content must be obtained through the Ginnie Mae Hotline (833-466-2435 **Option 2**).


Exception Feedback Example

Messages List (<= 30 Days)


Subject	Date & Time Sent	Read By	Date Read
PA Exception Feedback	09/02/2015 03:30:13PM		
PA Functional Acknowledgement	09/02/2015 03:25:08PM		

Accessing E-Notification

 Communities ▾
  Tools ▾

Applications			Bookmarks  Edit	
RFS	IPMS	Other Applications	Bloomberg	eMBS
eNOTE	SecurID Token Validation	GinnieNET	FHA Connection	FHA Website
File Upload	Verify Role Assignment	MFPDM	Fitchratings	Ginnie Mae
IOPP			HUD	HUD Locator
Issuer Feedback			Issuer Calendar	MBA
MAS			MBS - DD	MBS - GA
PA / EF			MBS Guide	MBS - MDS
PA / MF			Pay.gov	Rural Housing
PA / SF			VA - HUD	VALERI
WHFIT				

Passive Email

 **GinnieMae**
Our Guaranty Matters

MyGinnieMae

My Dashboard MFPDM Pools & Loans MFPDM Maintenance

e-Notification (eNote)

- Inbox
- Passive e-Mail**
- News And Updates
- User Guide

3201

Today is: 11/16/2022

3201 - ABC Mortgage - Training

Sign Up To Receive A Passive E-mail


How it works: Enter an e-mail address. Each time a notice is posted to this mailbox an e-mail will be sent informing you that there is a notice in the e-Notification mailbox. The user must go to the e-Notification mailbox to view the actual notification.

Issuer #

E-mail Address

Issuer Inbox – Posted Notifications

e-Notification (eNote)



Messages List (<= 30 Days)

Subject	Date & Time Sent	Read By	Date Read
Commitment Authority Availability	02/11/2021 04:41:40AM	Opened	02/11/21
Daily Transfer Sheets Formatted	02/11/2021 12:57:27AM		
Daily Unique Loan ID Raw	02/10/2021 08:58:44PM		
New Pools Certified /Rejected	02/10/2021 04:58:38PM		
Pre-Collection Notices Ginnie Mae I Formatted	02/08/2021 05:02:12AM	Opened	02/08/21
Pre-Collection Notices Ginnie Mae I Raw	02/08/2021 05:01:47AM		
Pools are Ready Letter	02/04/2021 01:38:58AM		
Daily Transfer Sheets Formatted	02/04/2021 12:57:14AM		
Daily Unique Loan ID Raw	02/03/2021 08:58:44PM		
New Pools Certified /Rejected	02/03/2021 11:06:40AM	Opened	02/03/21
Pre-Collection Notices Ginnie Mae I Formatted	02/03/2021 05:01:59AM	Opened	02/03/21
Pre-Collection Notices Ginnie Mae I Raw	02/03/2021 05:01:38AM		
PA Exception Feedback	02/02/2021 04:00:29PM		
PA Functional Acknowledgement	02/02/2021 02:46:43PM	Opened	02/02/21
PA Functional Acknowledgement	02/02/2021 02:41:41PM	Opened	02/02/21
Monthly Transfer Sheets Formatted	02/02/2021 01:06:59AM		

PA Functional Acknowledgement

Issuer Notification Screen with Link for Functional Acknowledgement

PA Functional Acknowledgement	09/30/2016 10:45:09PM
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View Issuer Notification

Issuer #:

Date Created: 9/30/2016 10:45:09 PM

Reference #: 782078

Notice Type: Loan Processing

Subject: PA Functional Acknowledgement

Message:

(right click on a file name below to download the file)

[FA I hlanq 9225 2016094508.csv](#) (225)

Read By:

Date Read:

[Back](#)

- Open in new tab
- Open in new window
- Open in new InPrivate window
- Save target as
- Copy link
- Add to reading list

Functional Acknowledgement Download File

File Name	File Size	Issuer Id	Record Date	Receipt Date	Receipt Time	User Id	Accept Flag	Pools	Loans	Sensitive	Various
rfs_I_issuerX	20979	XXXX	1-Jun-21	1-Jul-21	11:51:41	I_issuerXXXX	R	41	41	0	0
rfs_I_issuerX	20979	XXXX	1-Jun-21	1-Jul-21	12:46:42	I_issuerXXXX	R	41	41	0	0
rfs_I_issuerX	20979	XXXX	1-Jun-21	1-Jul-21	13:31:42	I_issuerXXXX	A	41	41	0	0

Accept Flag:

A – File Accepted



R – File Rejected



Exception Feedback Notification Example

Issuer Notification Screen with Link for Download of Exception Feedback File

[PA Exception Feedback](#)

