

# Single Family Pool Delivery Module (SFPDM) - MyGinnieMae

U.S. Department of Housing and Urban  
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## Application Details

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## 1 INTRODUCTION

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This manual is written to provide instructions on how to use the Single Family Pool Delivery Module (SFPDM) application in the MyGinnieMae portal. End Users and Authorized Signers whose institutions issue Single Family pools, utilize the SFPDM application to manage the Single Family pooling process. The functional roles associated with the application are SF-Loan Delivery and Pooling Basic Users and SF-Loan Delivery and Pooling Authorized Signer.

Below are links that address common topics that pertain to the Single Family Pool Delivery Module (SFPDM) application in the MyGinnieMae portal.

- [How to get access to MyGinnieMae](#)
- [MyGinnieMae System Prerequisites](#)
- [Preparing for SFPDM Adoption](#)
- [Accessing the Single Family Pool Delivery Module \(SFPDM\) application](#)
- [Importing a New Loan](#)
- [Importing XML File to Add a Pool](#)
- [Manually Adding a Pool](#)
- [MyGinnieMae Portal Dictionary](#)

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## 1.1 Application Overview

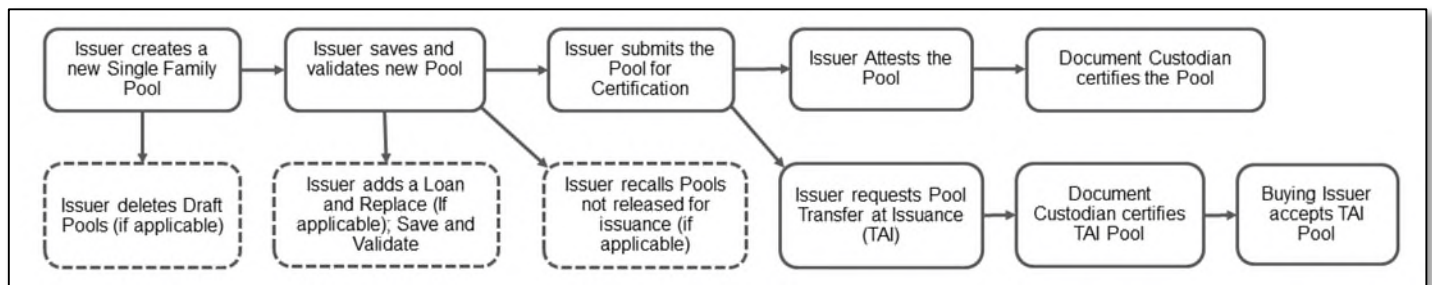
The Single Family Pool Delivery Module (SFPDM) application provides an updated interface to those processes and procedures that are currently supported through the GinnieNET application. Pool and loan data can be submitted through the use of electronically uploaded files, or by manual data entry and tracked through the pool processing workflow via a My Dashboard display called My Pools. Pool Certification processes performed by Document Custodians will remain in GinnieNET, as is, until a later release.

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## 1.2 Business Workflow

The high-level Business Workflow of the Single Family Pool Delivery Module (SFPDM) application is shown in the figure below:

Figure 1.2-1 SFPDM Business Workflow



The following Business Workflow reflects the different operational activities for the Single Family Pool Submission:

- Issuers create a new Single Family Pool, save, and validate.
- Issuers can then add a Loan and Replace (if applicable), save, and validate.
- Issuer submits the pool for Initial and Final Certification.
- Issuer attests the Pool for Initial Certification.
- Document Custodian certifies the Pool in GinnieNET. Once this is complete, the pool status is updated to **Initially Certified**.
- Pool can continue path to Issuance.
- Issuers can also delete pools that are in Draft state.
- Issuers can recall pools that have not been released for issuance by the system.
- Issuers can request Pools Issued for Immediate Transfer (PIIT)/Transfer at Issuance (TAI) in SFPDM, which need to be certified by the Document Custodian and accepted by the Buying Issuer in SFPDM, before issuance.

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## 1.3 Preparing for SFPDM Adoption

### 1.3.1 PREREQUISITES FOR POOLING IN SFPDM

- **Prior to** Subscriber information **must** be completed in the SFPDM Maintenance tab prior to pooling. Refer to [section 3.3](#) and/or [Setting Up Subscriber Information in SFPDM \(Quick Reference Video\)](#).
- Watching the [eLearning Module on how to use SFPDM \(26m\)](#), the [SFPDM Training Recording \(54m\)](#), and/or attending a live SFPDM Training is **strongly recommended**.
- **Issuers planning to complete their deliveries manually** are not required to develop a PDD and can directly transition to SFPDM.
- **Issuers pooling via the PDD (XML Upload):**
  - Must consistently produce a PDD file that passes all 1st Round Structural Validations, as well as Data Integrity and Pre-Store Validations in the Validation & Testing Tool (VTT). Files that do not pass any of these levels of validation will not upload into SFPDM. For more information, refer to the [Business Rule and Errors Guide](#) and the [VTT User Manual](#).
  - Are **strongly recommended** to consistently produce a PDD file that passes all 2<sup>nd</sup> Round Business Validations in the VTT (in addition to the ones mentioned above) and test all applicable business cases. SFPDM will run the same Business Rule Validations and allow for corrections within the application, however, Issuers should reserve this functionality for necessary data corrections. *NOTE: Warnings are non-fatal*
  - **Must** convert to PDD 3.0 Specifications **if planning to use the PDD to deliver** Extended Term, Re-performing and/or Digital Collateral products. Issuers operating on the 2.0 Specifications are only able to deliver these products manually.

### 1.3.2 SFPDM FUNCTIONALITY QUICK TIPS:

#### Segregation of Duties

- Pools created by a Data Entry User in SFPDM can be edited by the Authorized Signer at any stage, and vice versa.

#### Pools Issued for Immediate Transfer (PIIT) / Transfer at Issuance (TAI)

- For guidance on how to submit and accept transfers in SFPDM, refer to sections [2.11](#) and [2.12](#).

