



PDS Manual Entry Training

Presentation Dates:
November 20th, 2024
November 26th, 2024

Agenda

- Payment Default Status - Overview
- PDS Manual Entry Training
- Next Steps & Resources
- Survey
- Q&A

Payment Default Status Data Collection Overview

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.

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

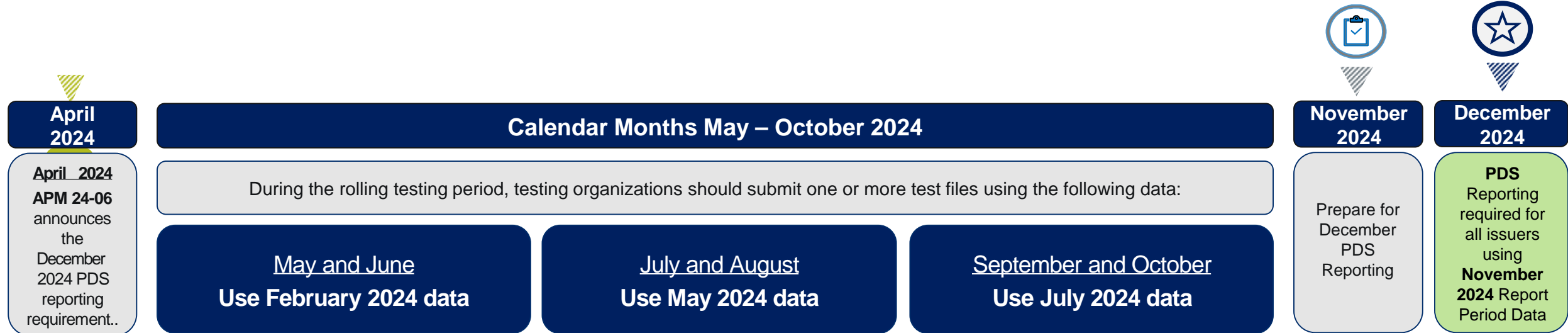
- As stated in [APM 24-06](#), PDS Reporting will be required for all Single Family Issuers beginning in **December 2024** using **November 2024 Report Period Data**

Preparing for PDS Implementation

- ü **Beginning December 1st, 2024 PDS reporting is required.** All results for PDS file submissions will appear on the Pool Accounting PDS Module Exception Feedback screen.
- ü As a reminder, [Appendix VI-22](#) specifies the criteria for PDS reporting, file format specifications, and reporting codes.
- ü If using a **Service Bureau**, please communicate and coordinate with your Vendor to ensure you are prepared for the December implementation.

PDS– File Testing Timeline

100% of participating Organizations completed testing in time for the 12/1 reporting period. Congratulations to all the Testing Organizations. This was a tremendous effort. Thank you!



PDS Data Collection: When to Start and Stop Reporting

Please review the 'When to Start and When to Stop' Criteria in [Appendix VI-22](#). These directions take precedence over any of the reporting codes that follow.

ü Start Reporting Loans:

- ü Delinquent as defined in the MBS Guide Chapter 18 and Glossary
- ü Where the borrower is in bankruptcy whether or not the borrower is current on loan payments
- ü Where the borrower is in forbearance whether or not the borrower is current on loan payments
- ü The borrower is current in his or her mortgage payments and for which the Issuer is pursuing an alternative to foreclosure (e.g., borrower is in imminent default), other than bankruptcy or forbearance

ü Stop Reporting Loans:

- ü The loan is not delinquent (Last Installment Paid Date is current or prepaid)
- ü The loan is liquidated from the pool
- ü An alternative to foreclosure has been completed, and the loan is reinstated
- ü The loan is no longer in forbearance and is current
- ü The borrower is no longer in bankruptcy and the loan is current

PDS Data Collection: Bankruptcy Clarification

Based on questions received from Issuers, Ginning Mae is providing the following clarifications on PDS bankruptcy reporting.