10/01/2016 08:57:35AM

View Issuer Notification

Issuer #: 9225
Date Created: 10/1/2016 8:57:35 AM
Reference #: 782561
Notice Type: Loan Processing
Subject: PA Exception Feedback
Message:
(right click on a file name below to download the file)
[Exception_I_hlang_9225_20160901085734.csv](#) (15673)

Read By:
Date Read:

[Back](#)

- Open in new tab
- Open in new window
- Open in new InPrivate window
- Save target as
- Copy link
- Add to reading list

Exception Feedback Download File Example

POOL	LOAN	ISSUER LOAN	SEVERITY	CODE	FIELD	VALUE	MESSAGE	EXPECTED	REC_TYPE	UPDATED
#AA7763	0		E	RFS111	Pool Id	#AA7763	no activity reported this peric	#	R	#####
#BJ7409	222742192	2048260	E	RFS155	Ginnie Mae Unique Lc	#BJ7409	belongs to another pool.	#BJ7408	N	#####
#BZ1879	118916609		E	RFS152	Ginnie Mae Unique Lc	#118916609	could not be found.	#	N	#####
#CC9202	228525425	2048146	E	RFS155	Ginnie Mae Unique Lc	#CC9202	belongs to another pool.	#BG3101	N	#####
#AW2873	225068636	2047532	C	LOAN655	Loan Unpaid Principal	#20754423.23	is not consistent with other v.	# 20754489.22	A	#####
#BJ7409	0		C	POOL104	Pool FIC	# 235130.36	should equal the sum of the L	# .00	R	#####
#BJ7409	0		C	POOL452	Security RPB	# 52025924.42	should equal prior month Sec	#0	R	#####
#BJ7409	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BJ7409	229649941	2048260	C	RFS204	Ginnie Mae Unique Lc	#	no activity is reported this pe	#01-JUN-21	R	#####
#BJ7410	223095006	2048588	C	LOAN655	Loan Unpaid Principal	#4130413.67	is not consistent with other v.	# 4130430.76	A	#####
#BM5957	0		C	POOL453	Security RPB	# 48807889.00	should equal prior month Sec	# 46525288.00	R	#####
#BM5957	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BM5957	225119294	2049272	C	LOAN655	Loan Unpaid Principal	#49415903	is not consistent with other v.	# 46525288.00	A	#####
#BU0732	0		C	POOL453	Security RPB	# 24017974.00	should equal prior month Sec	# 21841363.00	R	#####
#BU0732	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BU0732	227043442	2049578	C	LOAN655	Loan Unpaid Principal	#26696354	is not consistent with other v.	# 21841363.00	A	#####
#BU0735	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BZ1879	0		C	POOL104	Pool FIC	# 220639.77	should equal the sum of the L	# .00	R	#####
#BZ1879	0		C	POOL452	Security RPB	# 59654577.25	should equal prior month Sec	#0	R	#####
#BZ1879	228916609	2047101	C	RFS204	Ginnie Mae Unique Lc	#	no activity is reported this pe	#01-JUN-21	R	#####

Pre-Collection Notice Example

ISSUER NUMBER: GINNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM

ACH COLLECTION DATE 03/15/22
REPORT DATE 03/07/22

GINNIE MAE 1
PRINCIPAL, INTEREST AND GUARANTY FEE PRECOLLECTION NOTICE
CENTRAL P & I ACCOUNT

ABC Mortgage Company
Anywhere, USA

ACCOUNT NUMBER
BANK'S ACH ROUTING CODE
CHECK DIGIT 7

BASED ON THE RPB PROVIDED BY YOU FOR EACH OF THE FOLLOWING POOLS, THE PRINCIPAL, INTEREST, PRE-PAYMENT PENALTY (IF APPLICABLE) AND GUARANTY FEE AMOUNTS WILL BE COLLECTED FROM YOUR CENTRAL P & I ACCOUNT VIA ACH. COLLECTION FOR GUARANTY FEE WILL BE ON THE 10TH CALENDAR DAY AND COLLECTION FOR PRINCIPAL, INTEREST AND PRE-PAYMENT PENALTY (IF APPLICABLE) WILL BE ON THE 15TH CALENDAR DAY. THE TOTAL DRAFT AMOUNT FOR EACH COLLECTION DATE IS PROVIDED AT THE END OF THIS NOTICE.