#### Administrative Tips

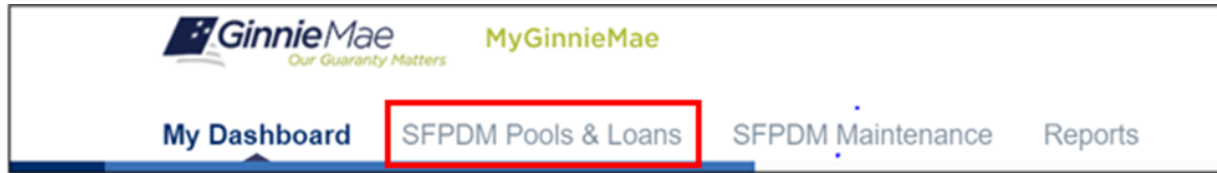
- During Pool Attestation, both 11705 and 11706 HUD Forms require review and Attestation to submit pools for Initial Certification. The Attestation Workflow is described in section [2.3.9](#).
- Daily Pool sweeps occur at 2:00PM EST and 9:00PM EST each business day.
- SFPDM supports bulk generation of HUD Forms for Pools issued after April 1, 2023. For guidance on how to generate forms in bulk, refer to section [2.6.6](#).
- Pool / Loan Data Exports (sometimes referred to as “11705 and 11706 data”) are available in SFPDM as a MISMO-compliant dataset (.xml) and Excel format (.xls). To export in excel format, refer to section [4.2](#).
- Document Custodians are not impacted by this current transition to SFPDM, and they will continue to certify pools through GinnieNET (until further notice).

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## 1.4 Accessing SFPDM

Upon logon, the user is presented with My Dashboard, which displays options for navigating the SFPDM application. To access the SFPDM Application, select the **SFPDM Pools & Loans** tab at the top of the screen.

Figure 1.4-1: SFPDM Pools & Loans Tab



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## 2 POOLS AND LOANS

### 2.1 SFPDM Pools & Loans

The SFPDM Pools and Loans page displays a list of pools associated with the selected Issuer ID (on the MyGinnieMae portal profile menu).

Figure 2.1-1: Pools and Loans Screen

POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	# LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	✓	000466 US BANK NATL ASSOCIATION	...
DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	✓	000466 US BANK NATL ASSOCIATION	...
DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	✓	000466 US BANK NATL ASSOCIATION	...
DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	000466 US BANK NATL ASSOCIATION	...
DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	000466 US BANK NATL ASSOCIATION	...

**NOTE:** If the Issuer has no pool data in SFPDM proceed to [Section 2.4.2 Importing XML File to Add a Pool](#), or [Section 2.4.4 Manually Adding a Pool](#)

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## 2.2 Pool Details Information

Securities are prepared and delivered in accordance with instructions provided by the **Issuer**.

All Ginnie Mae securities are settled through FRBNY (Federal Reserve Bank of New York) as Ginnie Mae's Depository.

Single Family new pool information, required on the HUD (Housing and Urban Development) 11705 Form, *Schedule of Subscribers*, is either entered on the **Pool Details** screen or imported using a PDD XML file in SFPDM. You must complete the required fields which are marked with an asterisk (\*) on the Pool Details screen. There are also fields that may be system generated.

The matrix, (See the Table below), lists the fields in the order they appear on the **Pool Details** screen. *This screen also allows you to Add/Edit or view Totals (Mortgage Summary) Information.*

Refer to [Pool Details Icons](#) in the Appendix for more information.

Refer to [PDD Implementation Guide](#) in the Appendix for more information.

Refer to Table 2-1: Pool Details – 11705 Screen Elements below for more details on the Data elements.

**Table 2-1: Pool Details - 11705 Screen Elements**

Field Name	Description
Header Info	
Pool Identifier	The Single Family Pool Number is <b>required</b> , unique, and either must be a six-digit number (the first digit cannot start with a 0) or must be two letters (the first letter cannot be "M" or "P") and followed by four digits. The number is pre-assigned by Ginnie Mae.
Issue Date	The date from which a mortgage-backed securities pool issued under the Government National Mortgage Association Mortgage-backed security program accrues interest. The Issue Date for such pools is always the first calendar day of the month.
Amortization Type	This is a description of how the loan is paid, which is monthly. The options available are Fixed and Adjustable Rate. This field is required for all pools.
Class Type	Indicates the type of pool. Designates whether a pool is a Ginnie Mae I, Ginnie Mae II pool or a loan package. This is required for all pools.
Structure Type	Denotes the type of mortgage-backed security structure. The options available are Multiple Issuer and Single Issuer. This field is required for all pools.
Suffix Identifier	Single Family Pool Types describe the type of mortgages backing the pool. These include ARM-CMT Pools ( <u>AR</u> and <u>AQ, AT, AF, FT, AS, and AX</u> ), and Single Family Pools ( <u>SF, FS, BD, MH, JM, ET, RG and SN</u> ).

Parties	
(Issuer) Party Role Identifier	This is a unique, four-digit number assigned to the issuer.
Company Name	The name of the company affiliated to the pool issuer.
(Document Custodian) Party Role Identifier	The unique number assigned to the Document Custodian.
Company Name	This is the name of the company that serves as Document Custodian.
(Servicer) Party Role Identifier	The unique number assigned to the Servicer. The servicer can be an individual or a legal entity and may perform multiple roles.
Company Name	This is the company name of the servicing bank. The name displays if there is a selection in the Party Role Identifier drop down list.
Transferee at Pooling ID (Indicator)	The four-digit number to the Buying Issuer when a pool is transferred at issuance.
General Info	
Validation Status	This indicates whether the Business Rules Engine validation has been run on the pool. This field is system generated.
Security Issue Date Rate Percent	The security interest rate, expressed as a percent, for the pool as of the pool issue date.
Pooling Method Type	The method used in amortization for the pool. Indicates the timing of the remittance of the scheduled principal and interest payment from the servicer to the certificate holders of a particular pool. The option includes CD for Concurrent Dates.
Current Principal Balance Amount	The Original Aggregate Amount of the pool based on the sum of the unpaid balances of the mortgages used to collateralize the pool. This field is system-generated when Mortgage Detail records are added for the pool.
Current Loan Count	The number of loans in the pool.
Guaranty Fee Percent	The percent of the loan amount that the government agency guarantees in the event of loss due to foreclosure. It is always 0.06.