- Per the Appendix VI-22 When to Start Criteria, for loans that are current but in bankruptcy, report the bankruptcy code when it occurs.
- If the loan remains current, the preference is to report the 042 'no action code' each month. However, Ginnie Mae understands that this was not clearly stated in the current version of Appendix VI-22. As such, the following bankruptcy reporting scenarios are also acceptable:
 - Reporting a bankruptcy code each month the loan is in bankruptcy
 - Not reporting a subsequent 042 code for loans that are in bankruptcy but remain current
- Ginnie Mae intends to update Appendix VI-22 with additional clarity later on and thanks you for your feedback. Issuers will be provided ample notice prior to any updates to the Appendix VI-22 going into effect.

Payment Default Status (PDS) Manual Entry Training

Payment Default Status Module

Access

- For Pool Accounting/Payment Default Status (PA/PDS) Module, MyGinnieMae (MGM) Functional Roles must be the same as your Investor Reporting Team.
- Issuers internal Organization Administrator may grant access.
- RSA Soft Token is needed to completed the Payment Default Status (PDS) Monthly Certification. Token holders must be on a current HUD-11702 form.

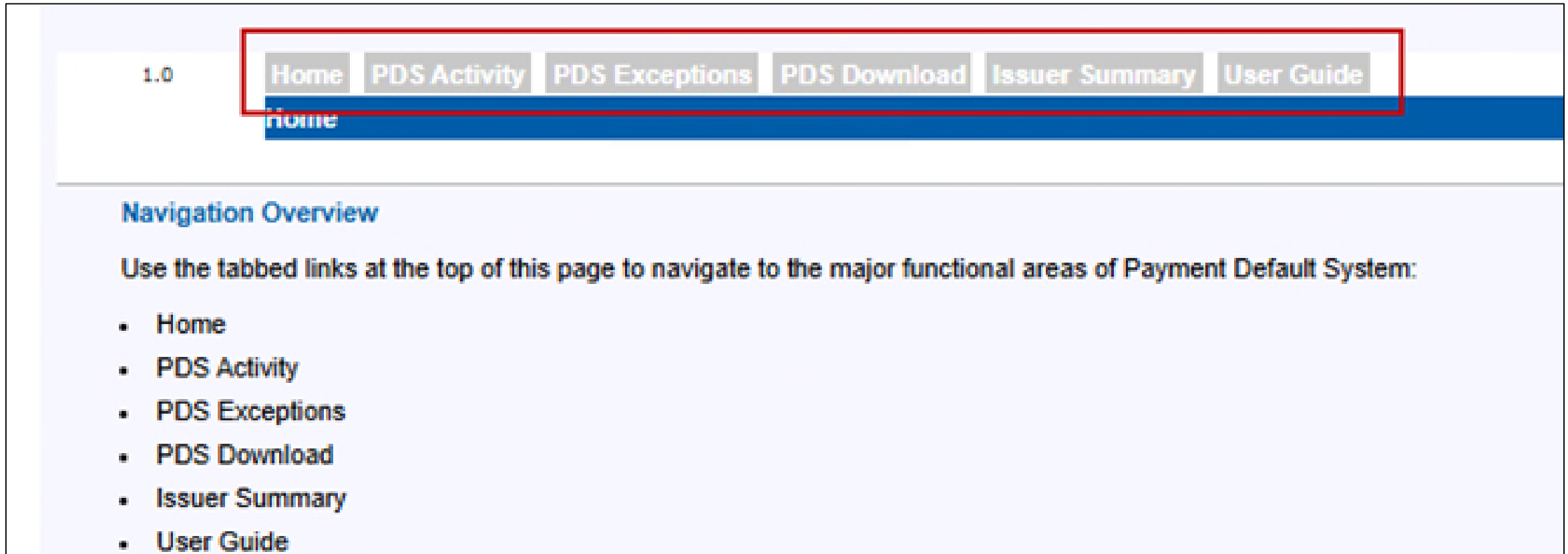
PA/PDS Module

- Login to MyGinnieMae (MGM)
- Select Tools
- Select **PA/PDS** for Pool Accounting/Payment Default Status

The screenshot displays the MyGinnieMae (MGM) user interface. At the top right, there are navigation links for 'Communities', 'Tools', and 'Knowledge Center'. The 'Tools' link is highlighted with a red box. Below the navigation, the interface is divided into several sections:

- Applications:** A list of application categories including RFS, E-Notification, File Upload, MAS, PA / EF, PA / MF, PA / PDS (highlighted with a red box), PA / SF, TP File Upload, and WHFIT.
- Other Applications:** A list including Ginnie Mae Central and SFPDM.
- Bookmarks:** A list of bookmarked items with an 'Edit' icon, including Bloomberg, FHA Connection, Fitchratings, HUD, Issuer Calendar, MBS - DD, MBS Guide, Pay.gov, VA - HUD, eMBS, FHA Website, Ginnie Mae, HUD Locator, MBA, MBS - GA, MBS - MDS, Rural Housing, and VALERI.

Payment Default Status Home Screen



1.0

Home PDS Activity PDS Exceptions PDS Download Issuer Summary User Guide

Home

Navigation Overview

Use the tabbed links at the top of this page to navigate to the major functional areas of Payment Default System:

- Home
- PDS Activity
- PDS Exceptions
- PDS Download
- Issuer Summary
- User Guide

Payment Default Status Activity Screen

1.0 Home **PDS Activity** PDS Exceptions PDS Download Issuer Summary User Guide

PDS Activity

Issuer ID: Unique Loan ID: Report Period:

Issuer ID: Pool ID: Pool Type: Unique Loan ID: Loan Type:

[View Loan Master](#) [View Loan Activity](#)

Payment Default Details

Issuer Loan ID:

Reason codes:

Add Action Details

Action Code:

Action Code Date(mm/dd/yyyy):

Action Code List

Payment Default Status Exceptions Screen

Home PDS Activity **PDS Exceptions** PDS Download Issuer Summary User Guide

Alert List

Issuer ID: Report Period:

Error/Critical/High Exceptions
Error/Critical Exceptions (Only)
Medium/Low Exceptions

Severity	Alert ID	Count
Error		
	PDS100	4
	PDS104	2
	PDS106	3
	PDS113	1
	PDS127	3
	PDS152	4
	PDS154	3
	PDS155	3
	PDS156	1
High Warning		
	PDS160	1
	PDS161	1

PDS Download/Functional Acknowledgement Screen

1.0

Home PDS Activity PDS Exceptions **PDS Download** Issuer Summary User Guide

FA List Download

Issuer ID:

Report Period:

Functional Acknowledgement List

Issuer File Name Reported	File Size	Receipt Date	Loan Count	Accepted/Rejected
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Payment Default Status Download/Download Screen

1.0 Home PDS Activity PDS Exceptions **PDS Download** Issuer Summary User Guide

FA List **Download**

Issuer ID:

Report Period: **GO**

Download Exceptions

Select File Type To Be Downloaded:

- All Exceptions
- Error Exceptions (only)
- Critical Warning Exceptions
- High Warning Exceptions
- Medium & Low Exceptions
- Error & Critical Warning Exceptions

DOWNLOAD

1. Please select the type of Exception file to be downloaded.
2. Click the 'Download' button to begin Download process. This may take a few moments.
3. A link to the file 'Download Exceptions CSV File' will appear once the file has been created. Please right-click the link and select "Save Target As..." to download the file.
4. To download another file, repeat steps 1 through 3.

Payment Default Status Issuer Summary Screen



1.0

Home PDS Activity PDS Exceptions PDS Download **Issuer Summary** User Guide

Issuer Summary

Issuer ID:

Report Period:

GO

Summary for Issuer ID

Last PDS File Submission:MM/DD/YYYY HH:MM

Last PDS Summarized:MM/DD/YYYY HH:MM

PDS Exceptions: 0

Reported PDS Loans:0

Total Loans: 0

Reported PDS Default Actions:0

Reported PDS Forbearance Loans:0

Monthly Certification

Payment Default Status Monthly Certification Screen

1.0 [Home](#) [PDS Activity](#) [PDS Exceptions](#) [PDS Download](#) [Issuer Summary](#) [User Guide](#)

Issuer Summary

Issuer ID: Report Period:

PDS Monthly Reporting Certification

Issuer ID: Reporting Period:

I hereby certify that all of the information contained herein and submitted electronically for Issuer Monthly Report of Pool and Loan Data is true and accurate to the best of my knowledge and belief. I understand that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to civil and criminal penalties, including fines and/or imprisonment, under applicable federal law, including but not limited to 18 U.S.C. §§1001, 1010, and 1012, and 31 U.S.C. §§3729 and 3802.