POOL/LOAN PACKAGE NUMBER	POOL INDICATOR	POOL TYPE	RPB REPORTED	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL P & I PAYMENT	GUARANTY FEE
AR6695	X	PN	28,650,804.86	31,388.78	83,895.42	115,284.20	3,107.24
AR6696	X	PN	4,201,931.30	7,484.35	9,436.11	16,920.46	456.02
AR6699	X	PN	36,313,939.07	40,024.82	101,488.15	141,512.97	3,938.35
AR6703	X	PN	32,275,546.89	32,975.52	92,887.00	125,862.52	3,500.09
AR6710	X	CL	.00	30,988,117.00	82,118.51	31,070,235.51	3,357.05
AR6712	X	CL	16,044,920.00	.00	36,502.19	36,502.19	1,738.20
BU2232	X	CL	7,210,171.00	.00	16,883.82	16,883.82	781.10
BU2234	X	CL	6,898,214.00	.00	17,245.54	17,245.54	747.31
BU2236	X	PN	3,725,179.94	5,699.20	6,902.13	12,601.33	404.18
BU2237	X	CL	138,846.00	.00	312.40	312.40	15.04
			P & I TOTALS	31,105,689.67	447,671.27	31,553,360.94	
			GUARANTY FEE TOTAL BOOK ENTRY POOLS			18,044.58	
			GUARANTY FEE TOTAL NON-BOOK ENTRY POOLS			.00	
			GUARANTY FEE TOTAL			18,044.58	
			PRE-PAYMENT PENALTY			3,098,812.34	

TOTAL ISSUER COLLECTION		34,670,217.86 *
03/10/22	GUARANTY FEE ACH DRAFT	18,044.58
03/15/22	ACH DRAFT	34,652,173.28
DRAFT TOTALS:		34,670,217.86

FOR INQUIRIES, PLEASE CONTACT CANDIDA MATTOCKS AT 212-815-4817
OR
KATHRYN CORBETT AT 315-414-3830
*THE TOTAL COLLECTION AMOUNT DOES NOT REFLECT THE PRINCIPAL DISTRIBUTION AMOUNT FOR POOLS WHOSE RPBs ARE UNAVAILABLE. POOLS FOR WHICH RPBs WERE NOT REPORTED (I.E., "NO INFORMATION AVAILABLE") MUST BE REPORTED AS SOON AS POSSIBLE.
THIS FIGURE IS SUBJECT TO CHANGE UPON RECEIPT OF UPDATED INFORMATION.

Activity

Polling Question #2

What is the deadline to report 100% of Pool and Loan data?

A

7:00 PM ET on the 2nd business day

B

11:59 PM ET on the 3rd business day

C

7:00 PM ET on the 4th business day

D

11:59 PM ET on the 10th business day

Activity

Polling Question #3

What is the deadline to clear
Critical Alerts?

A

7:00 PM ET on the 2nd business day

B

11:59 PM ET on the 3rd business day

C

7:00 PM ET on the 4th business day

D

11:59 PM ET on the 10th business day

Activity

Analyze & Discuss

1. Analyze the notification screen
2. Discuss the following items and the actions that these notifications require
 - Unique Loan IDs
 - Pre-Collection Notice
 - PA Exception Feedback
 - PA Functional Acknowledgement
 - Issuer Detail Report

Messages List (<= 30 Days)

Subject	Date & Time Sent
Commitment Authority Availability	02/11/2021 04:41:40AM
Daily Transfer Sheets Formatted	02/11/2021 12:57:27AM
Daily Unique Loan ID Raw	02/10/2021 08:56:44PM
New Pools Certified /Rejected	02/10/2021 04:56:36PM
Pre-Collection Notices Ginnie Mae I Formatted	02/06/2021 05:02:12AM
Pre-Collection Notices Ginnie Mae I Raw	02/06/2021 05:01:47AM
Pools are Ready Letter	02/04/2021 01:36:56AM
Daily Transfer Sheets Formatted	02/04/2021 12:57:14AM
Daily Unique Loan ID Raw	02/03/2021 08:56:44PM
New Pools Certified /Rejected	02/03/2021 11:06:40AM
Pre-Collection Notices Ginnie Mae I Formatted	02/03/2021 05:01:59AM
Pre-Collection Notices Ginnie Mae I Raw	02/03/2021 05:01:36AM
PA Exception Feedback	02/02/2021 04:00:29PM
PA Functional Acknowledgement	02/02/2021 02:46:43PM
PA Functional Acknowledgement	02/02/2021 02:41:41PM
Monthly Transfer Sheets Formatted	02/02/2021 01:06:59AM



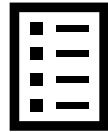
Short Break

Please return to complete the second half of today's session after a **5-minute** break

RFS Monthly Report of Pool & Loan Data

Module Objectives

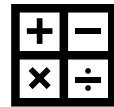
- *What tasks should an Issuer be able to complete after training?*
- *What new information will Issuers be exposed to?*