Trade Book Entry Date	The date that the security will be delivered to the designated book entry account.
Maturity Date	The date the final payment is due on the pool. The pool maturity date is typically 15 to 45 days after the maturity date of the latest maturing mortgage in the pool. It is always the 15 <sup>th</sup> or the 20 <sup>th</sup> of the month.
Certification Initial Payment Date	The date that the first payment is due to the security holder for the certificate. This field is system generated.
(Pool Maturity) Period Type	The unit of time used to define the period over which the loan matures.
Period Count	The scheduled number of periods after which the pool will mature.
Pool EIN Type	Defaults to the words Pool Employer Identifier Number.
(Pool EIN) Value	This is a nine-digit pool tax ID that the IRS (Internal Revenue Service) assigns to the pool. It is required to be a 9 digit number and <b>cannot be of all the same digits</b> .
Government Bond Financing Program - Indicator	Indicates whether the pool is used to back securities as collateral for a state or local housing Bond Financing Program (BFP). This is required for all pools.
Collateral type	Indicates whether the Pool is an eNote, Hybrid/Commingled, None/Paper, or an Undetermined Pool. This field is system calculated based on the eNote Indicator selection of the underlying loans.
<b>Arm Info</b>	
<b>Lookback Period</b> (InterestAndPaymentAdjustmentIndexLeadDaysCount)	Indicates the number of days prior to an interest rate effective date used to determine the date for the index value when calculating both a new interest rate and a principal and interest payment.
Pool Interest Adjustment Effective Date	The date the pool interest rate changes.
Pool Margin Rate Percent	The factor that is added to the ARM index value to calculate the pool accrual rate.
<b>Master Agreements / ACH Info</b>	

(ACH Principal and Interest) ABA Routing and Transit ID	This is a nine-digit routing and transit number for the bank where the issuer maintains principal and interest accounts. This is required if the ACH (Automated Clearing House) Bank Account Purpose type is Principal and Interest.
Bank Account Identifier	The account number of the bank that maintains Ginnie Mae principal and interest for the ACH accounts.
(ACH Taxes and Insurance) ABA Routing and Transit ID	This is a nine-digit routing and transit number for the bank from which the taxes and insurance payment is paid. This is required if the ACH Bank Account Purpose type is Taxes and Insurance-
Bank Account Identifier	The account number of the bank that maintains taxes and insurance for the ACH accounts.
<b>Certification Agreement - 11711B</b>	
Pool Document Required Indicator	Indicates that the Certification Agreement – HUD Form 11711B is required for the associated loans. This is required for all pools.
Pool Document Submission Indicator	Indicates that the Certification Agreement – HUD Form 11711B has been submitted. This is required for all pools.
Document Form Publisher Number Identifier	The HUD Form 11711A Release of Security Form is used by the organization/company that produced/provided/sold the form/content. You need to select an option from this drop-down list if the Pool Document Required Indicator is selected to Yes.
<b>Subscriber Info</b>	
Total Subscription Amount	The current principal balance of the pool. The total subscription amount must equal the Original Aggregate Amount of the pool. This field is automatically generated.
Number of Participants	The number of subscribers receiving delivery of the pool. This field is automatically generated.
Bank Account Purpose Type	This is the settlement account. This is required for all pools.
Investor ACH Bank Account ID	The number identifying the account to which a security will be delivered. This is required for all pools.
Original Subscription Amount	<b>The amount of the pool purchased by the investor. If the amount purchased is less than 100% of the Original Aggregate Amount of the pool, additional Subscriber information must be completed until 100% of the pool</b>

	has been accounted. The investor's total may not be <i>less than</i> \$1000.00. This is a <b>required field</b> .
Investor Name	The name of the subscriber.
ABA Routing and Transit ID	This is a nine-digit routing and transit number for the bank to which the securities will be delivered.
Institution Telegraphic Abbreviation	<b>The abbreviated name of the depository institution assigned by the Federal Reserve.</b>
Bank Account Delivery Description	Description of the bank to which a security will be delivered, and any additional instructions.
Investor ACH Receiver Sub Account Name	The name of the sub-account that receives the security.
Number	This is the number automatically generated and assigned after a pool is submitted and verified. For more information, see <a href="#">File Transmission Numbers</a> .

### 2.2.1 Searching for a Pool

1. Select the **SFPDM Pools & Loans** tab.
2. Enter the first characters of the Pool ID in the **Filter by Text Box**. The list of pools will display in the search results section.



Figure 2.2-1: SFPDM Pools & Loans Screen Filter Text Box

	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
<input type="checkbox"/>	DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6360	2023-01-01	GNMAII	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6352	2023-01-01	GNMAII	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6351	2023-01-01	GNMAII	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...

**NOTE:** You can also select the **ADVANCED** button to access the Advanced Filters Window. If there are many records in the search results screen, use of filters is highly recommended to find the items needed. Users can clear all filters at once by selecting **Clear Filter** on the right. Individual filters may be cleared by selecting the 'X' on the respective filter.

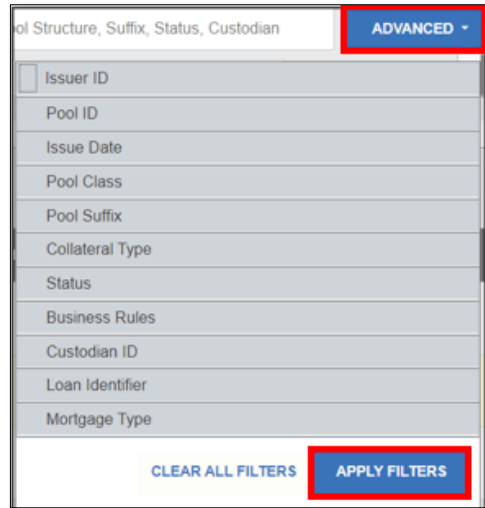
3. Select from the following options:
  - Issuer ID (Available only to OPS users)
  - Pool ID
  - Issue Date
  - Pool Class
  - Pool Suffix
  - Collateral Type
  - Status
  - Business Rules
  - Custodian ID
  - Loan Identifier\*
  - Mortgage Type

\* Navigating from the search results screen after applying the Loan Identifier filter, will navigate to the Loan details page. All other filters navigate to the Pool details page.

When you select the filtering options above, the section will expand to display additional options. You can enter a number or text, select from a drop-down list, or select from a list of checkboxes.