First Name	Last Name	Title	Organization ID	RSA SecurID Passcode
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

NOTE: If, after successfully completing the monthly certification, you need to recertify a two-part process is required. First, click "Remove" to clear the existing Date and Timestamp. Second, reenter your credentials and click "Save". The recertification will not be complete without both of these actions.

Payment Default Status (PDS) Loan Activity

Payment Default Status Manually Reporting PDS Activity

The screenshot shows the 'PDS Activity' reporting interface. At the top, a navigation bar includes 'Home', 'PDS Activity' (highlighted with a red box), 'PDS Exceptions', 'PDS Download', 'Issuer Summary', and 'User Guide'. Below this, the 'PDS Activity' section contains several input fields: 'Issuer ID' (dropdown), 'Unique Loan ID' (text input, highlighted with a green box), and 'Report Period' (dropdown, highlighted with a green box). A yellow callout box labeled 'Current Report Period only' with a red arrow points to the 'Report Period' dropdown. A 'GO' button (highlighted with a green box) is positioned to the right of the 'Report Period' dropdown. Below these fields, there are links for 'View Loan Master' and 'View Loan Activity'. The main section is titled 'Payment Default Details' and includes fields for 'Issuer Loan ID', 'Reason codes' (dropdown), 'Add Action Details', 'Action Code' (dropdown), and 'Action Code Date(mm/dd/yyyy)' (text input) with an 'Add' button. At the bottom, there is an 'Action Code List' section with 'Save' and 'Delete PDS Activity' buttons.

Payment Default Status Reason Code

Payment Default Details

Issuer Loan ID:

Reason codes:

Action Code:

Action C

- Select Reason Code
- 001 - Death of Principal Borrower
- 002 - Illness of Principal Borrower
- 003 - Illness of Borrowers Family Member
- 004 - Death of Borrowers Family Member
- 005 - Marital Difficulties
- 006 - Curtailment of Income
- 007 - Excessive Obligations
- 008 - Abandonment of Property
- 009 - Distant Employment Transfer
- 011 - Property Problem
- 012 - Inability to Sell Property
- 013 - Inability to Rent Property
- 014 - Military Service
- 015 - Other
- 016 - Unemployment
- 017 - Business Failure
- 019 - Casualty Loss
- 022 - Energy-Environment Cost
- 023 - Servicing Problems

Please see [Appendix VI-22](#) (Pages 9-11) for a list of Default Reason Codes.

Payment Default Status Action Code

Payment Default Details

Issuer Loan ID:

Reason codes:

Add Action Details

Action Code:

Action Code List:

- 006 - Forbearance
- 009 - Special Forbearance
- 010 - Partial Claim Started
- 011 - Promise to Pay
- 012 - Repayment plan
- 013 - Paid in Full
- 015 - Pre-foreclosure / Short Sale Plan Approved
- 017 - Pre-foreclosure / Short Sale Completed
- 020 - Reinstated by Borrower Who Retains Homeownership Without Loss Mitigation Intervention
- 021 - Reinstated by Assumptor
- 022 - Pool transfer
- 023 - Eviction Started
- 024 - Government Seizure
- 025 - Foreclosure Sale Held
- 026 - Refinance Started
- 027 - 3rd Party Foreclosure Sale Held
- 028 - Modification Started
- 029 - Charge-off
- 030 - Third-Party Sale

Please see [Appendix VI-22](#) (Pages 11-17) for a list of Action Codes.

Payment Default Status Action Code

Payment Default Details

Issuer Loan ID:

Reason codes:

Add Action Details

Action Code:

Action Code Date(mm/dd/yyyy):

Action Code List

Action Code	Action Description	Action Code Date	Edit	Delete
042	Delinquent, No Action	05/15/2018	Edit	Delete

Please see [Appendix VI-22](#) (Pages 11-17) for a list of Action Codes.