List the **four types of RFS records**



Explain how to **edit records appropriately**



Define **which calculations are performed by RFS**



Distinguish which **fields an Issuer is responsible for reporting and editing**

Reporting Timeline

100% of Pool and Loan data must be reported by 7 PM ET on the 2nd business day

Critical RFS Alerts must be cleared by 7 PM ET on the 4th business day

Overview of RFS Records



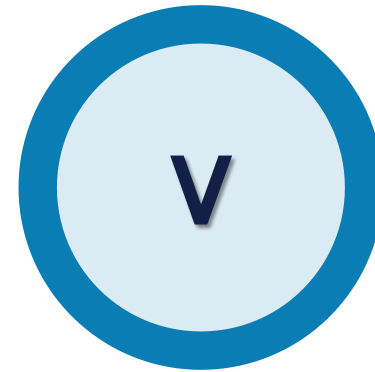
**Pool
Record**



**Loan
Record**



**Sensitive
Loan
Record**



**Various
Loan
Record**

MBS Guide Appendix VI-19 RFS Issuer Monthly Report of Pool and Loan data provides the detailed specifications for these records.

https://ginniemae.gov/issuers/program_guidelines/MBSGuideAppendicesLib/Appendix_VI-19.pdf

P – Pool Record



Pool Record

- This record contains data elements related to the Ginnie Mae pool, one record reports on one pool.
- The “P” record represents the end of report period status of the pool (activity netted to reporting period end).
- Includes “unscheduled principal” (based on loan level data).
- Page 7 of Appendix VI-19 RFS Issuer Monthly Report Of Pool and Loan Data.

Sample: P444106+00000000.0000002285.3500000113.2708.2500+0000000000.0000000000.000000000000.000000179152.23+00002683.52

Important Calculations Performed by RFS

Pool Record

The below fields are calculated for purposes of editing; for loan and pool accounting; and for Pool summary data ("11710A"). The Security RPB is reported by issuer.

Fields "calculated" by RFS: (not reported by issuer)

- Opening Security RPB
- Scheduled Principal
- Interest Due Security Holder
- Cash Due Security Holder
- "Calculated" Closing Security Balance (RFS compares this to issuer reported Security RPB)
- Guaranty Fee
- Liquidations-in-Full FIC
- **Issuers report Adjustments to FIC, Closing FIC (RFS calculates and compares)**

P – Pool Record

P – Pool Record Field #	Field Name	Remarks	Description
1	Record Type	Constant P - Pool	The letter P will be the first character on each pool record.
2	Pool ID	Must be a valid Ginnie Mae pool.	The Ginnie Mae Pool identifier assigned by Ginnie Mae at pooling to the pool/loan package.
3	Adjust FIC	99999999.99 Signed Field	The amount of adjustment, if any, to the pool FIC for the current Reporting Month.
4	Pool FIC	99999999.99	Dollar amount of the Fixed Installment Control for this pool for this reporting period.
5	Servicing Fee	99999999.99	Dollar amount of the Servicing Fee as calculated per the Ginnie Mae MBS Guide. If the Issuer calculates a Servicing Fee value that is negative, report zeroes to RFS.
6	Weighted Average Interest Rate	99.9999	The weighted average interest rate per the Ginnie Mae MBS Guide. Required for Ginnie Mae I Manufactured Housing pools and for all Ginnie Mae II pools.
7	Net Adjust RPB	9999999999.99 Signed Field	Adjustment to principal remitted to security holders. (For construction and serial note pools, this value must be zero.).
8	Deferred GPM Interest	99999999.99	Deferred Interest paid holders (GPM only): For GPM pools only, the dollar amount that is attributed to interest previously deferred and added to the principal of each loan that was paid to security holders in the current reporting month.
9	Serial Note	9999999999.99	Serial Notes principal available for distribution to holders. This field is only used for Serial Note pools.

P – Pool Record

P – Pool Record Field #	Field Name	Remarks	Description
10	Security RPB	999999999.99 The reported security RPB for the reporting period.	The Security remaining unpaid principal dollar amount of this pool as of the end of this reporting period. The Security RPB reported to RFS must be equal to the final RPB monthly report. The final Security RPB is the reported value that RFS releases to the CPTA after 7 PM (Eastern Time) on the 4 th business day.
11	T&I Escrow Balance	99999999.99 Signed Field	The dollar amount of the balance of tax and insurance account applicable to this pool as of the reporting period. Include any funds advanced by the Issuer for individual mortgage deficit escrow.
12	P&I Fund Balance	99999999.99 Signed Field	The dollar amount of the balance in the Principal and Interest account for this pool as of the reporting period.
13	Other Balance	99999999.99 Signed Field	The dollar amount of the balance of other funds.
14	Replacement Reserve Balance	99999999.99	Total dollar amount of all repair and replacement funds applicable to the pool as of the reporting period. Applies to Multifamily only.
15	Construction Loan Principal Balance	99999999.99 Signed Field	The principal portion of the payment collected when construction has not been completed prior to the required commencement of amortization. Applies to Multifamily only.
16	P&I Account Number		The custodial bank account number holding the principal and interest for this pool.
17	P&I Bank ID		The American Bankers Association routing number of the custodial bank where the principal and interest of the pool is held.