4. Select the **Apply Filters** button.

Figure 2.2-2: Advanced Filters Window

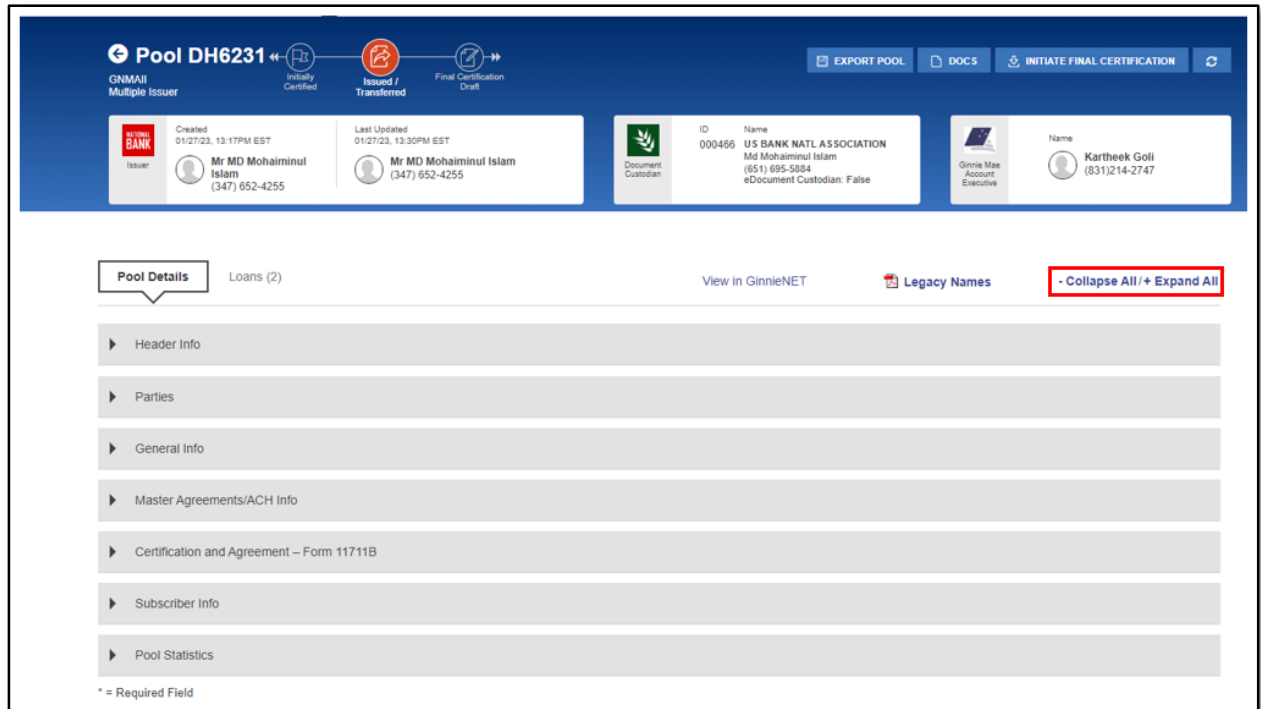


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## 2.3 Pool Details Screen Overview

The Pool Details Screen is made of several sections that you can expand or collapse. Select the **Collapse All** button to see the sections. Select the **Expand All** button to see all the fields on the Pool Details Window.

Figure 2.3-1: GinnieMae Single Family Pool Details Screen (collapsed view)

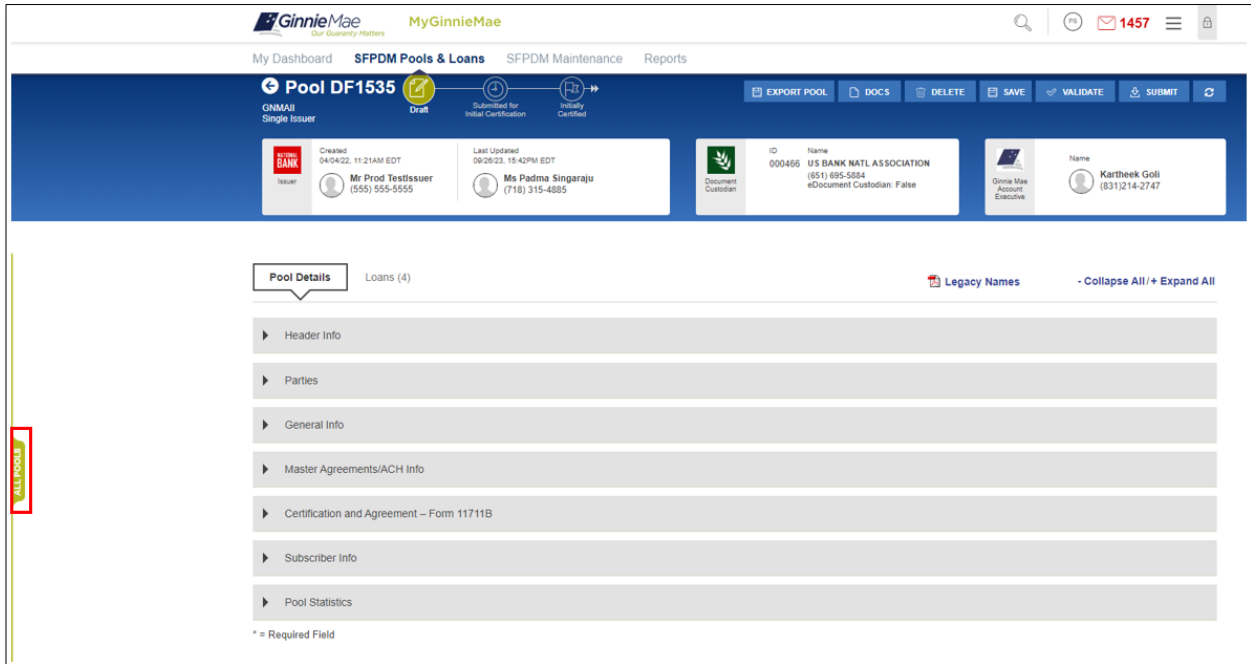


### 2.3.1 All Pools Slider Overview

You can use the **All Pools Slider** feature to review a list of all your pools in SFPDM.

