

This publication will be used periodically to provide notifications and information about Ginnie Mae Modernization efforts. This is not a device to implement official policy changes to Ginnie Mae's Mortgage-Backed Securities (MBS) programs. If you have any comments or suggestions on how to make this publication more informative and helpful, please contact askGinnieMae@hud.gov.

RFS Expanded Data Collection

Ginnie Mae is excited to announce that effective **September 1, 2024**, additional loan-level data elements are incorporated as part of the Reporting and Feedback System (RFS) Investor Reporting process. The enhancement will allow for expanded data collection of **11 additional** and **1 updated field** for **Single Family (SF), Manufactured Housing, and Multifamily (MF)** data elements. The additional data elements will enhance existing investor reporting that will increase accuracy and efficiency of Ginnie Mae's monthly investor reporting, provide greater visibility and monitoring of the loan collateral in the Ginnie Mae MBS Program, and align with industry standards.

Preparation for September RFS Expanded Data File Submission

- **Beginning September 1st, 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 **two new various field records are expected for all loans during the August reporting period/September calendar month.**
 - **Single Family and Manufactured Housing Issuers** – Field 26: Servicer/Subservicer ID and Field 27: Document Custodian
 - **Multifamily Issuers** – Field 26: Servicer/Subservicer ID

References

- **Recorded Training for the new expanded data elements** took place on August 22nd and August 28th. The recorded training sessions are posted to [Systems and Applications \(Other Systems and Applications Training\)](#).
- **Quick Reference Cards (QRC)s:**
 - [Reporting RFS Loan Activity \(L records\) with Expanded Data](#)
 - [Reporting Various Activity \(V records\) – Single Family and Manufactured Housing Issuers](#)
 - [Reporting Various Activity \(V records\) – Multifamily Issuers](#)
 - [Gross Servicing Fee Calculation](#)
- **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 during first month reporting (pg. 36)

For additional questions and assistance please contact Ginnie Mae Customer Support at askGinnieMae@hud.gov.

Ginnie Mae is a wholly owned government corporation within the U.S. Department of Housing and Urban Development. Ginnie Mae pioneered the mortgage-backed security (MBS), guaranteeing the very first security in 1970. An MBS enables a mortgage lender to aggregate and sell mortgage loans as a security to investors. Ginnie Mae securities carry the full faith and credit of the United States Government, which means that, even in difficult times, an investment in Ginnie Mae is one of the safest an investor can make.