P – Pool Record

P – Pool Record Field #	Field Name	Remarks	Description
18	T&I Account Number		The custodial bank account number holding the taxes and insurance for this pool.
19	T&I Bank ID		The American Bankers Association routing number of the custodial bank where the taxes and insurance of the pool is held.
20	Replacement Reserve Account Number		The custodial bank account number holding the repair and replacement fund for this Multifamily pool.
21	Replacement Reserve Bank ID		The American Bankers Association routing number of the custodial bank holding the repair and replacement fund for this Multifamily pool.
22	Construction Loan Principal Account Number		The custodial bank account number holding the principal for this Multifamily pool.
23	Construction Loan Principal Bank ID		The American Bankers Association routing number of the custodial bank holding the principal funds for this Multifamily pool.
24	Filler		Reserved for future use.
25	Filler		Reserved for future use.

L – Loan Record



**Loan
Record**

- This loan level record contains data elements related to the active loans associated with the pool records (one record for each loan).
- The “L” record represents the end of report period status of the loan (activity netted to reporting period end).
- An “L” record is reported for Loan(s) liquidating from the pool in the report period.
- ULID = Ginnie Mae assigned Unique Loan ID
- Page 12 of Appendix VI-19 RFS Issuer Monthly Report Of Pool and Loan Data.

Sample: L101334152444106FMF0000000121110551991660100

090119990801202908.25000000304200.0000002285.3502012020N

L – Loan Record

L – Loan Record Field #	Field Name	Remarks	Description
1	Record Type	Constant L – Loan	The letter L will be the first character on each loan record.
2	Unique Loan ID		A number assigned by Ginnie Mae, which uniquely identifies this loan. See the appendix to this document, which provides additional Unique Loan ID information.
3	Pool ID	Must be a valid Ginnie Mae pool.	The Ginnie Mae Pool identifier assigned by Ginnie Mae at pooling to the pool/loan package.
4	Loan Type	FHA, FH1, FMF, RHS, RMF, PIH, VAG, VAV	A code, which denotes the government agency, associated with this loan.
5	Case Number		The Case Number to be reported per Ginnie Mae APM 02-17 (e.g., FHA, RHS, PIH, or VA). It must be the same Case Number that was reported (on the Schedule of Pooled Mortgages) to GinnieNET at the time of pool origination. All Case Numbers must contain 15 character positions.
6	Issuer Loan ID		The number assigned by the Issuer to uniquely identify the loan to their internal system.
7	First Payment Date	MMDDYYYY	The date in which the first monthly installment payment was due in accordance with the mortgage/note. For modified loans, report the first payment date of the re-amortized loan; the same date reported at pooling.
8	Loan Maturity Date	MMDDYYYY	The maturity date of this loan in accordance with mortgage/note. For modified loans, report the maturity date of the re-amortized loan; the same date reported at pooling.

L – Loan Record

L – Loan Record Field #	Field Name	Remarks	Description
9	Loan Interest Rate	99.9999	The interest rate of the loan. For modified loans, report the loan interest rate of the re-amortized loan; the same rate reported at pooling.
10	Loan OPB	9999999999.99	Original Principal Balance, the dollar amount of the original loan principal balance as stated on the mortgage note. For modified loans, report the original OPB of the loan per the “original” note; not the modified OPB.
11	Loan FIC	99999999.99	The current fixed installment constant of principal and interest payments for this loan. For modified loans, report the monthly FIC (principal and interest) of the re-amortized loan; the same value reported at pooling.
12	Last Installment Paid Date	MMDDYYYY	The loan amortization schedule date of the last installment payment received. If the borrower has not made any payment to the loan and if there is no Last Installment Paid Date, do not report a value in this field (report blank in this field).
13	In Foreclosure Flag	N or Y (default N)	A flag that indicates whether or not this loan is in foreclosure.
14	Delinquent Interest	99999999.99	The total interest portions of delinquent installments due for this loan. This is the interest portion of unpaid installments that are delinquent (or in foreclosure) as of the end of the reporting period.
15	Delinquent Principal	9999999999.99	The total principal portions of delinquent installments due for this loan. This is the principal portion of unpaid installments that are delinquent (or in foreclosure) as of the end of the reporting period.