1. Select the **All Pools** tab on the far left on the Pool Details screen.

Figure 2.3-2: All Pools Tab



The **All Pools Slider** Window moves from the left partially over the Pool Details window. The list of pools will be based on the filter that has been applied. If you did not apply any filters, the All Pools slider window displays pools sorted in descending order by Pool ID number. (See the Figure below). You can use the scroll bar to view the pop-up notifications.

2. Select the **ALL POOLS** tab again to slide the window back to its original position.

Figure 2.3-3: All Pools Slider expanded

The screenshot displays the 'All Pools' management interface. At the top, there are quick filters and a search bar. Below that, a table lists various pools with their details. On the right side of the table, a vertical slider labeled 'ALL POOLS' is expanded, as indicated by a red box. The table contains the following data:

	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	ACTIONS
<input type="checkbox"/> ☆	DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	✓	...
<input type="checkbox"/> ☆	DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	✓	...
<input type="checkbox"/> ☆	DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	✓	...
<input type="checkbox"/> ☆	DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	...
<input type="checkbox"/> ☆	DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	...
<input type="checkbox"/> ☆	DH6231	2023-01-01	GNMAII	Multiple Issuer	Single Family (SF)	2	Issued	✓	...

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### 2.3.2 Importing XML File to Add a Pool

1. Select the **SFPDM Pools & Loans** tab.

Figure 2.3-4: SFPDM Pools & Loans Add a Pool Screen

My Dashboard **SFPDM Pools & Loans** SFPDM Maintenance Reports

258 All Pools 32 Draft 18 Submitted for Initial Certification 47 Initially Certified 153 Issued / Transferred 2 Final Certification Draft 1 Submitted for Final Certification 5 Final Certified 59 TAI Pools **ADD A POOL**

READY FOR SUBMISSION FAVORITES REJECTED ERROR PASSED Filter by: Pool ID, Pool Structure, Suffix, Status, Custodian ADVANCED 0 filter(s) applied CLEAR ALL

Awaiting Final Cert. Awaiting TAI Acceptance HUD Forms

Total: 258 Selected: 0 PENDING ATTESTATION Attest Pool(s) in GinnieNET

	★	🔍	⚠️	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
<input type="checkbox"/>	☆			DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✔️	000466 US BANK NATL ASSOCIATION	⋮

2. Select the **ADD A POOL** button.

Figure 2.3-5: Add Pool button

My Dashboard **SFPDM Pools & Loans** SFPDM Maintenance Reports

258 All Pools 32 Draft 18 Submitted for Initial Certification 47 Initially Certified 153 Issued / Transferred 2 Final Certification Draft 1 Submitted for Final Certification 5 Final Certified 59 TAI Pools **ADD A POOL**

READY FOR SUBMISSION FAVORITES REJECTED ERROR PASSED Filter by: Pool ID, Pool Structure, Suffix, Status, Custodian ADVANCED 0 filter(s) applied CLEAR ALL

Awaiting Final Cert. Awaiting TAI Acceptance HUD Forms

Total: 258 Selected: 0 PENDING ATTESTATION Attest Pool(s) in GinnieNET

	★	🔍	⚠️	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
<input type="checkbox"/>	☆			DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✔️	000466 US BANK NATL ASSOCIATION	⋮
<input type="checkbox"/>	☆			DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✔️	000466 US BANK NATL ASSOCIATION	⋮

3. Select the **BROWSE ...** button. You will need to navigate to the location where you saved the .ZIP files.

Figure 2.3-6: Add Pool Window

4. Select the **UPLOAD** button. The **Pool Upload Is In Progress** window will display while the file is being processed.

Figure 2.3-7: Pool Upload Successful Window

5. If the pool was successfully uploaded into SFPDM, the **Pool Upload Successful** pop-up window message displays. The **Submission ID** displayed in the pop-up window may be requested by the production support team if any technical issue occurs. If the File is incomplete/corrupted and cannot be validated, then the import error report will indicate the error "Premature end of file".
6. Select the **VALIDATE** button or check mark "Validate against Ginnie Mae Business rules during "import" to validate data entered for the pool.  
After you validate, the Success message displays.

Figure 2.3-8: Pool Details - Validate Button

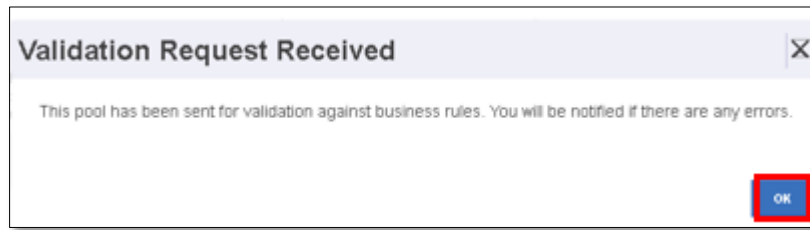
The screenshot displays the 'SFPDM Pools & Loans' section of a user dashboard. At the top, navigation tabs include 'My Dashboard', 'SFPDM Pools & Loans', 'SFPDM Maintenance', and 'Reports'. The main content area features a header for 'Pool DF1535' with a 'Draft' status and a progress indicator showing 'Submitted for Initial Certification' and 'Initially Certified'. A toolbar contains buttons for 'EXPORT POOL', 'DOCS', 'DELETE', 'SAVE', 'VALIDATE' (highlighted with a red box), 'SUBMIT', and a refresh icon. Below the header, three information cards are visible: 'Issuer' (Mr Prod Testissuer), 'Document Custodian' (US BANK NATL ASSOCIATION), and 'Ginnie Mae Account Executive' (Karthek Goli).

Field	Value
Pool ID	DF1535
Status	Draft
Created	04/04/22, 11:21AM EDT
Last Updated	09/29/23, 15:42PM EDT
Issuer	Mr Prod Testissuer (555) 555-5555
Document Custodian	US BANK NATL ASSOCIATION (851) 895-3884
Ginnie Mae Account Executive	Karthek Goli (831)214-2747



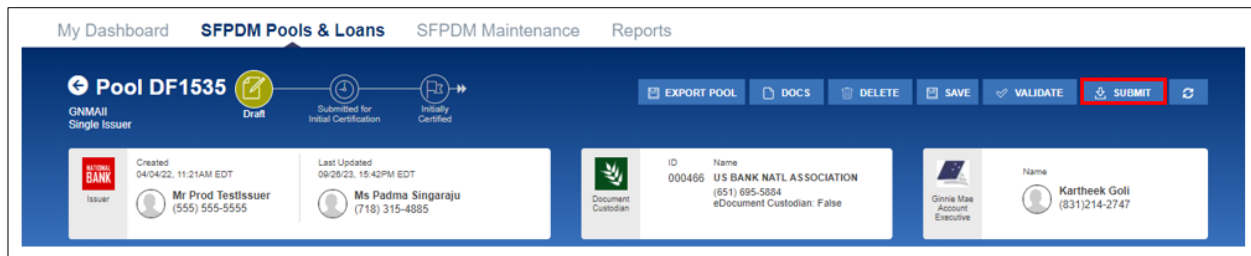
7. Select the **OK** button or close (X) button to close the message and continue.