Payment Default Status Action Code

Payment Default Details

Issuer Loan ID:

Reason codes:

Add Action Details

Action Code:

Action Code Date(mm/dd/yyyy):

Action Code List

Action Code	Action Description	Action Code Date	Edit	Delete
042	Delinquent, No Action	05/15/2018	Edit	Delete

Please see [Appendix VI-22](#) (Pages 11-17) for a list of Action Codes.

View PDS Exceptions

Home PDS Activity **PDS Exceptions** PDS Download Issuer Summary User Guide

Alert List

Issuer ID:

Report Period: 05/2018

Error/Critical/High Exceptions
Error/Critical Exceptions (Only)

Severity	Alert ID	Count
High Warning	PDS161	1

Download PDS Exceptions

1.0 Home PDS Activity PDS Exceptions **PDS Download** Issuer Summary User Guide

FA List **Download**

Issuer ID:

Report Period: 05/2018

Download Exceptions

Select File Type To Be Downloaded:

- All Exceptions
- Error Exceptions (only)
- Critical Warning Exceptions
- High Warning Exceptions
- Medium & Low Exceptions
- Error & Critical Warning Exceptions

1. Please select the type of Exception file to be downloaded.
2. Click the 'Download' button to begin Download process. This may take a few moments.
3. A link to the file 'Download Exceptions CSV File' will appear once the file has been created.
Please right-click the link and select "Save Target As..." to download the file.
4. To download another file, repeat steps 1 through 3.

Download PDS Exceptions

Download Exceptions

Select File Type To Be Downloaded: All Exceptions

Error Exceptions (only)

Critical Warning Exceptions

High Warning Exceptions

Medium & Low Exceptions

Error & Critical Warning Exceptions

[DOWNLOAD](#)

[Download Exceptions CSV File](#)

1. Please select the type of Exception file to be downloaded.
2. Click the 'Download' button to begin Download process. This may take a few moments.
3. A link to the file 'Download Exceptions CSV File' will appear once the file has been created.
Please right-click the link and select "Save Target As..." to download the file.
4. To download another file, repeat steps 1 through 3.

	A	B	C	D	E	F	G
1	LOAN	ISSUER LOA	CODE	FIELD	VALUE	MESSAGE	EXPECTE
2	#XXXXXXXXX	873346819	PDS161	Issuer Loan ID	#873346819	does not match RFS issuer reporting value	#

Clearing PDS Exceptions

1.0 Home **PDS Activity** PDS Exceptions PDS Download Issuer Summary User Guide

PDS Activity

Issuer ID: Unique Loan ID: Report Period: 05/2018

PDS Exceptions					
Severity	Alert ID	Field Name	Field Value	Alert Text	Expected Value
H	PDS161	Issuer Loan ID	162253226	does not match RFS issuer reporting value.	

Issuer ID: Pool ID: Pool Type: Unique Loan ID: Loan Type:

[View Loan Master](#) [View Loan Activity](#)

Payment Default Details

Issuer Loan ID: 873346819
 Reason codes: 001 - Death of Principal Borrower

Add Action Details

Action Code:
 Forbearance Estimated Term: 99
 Action Code Date(mm/dd/yyyy):

Action Code List

Action Code	Action Description	Action Code Date	Edit	Delete
034	Natural Disaster Assistance Warranted	05/01/2018	Edit	Delete
177	Partial Release of a Security	05/01/2018	Edit	Delete

Click

Clearing PDS Exceptions

1.0 Home PDS Activity PDS Exceptions PDS Download Issuer Summary User Guide

PDS Activity

Issuer ID: [dropdown] Unique Loan ID: [input] Report Period: 05/2018 [GO]

Exception is cleared

Issuer ID: Pool ID: Pool Type: Unique Loan ID: Loan Type: [dropdown]
[View Loan Master](#) [View Loan Activity](#)

Payment Default Details

Issuer Loan ID: 873346818
Reason codes: 001 - Death of Principal Borrower [dropdown]