L – Loan Record

L – Loan Record Field #	Field Name	Remarks	Description
16	Prepaid Interest	99999999.99	The total interest portions of prepaid installments collected for this loan. Report interest portion of monthly installments that have been collected where the due dates of the installments are later than the current reporting month.
17	Prepaid Principal	9999999999.99	The total principal portions of prepaid installments collected for this loan. Report the principal portion of monthly installments that have been collected where the due dates of the installments are later than the current reporting month.
18	Install Interest	99999999.99	The amount of all installment interest collected for this loan this reporting period. This includes the scheduled payment due this month; delinquent installments collected, as well as prepaid installments. Report all monthly installments of interest collected (actually received) on pooled loans during the reporting month.
19	Install Principal	9999999999.99	The amount of all installment principal collected for this loan this reporting period. This includes the scheduled payment due this month; delinquent installments collected, as well as prepaid installments. Enter all monthly installments of principal collected (actually received) on pooled loans during the reporting month. Do not include curtailments.
20	Curtailment	9999999999.99	The dollar amount of non-scheduled additional principal collected for this loan this reporting period. Report principal amounts credited to the mortgage loan this reporting period that is "in addition" to monthly installments. Do not report liquidation-in-full in this field.
21	Adjust Interest	99999999.99 Signed Field	A signed field. Dollar amount of adjustment to the loan interest collected. Reasons for adjustments may include: 1) Curtailment interest adjustment, 2) Reversal of installment payment because the check bounced, 3) Corrections to mistakes made in prior reporting.

L – Loan Record

L – Loan Record Field #	Field Name	Remarks	Description
22	Net Adjust UPB	9999999999.99 Signed Field	A signed field. Adjustments to the loan principal balance: The dollar amount of adjustment to the unpaid principal balance of the loan. Reasons for adjustments may include: 1) Construction Draws , 2) New loan substituted for a liquidated loan 3) Reversal of an installment payment because the check bounced, 4) Corrections to mistakes made in prior reporting.
23	Loan UPB	9999999999.99 Signed Field	A signed field. The UPB of the loan this reporting period, as of the close of the Issuer's reporting cutoff for the reporting period. The value reported should not include amounts for unsecured construction loan draws. For loans being liquidated, report the amount of the principal balance remaining on the loan after application of the last installment received from the mortgagor prior to the liquidation.
24	Removal Date	MMDDYYYY	For loan liquidation, the date in which the loan was removed from the Ginnie Mae pool. Format MMDDYYYY. Liquidation is any transaction that reduces the unpaid principal balance of a loan to zero in the reporting period.
25	Removal Reason	1, 2, 3, 4, 5, 6	A code that denotes the reason why the loan was removed from the Ginnie Mae pool.
26	Liquidation Interest Due	99999999.99	The dollar amount of the interest, due the pool.
27	Liquidation Principal Remitted	9999999999.99	The sum of each of the installment principal amounts remitted.
28	Liquidation Principal Balance	9999999999.99 Signed Field	A signed field. The remaining principal balance of the loan at liquidation.
29	Loan T&I Balance	99999999.99 Signed Field	A signed field. The balance of taxes and insurance funds in escrow or impound account, for the loan, as of the Issuers reporting cutoff date. This field applies to Single Family loans only and is not required for Multifamily loans.

S – Sensitive Loan Record



**Sensitive
Loan
Record**

- This loan level record contains “static” information. It is only reported if there is a change to incorrect or incomplete data.
- Page 20 of Appendix VI-19 RFS Issuer Monthly Report Of Pool and Loan Data.

S – Sensitive Loan Record

S – Sensitive Record Field #	Field Name	Remarks	Description
1	Record Type	Constant S – Sensitive	The letter S will be the first character on each sensitive loan record.
2	Unique Loan ID		A number assigned via GinnieNET that uniquely identifies this Ginnie Mae loan. See the appendix to this document, which provides additional Unique Loan ID information.
3	Loan Street	Property address	The street address of the property that is mortgaged under this loan.
4	Loan City	Property city	The name of the city in which the property associated with this mortgage is located.
5	Loan State	Property state	The U.S. Postal Service code for the state in which the property is located.
6	Loan Zip	Property zip code	The U.S. Postal Service ZIP code of the property.
7	SSN 1		Social Security Number or Tax ID for the loan.
8	First Name 1		The First name of the borrower of this loan.
9	Last Name 1		Last name of the borrower of this loan. If the loan is a Multifamily loan, enter the name of the organization.
10	SSN 2		Social Security Number of a second borrower of the mortgage loan.