Figure 2.3-9: Validation Request Received Message



8. On the Pool Details Screen, Select the **SUBMIT** button.

Figure 2.3-10: Pool Details Screen - Submit Button



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### 2.3.3 Viewing Pool History

This feature allows you to review historical information for the pool record. Use this information to review when the pool was submitted and by which user.

1. Select the **SFPDM Pools & Loans** tab.

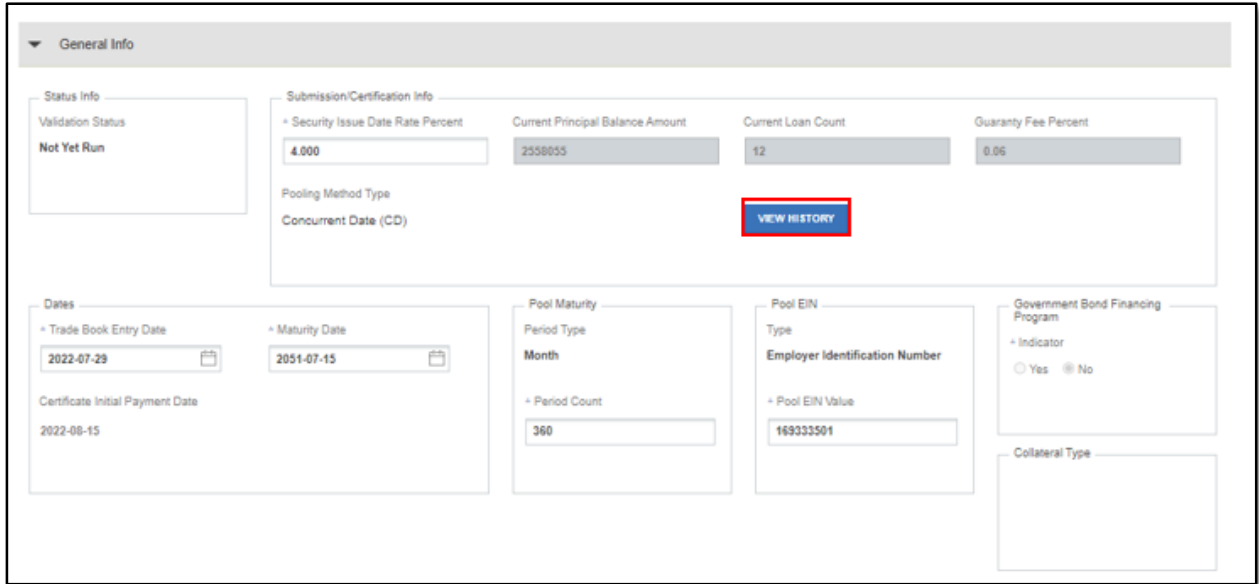
Figure 2.3-11: SFPDM Pools and Loans Screen

The screenshot displays the 'SFPDM Pools & Loans' screen. At the top, the GinnieMae logo and 'MyGinnieMae' are visible. The user is logged in as 'Hello Padma' with ID# 5011 and 1450 notifications. The navigation bar includes 'My Dashboard', 'SFPDM Pools & Loans' (highlighted), 'SFPDM Maintenance', and 'Reports'. The dashboard features a series of cards representing different stages of the pool lifecycle: All Pools (258), Draft (32), Submitted for Initial Certification (18), Initially Certified (47), Issued / Transferred (153), Final Certification Draft (2), Submitted for Final Certification (1), Final Certified (5), and TAI Pools (59). Below this is a filter section with buttons for 'READY FOR SUBMISSION', 'FAVORITES', 'REJECTED', 'ERROR', and 'PASSED'. A 'Filter by' dropdown is set to 'Pool ID, Pool Structure, Suffix, Status, Custodian'. The table below shows a list of pools with columns for Pool ID, Issue Date, Pool Class, Pool Structure, Pool Suffix, #Loans, Status, Bus. Rules, and Custodian. The table is currently empty, showing 'Total: 258 Selected: 0'.

Pool ID	Issue Date	Pool Class	Pool Structure	Pool Suffix	#Loans	Status	Bus. Rules	Custodian
DH7125	2023-03-01	GNMAII	Multiple Issuer	Single Family (SF)	1	Final Certified	000466 US BANK NATL ASSOCIATION	000466 US BANK NATL ASSOCIATION
DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	000466 US BANK NATL ASSOCIATION	000466 US BANK NATL ASSOCIATION
DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	000466 US BANK NATL ASSOCIATION	000466 US BANK NATL ASSOCIATION
DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	000466 US BANK NATL ASSOCIATION	000466 US BANK NATL ASSOCIATION
DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	000466 US BANK NATL ASSOCIATION	000466 US BANK NATL ASSOCIATION