Add Action Details

Action Code: Select Action Code [dropdown]

Action Code Date(mm/dd/yyyy): [input] **Add**

Action Code List

Action Code	Action Description	Action Code Date	Edit	Delete
034	Natural Disaster Assistance Warranted	05/01/2018	Edit	Delete
177	Partial Release of a Security	05/01/2018	Edit	Delete

Save **Delete PDS Activity**

PDS Monthly Certification

The screenshot shows a web application interface for PDS Monthly Certification. At the top, there is a navigation menu with the following items: Home, PDS Activity, PDS Exceptions, PDS Download, Issuer Summary (highlighted with a red box), and User Guide. Below the navigation menu is a blue header bar with the text "Issuer Summary".

Below the header bar, there are two input fields: "Issuer ID:" with a dropdown menu, and "Report Period:" with a dropdown menu and a "GO" button. A "1.0" version indicator is visible in the top left corner.

Below the input fields is a blue header bar with the text "Summary for Issuer ID". Below this header bar, there are several data points:

- Last PDS File Submission: MM/DD/YYYY HH:MM
- Reported PDS Loans: 0
- Reported PDS Default Actions: 0
- Last PDS Summarized: MM/DD/YYYY HH:MM
- Total Loans: 0
- PDS Exceptions: 0
- Reported PDS Forbearance Loans: 0

At the bottom right, there is a yellow button labeled "Monthly Certification".

PDS Monthly Certification

1.0 Home PDS Activity PDS Exceptions PDS Download Issuer Summary User Guide

Issuer ID: [dropdown] Report Period: [dropdown] GO

PDS Monthly Reporting Certification

Issuer ID: Reporting Period:

I hereby certify that all of the information contained herein and submitted electronically for Issuer Monthly Report of Pool and Loan Data is true and accurate to the best of my knowledge and belief. I understand that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to civil and criminal penalties, including fines and/or imprisonment, under applicable federal law, including but not limited to 18 U.S.C. §§1001, 1010, and 1012, and 31 U.S.C. §§3729 and 3802.

First Name [input] Last Name [input] Title [input] Organization ID [input] RSA SecurID Passcode [input]

Save

NOTE: If, after successfully completing the monthly certification, you need to recertify a two-part process is required. First, click "Remove" to clear the existing Date and Timestamp. Second, reenter your credentials and click "Save". The recertification will not be complete without both of these actions.

- Select the check mark box, then the Save button to complete the PDS Monthly Reporting Certification.
- Must be completed between the 7th and 14th business days of each month.

Payment Default Status Reporting Timeline

- Payment Default Status (PDS) Reporting may be manually entered into MyGinnieMae (MGM), File Upload via MGM or secure FTP (sFTP).
- Issuer may begin reporting any time after the Issuer's monthly reporting cut-off.
- Payment Default Status (PDS) reporting must reflect the state of an Issuer's portfolio as of the Issuer's reporting cutoff date for Pool and Loan data.
 - Ø Confirm with your internal Investor Reporting team for established Ginnie Mae Issuers' cutoff date
- Payment Default Status (PDS) must be submitted monthly by **7:00 PM Eastern Time on the 5th business day.**
- Corrections of C (critical) and H (high) level exception must be submitted **no later than 7:00 PM Eastern Time on the 7th business day.**

Next Steps & Resources

PDS Data Collection – Next Steps and Resources

- PDS Go-Live – Go-Live will begin December 1st, 2024, using November 2024 data.

- Resources:

- [Modernization Bulletin no. 50: Payment Default Status \(PDS\) – Appendix VI-22 Code Clarification](#)
- [Modernization Bulletin no. 54: PDS Continuation of Supplemental Forbearance Reporting](#)
- [FAQs](#)
- [Appendix VI-22](#)
- [APM 24-06](#)
- Upcoming QRCs will be posted to the [QRCs Page](#) on GinnieMae.gov



Our Mission: Ginnie Mae's guaranty links the United States housing market to the global capital markets, ensuring sustainability, affordability, and liquidity for government housing programs and creating a more equitable housing finance system for all.



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Ginnie Mae



Thank you!