S – Sensitive Loan Record

S – Sensitive Record Field #	Field Name	Remarks	Description
11	First Name 2		The First name of the second borrower of this loan.
12	Last Name 2		Last name of the second borrower of this loan.
13	SSN 3		Social Security Number of the third borrower for the mortgage loan.
14	First Name 3		The First name of the third borrower of this loan.
15	Last Name 3		Last name of the third borrower of this loan.
16	SSN 4		Social Security Number of the fourth borrower for the mortgage loan.
17	First Name 4		The First name of the fourth borrower of this loan.
18	Last Name 4		Last name of the fourth borrower of this loan.
19	SSN 5		Social Security Number of the fifth borrower for the mortgage loan.
20	First Name 5		The First name of the fifth borrower of this loan.
21	Last Name 5		Last name of the fifth borrower of this loan.

V – Various Loan Record



●
**Various
Loan
Record**

- This loan record contains various other “static” information related to the loan. It is only reported if there is a change to the data that was initially submitted on form HUD 11706 Schedule of Pooled Mortgages.
- Many various data items are controlled fields. These are subject to an edit and suspense process. Issuers will be contacted to confirm the changes.
- Page 23 of Appendix VI-19 RFS Issuer Monthly Report Of Pool and Loan Data.
- **The following fields apply to Multifamily:**
 - 5. Loan To Value
 - 7. Debt Service Ratio
 - 10. MERS MIN
 - 11. MERS MOM

V – Various Loan Record

V – Various Record Field #	Field Name	Remarks	Description
1	Record Type	Constant V – Various	The letter V will be the first character on each record to update various other loan data. This field is always a V.
2	Unique Loan ID		A number assigned via <i>GinnieNET</i> that uniquely identifies this Ginnie Mae loan. This field cannot be deleted from a previously-reported value.
3	Living Units ¹	1, 2, 3, 4, Blank	The number of living units in the property; the same codes used by FHA and VA to indicate one living unit, two, etc.. Valid values are: 1, 2, 3, and 4. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.
4	Loan Purpose ¹	1, 2, 3, 4, 5, Blank	A code that denotes the purpose of the loan. Valid values are: 1 - Regular, 2 - Refinance, 3 – Loan Modification (HAMP), 4 – Loan Modification (non-HAMP), and 5 – Re-Performing. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be corrected to a blank value.
5	Loan to Value ¹	999.99, *, Blank	The ratio (expressed as a percent) of the Original Principal Balance, including any financed mortgage insurance premium, 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 refinance loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered. RD loans may use the appraised value when calculating the LTV. If reporting for Multifamily, report the standard loan-to-value of the mortgage. This is a controlled field on the Various Loan Record.
6	Filler		Reserved for future use.
7	Debt Service Ratio	99.9999, *, Blank	The debt service ratio can be blank. This field applies to Multifamily pools only.
8	Credit Score ¹	999, *, Blank	Numeric credit score resulting from credit evaluation model. This field applies to Single Family loans only and is not applicable to Multifamily loans. This is a controlled field on the Various Loan Record.

V – Various Loan Record

V – Various Record Field #	Field Name	Remarks	Description
9	Loan Buydown Code ¹	1 or 2, Blank	A code indicating whether the loan has a buydown feature. Valid values are: 1 – Buydown Loan, 2 – Not a Buydown Loan. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.
10	MIN		A code that identifies this loan in the Mortgage Electronic Registration System (MERS). This field applies to both Single Family and Multifamily loans.
11	MERS Original Mortgagee	N or Y, *, Blank	A flag that indicates whether this loan defines MERS (Mortgage Electronic Registration System) as the Original Mortgagee. This field applies to both Single Family and Multifamily loans.
12	GEM Percent Increase	99.9999, *, Blank	Growing Equity loans Mortgage Percentage Increase is the predetermined rate at which monthly payments increase annually for loans in Pool type GD - Growing Equity Mortgages for a number of years acceptable to FHA or VA. This field applies to Single Family loans only.
13	Down Payment Assistance Flag ¹	1 or 2, Blank	A flag that indicates whether the borrower received gift funds for the down payment. Valid values are: 1 – Borrower Received Gift Funds for Down Payment, 2 – No Gift Assistance. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.
14	Combined LTV Ratio Percent ¹	999.99, *, Blank	The ratio (expressed as a percent) of the Original Principal Balance 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 refinance loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered. RD loans may use the appraised value when calculating the CLTV. If there is no second lien, report the LTV. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record.