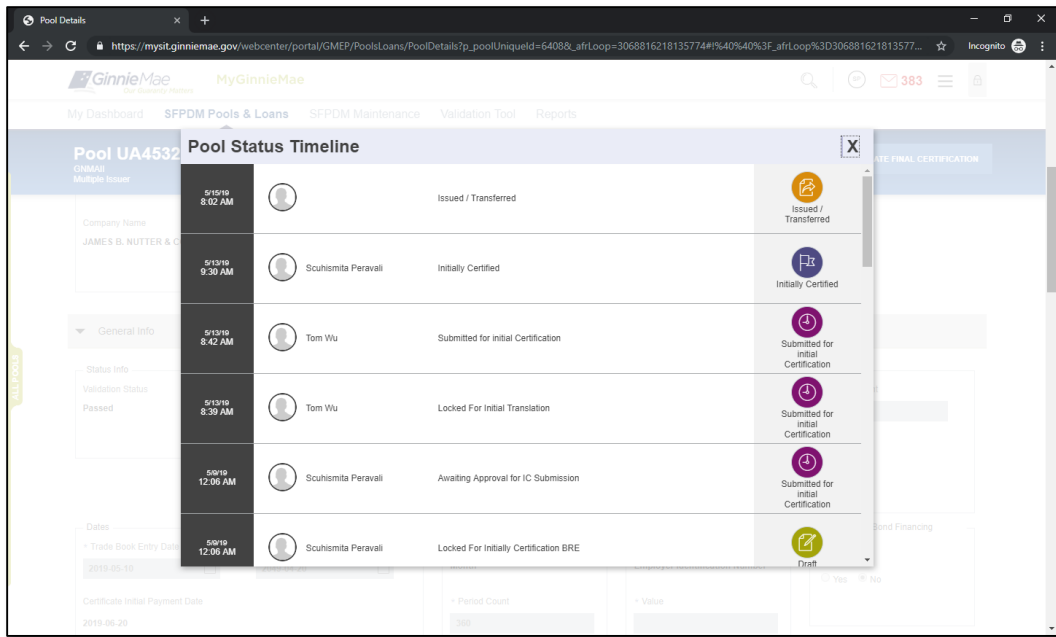
2. Enter data in the **Filter by** field or use the Quick Filter or Advanced Filter option described in section [2.2.1 Searching for a Pool](#) to locate a specific pool.
3. Select the Pool ID link to access the Pool Details Screen.
4. In the General Info section, select the **VIEW HISTORY** button.

Figure 2.3-12: View History Button - Pool Details



The Pool Status Timeline window displays.

Figure 2.3-13: Pool Status Timeline Window



**NOTE:** Pool status timeline displays the name of the user who created the Pool. When the Pool is Issued or Transferred, the name is not displayed as the action is taken by the system.

5. Select the **X** button to close the Pool Status Timeline window.

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## 2.3.4 Manually Adding a Pool

1. Select the **SFPDM Pools & Loans** tab and select the **ADD A POOL** button

Figure 2.3-14: SFPDM Pools & Loan Tab

The screenshot shows the 'SFPDM Pools & Loans' dashboard. At the top, there are navigation tabs: 'My Dashboard', 'SFPDM Pools & Loans' (highlighted), 'SFPDM Maintenance', and 'Reports'. Below the tabs is a summary bar with icons and counts for different pool statuses: All Pools (258), Draft (32), Submitted for Initial Certification (18), Initially Certified (47), Issued / Transferred (153), Final Certification Draft (2), Submitted for Final Certification (1), Final Certified (5), and TAI Pools (59). An 'ADD A POOL' button is highlighted in red. Below the summary bar is a filter section with buttons for 'READY FOR SUBMISSION', 'FAVORITES', 'REJECTED', 'ERROR', and 'PASSED'. There are also dropdown menus for 'Awaiting Final Cert.', 'Awaiting TAI Acceptance', and 'HUD Forms'. A 'Pool Status' dropdown is set to 'Issued / Transferred'. Below the filters, it says 'Total: 153 Selected: 0'. There is a 'PENDING ATTESTATION' button and a link to 'Attest Pool(s) in GinnieNET'. The main part of the dashboard is a table with the following columns: POOL ID, ISSUE DATE, POOL CLASS, POOL STRUCTURE, POOL SUFFIX, #LOANS, STATUS, BUS. RULES, CUSTODIAN, and ACTIONS. The table contains six rows of pool data.

	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
<input type="checkbox"/>	DH6231	2023-01-01	GNMAII	Multiple Issuer	Single Family (SF)	2	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6189	2023-01-01	GNMAI	Single Issuer	Buydown (BD)	1	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH4709	2022-12-01	GNMAI	Single Issuer	Single Family (SF)	3	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH3448	2022-12-01	GNMAII	Single Issuer	Single Family (SF)	1	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DF1556	2022-05-01	GNMAII	Multiple Issuer	Single Family (SF)	4	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DF1555	2022-05-01	GNMAII	Multiple Issuer	Single Family (SF)	4	Issued	<input checked="" type="checkbox"/>	000466 US BANK NATL ASSOCIATION	...

2. Select the **ENTER MANUALLY** button.

Figure 2.3-15: ENTER MANUALLY button

The screenshot shows the 'Add Pool' dialog box. It has two main sections: 'Enter Pool Data Manually' and 'Import .zip file'. In the 'Enter Pool Data Manually' section, there is a blue button labeled 'ENTER MANUALLY' which is highlighted with a red box. The 'Import .zip file' section includes a text input field, a 'BROWSE...' button, and two checkboxes: 'Validate against Ginnie Mae Business Rules during import.' and 'Overwrite prior xml file submission.'. At the bottom of the dialog are 'UPLOAD' and 'CANCEL' buttons.

- Provide the **Pool Identifier** field and complete the remaining by selecting the following drop-down lists, in the **Header Info** section:
  - Issue Date
  - Amortization Type
  - Class Type
  - Structure Type
  - Suffix Identifier

Figure 2.3-16: Pool Details - Header Info

- Select the **Document Custodian Party Role Identifier** in the **Parties** section.

Figure 2.3-17: Document Custodian Party Role Identifier

- Select **Servicer Party Role Identifier** in the **Parties** section.

Figure 2.3-18: Service Party Role Identifier

6. Select either the **Yes** or **No** option in the **Transferee (New Issuer)** section.

Figure 2.3-19: Transferee (New Issuer) Yes or No Options

The screenshot shows a web application interface for managing parties. At the top, a 'Parties' tab is selected. Below this, there are three columns for 'Issuer', 'Document Custodian', and 'Servicer'. Each column contains a 'Party Role Identifier' dropdown menu and a 'Company Name' text input field. The 'Issuer' dropdown is currently set to '6011'. To the right of these columns is a section titled 'Transferee (New Issuer)'. This section contains a 'Transfer at Pooling ID' dropdown menu and two radio buttons: 'Yes' and 'No'. The 'No' radio button is selected. Red boxes highlight the 'Parties' tab, the 'Transferee (New Issuer)' section, and the 'Transfer at Pooling ID' dropdown.