V – Various Loan Record

V – Various Record Field #	Field Name	Remarks	Description
15	Total Debt Expense Ratio Percent ¹	999.99, *, Blank	The ratio of all debts of the borrower(s) to the borrower's qualifying income as defined by the mortgage insurer or guarantor. Also known as: Back End Ratio. If this is not required by the insuring agency then enter "000.00" This field applies to Single Family loans only. This is a controlled field on the Various Loan Record.
16	Refinance Type ¹	1, 2, 3, *, Blank	Identifies the type of refinance. Valid values are: 1 – Not Streamlined, Not Cash Out, 2 – Cash Out, and 3 –Streamlined. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be "2".
17	Pre-Modification First Installment Due Date ¹	YYYYMMDD, *, Blank	The original first scheduled installment due prior to the modification (First Payment Due Date prior to modification taking place). This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be "3" or "4".
18	Pre-Modification Original Principle Balance (OPB) Amount ¹	99999999.99, *, Blank	The Original Principal Balance (OPB) of the modified loan prior to the modification taking place -- the unmodified Original Principal Balance of the loan per the original note. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be "3" or "4".
19	Pre-Modification Interest Rate Percent	99.999, *, Blank	The original interest rate of the modified loan prior to the modification taking place -- the interest rate per the unmodified original note. For ARM loans the unmodified original interest rate per the original note without any interest rate adjustments. This field applies to Single Family loans only. If this field is reported, Loan Purpose must be "3" or "4".
20	Pre-Modification Loan Maturity Date	YYYYMMDD, *, Blank	The original loan maturity date of the modified loan prior to modification taking place -- the maturity date of the loan per the unmodified original note. This field applies to Single Family loans only. If this field is reported, Loan Purpose must be "3" or "4".

V – Various Loan Record

V – Various Record Field #	Field Name	Remarks	Description
21	First-Time Homebuyer Indicator ¹	N or Y, *, Blank	A flag that indicates whether the borrower qualifies as a first time homebuyer. This field applies to Single Family loans only and applies only to purchase loans (ie. Loan Purpose = "1"). This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record.
22	Third-Party Origination Type ¹	1, 2, 3, Blank	Identifies the type of third party that originated the loan. Valid values are: 1 – Broker, 2 – Correspondent, and 3 –Retail. This field applies to Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.
23	Upfront MIP Rate ¹	99.999 , *, Blank	The upfront mortgage insurance premium percentage rate that institutions charge to insure FHA loans. This field applies to FHA Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value when the Loan Type is FHA.
24	Annual MIP Rate ¹	99.999 , *, Blank	The annual mortgage insurance premium percentage rate that institutions charge to insure FHA loans. This field applies to FHA Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value when the Loan Type is FHA.
25	Loan Origination Date ¹	YYYYMMDD, *, Blank	The origination date of the mortgage. This field applies to Single-Family loans only and is a controlled field on the Various Record. VARY623 is only applicable to loans in ARM pools. VARY624 is only applicable to loans originated in January 2015 and thereafter.

Process Flow – Monthly Various Suspense

- 1 “Various” Data is initially entered into Ginnie Mae systems on GinnieNET at Pool Delivery.
- 2 RFS is updated with the data from GinnieNET Pool Delivery (Pool detail and loan detail).
- 3 Issuers use RFS Various input to correct/change data, on an exception basis; as needed basis.
- 4 RFS “Suspends” Various Records and Issuer is notified through RFS E-Notification. RFS Operations contacts the Issuer.
- 5 Issuer provides instructions to RFS Operations about applying the changes/corrections.
- 6 Email address: GinnieMaeVarious@deloitte.com

Activity

1

Contains “static” information

Using the annotation tool, place a sticker on the type of record(s) that apply:



Activity

Using the annotation tool, place a sticker on the type of record(s) that apply:



1

Contains "static" information

2

Includes "Unscheduled Principal"

Activity

Using the annotation tool, place a sticker on the type of record(s) that apply:



1

Contains "static" information

2

Includes "Unscheduled Principal"

3

Only reported if there is a change to the data that was initially submitted on form HUD 11706

Activity

Using the annotation tool, place a sticker on the type of record(s) that apply:



1

Contains "static" information

2

Includes "Unscheduled Principal"

3

Only reported if there is a change to the data that was initially submitted on form HUD 11706

4

Represents the end of the report period status of the loan



Q&A



Upcoming Course Agenda

Session 1:		Session 2:		Session 3:	
1	Introduction	6	RFS Exception Feedback	8	Additional Reporting Requirements
2	Reference Documentation	7	Overview of Reporting Workflow	9	Cash and Reconciliations
3	RFS Reporting Timelines				
4	E-Notification				
5	RFS Monthly Report of Pool and Loan Data				



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