**NOTES:**

- Select the **Yes** selection option if the Pool is to be transferred to a new buyer. HUD-11702 forms should be completed for the Issuers. Select the Party Role Identifier/Company Name from the dropdown for the new buyer. The Company Name field displays.
- Select the **No** selection option if the pool will not be transferred.

7. Complete the following fields in the **General Info** section:

- Security Issue Date Rate Percent
- Pooling Method Type
- Trade Book Entry Date
- Period Count
- Regenerate link
- Maturity Date
- Government Bond Financing Program Indicator
- Pool EIN (Employee Identification Number)

**NOTES:**

- The Pool EIN field does not apply to loan packages.
- Collateral Type field is populated upon Saving the Pool/Loan records.
- Regenerate link is displayed when a pool is imported with invalid Certification initial payment date. Upon selecting the link, the date is corrected, and the link is hidden. The link is not available during Manual creation

Figure 2.3-20: Pool Details - General Info

General Info

Status Info  
Validation Status  
Not Passed

Submission/Certification Info  
+ Security Issue Date Rate Percent: 2.000  
Current Principal Balance Amount: 291047  
Current Loan Count: 3  
Guaranty Fee Percent: 0.06  
Pooling Method Type  
Concurrent Date (CD)  
VIEW HISTORY

Dates  
+ Trade Book Entry Date: 2023-02-28  
+ Maturity Date: 2051-12-15  
Certificate Initial Payment Date: 2023-01-15  
Regenerate

Pool Maturity  
Period Type: Month  
+ Period Count: 360

Pool EIN  
Type: Employer Identification Number  
+ Pool EIN Value: 124369579

Government Bond Financing Program  
+ Indicator: Yes No  
No

Collateral Type  
Hybrid/Commingled

**NOTE:** Prior to adding Subscriber Accounts on the Pool Details screen, add a Subscriber record on the SFPDM Maintenance tab. Refer to section 3.3.1 Adding an FRB Subscriber Record.

8. Select the magnifying glass icon  next to the **ABA Routing and Transit ID** field in the Master Agreements / ACH Info section.

Figure 2.3-21: Select ACH Principal and Interest Window

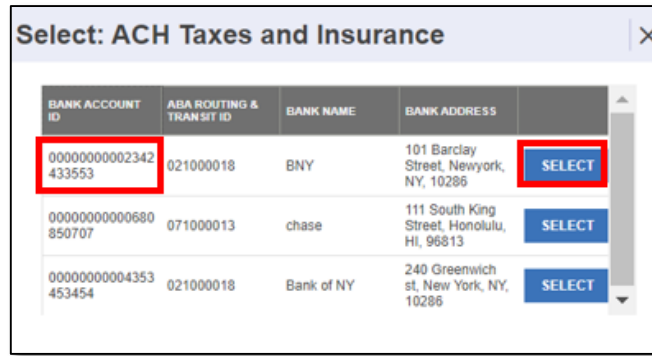
Master Agreements/ACH Info

ACH Principal & Interest  
+ ABA Routing and Transit ID  
+ Bank Account Identifier

ACH Taxes & Insurance  
+ ABA Routing and Transit ID  
+ Bank Account Identifier  
ADD

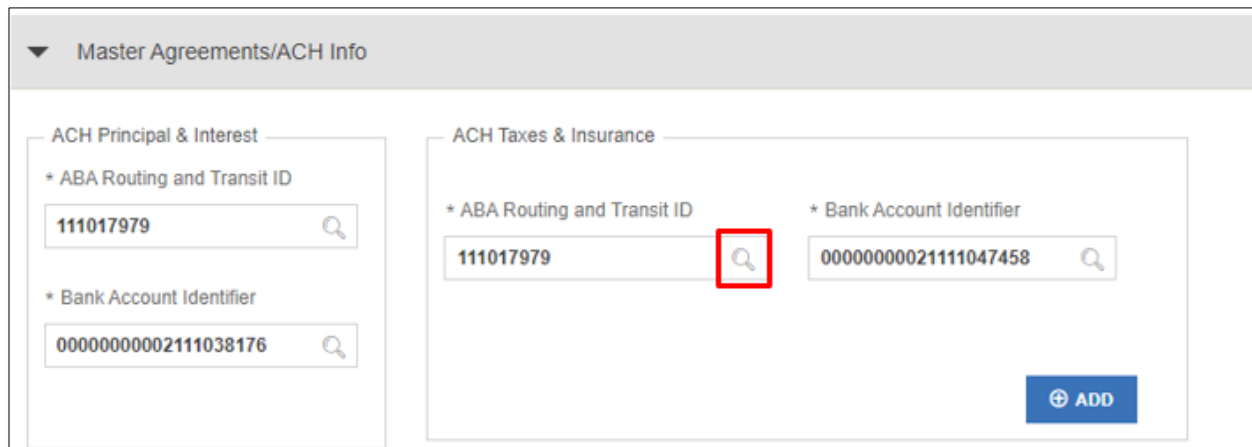
9. Select the Bank Account ID.
10. Select the **SELECT** button.  
The *Bank Account Identifier* displays.

Figure 2.3-22: Select ACH Taxes and Insurance Window



11. Select the magnifying glass icon  next to the **ABA Routing and Transit ID** field in the ACH Taxes & Insurance section.

Figure 2.3-23: Search Icon



12. Select the Bank Account Identifier.



Figure 2.3-24: Bank Account Identifier

Master Agreements/ACH Info

ACH Principal & Interest

- \* ABA Routing and Transit ID: 111017979
- \* Bank Account Identifier: 0000000002111038176

ACH Taxes & Insurance

- \* ABA Routing and Transit ID: 111017979
- \* Bank Account Identifier: 00000000021111047458

+ ADD

13. Select the **SELECT** button.

The Bank Account Identifier displays the selection.

14. Select either the **True** or **False** option in the Certification Agreement – 11711B section.

Figure 2.3-25: Pool Details - Certification Agreement - 11711B

Certification and Agreement – Form 11711B

- \* Pool Document Required Indicator:  True  False
- \* Pool Document Submission Indicator:  True  False
- \* Document Form Publisher Number Identifier: 11711A

Any and all security agreements affecting the mortgages in the referenced pool or loan package are limited by a duly executed Release of Security Interest (form HUD-11711A), which has been delivered by the issuer to the designated document custodian and which provides that any interest of a secured party in and to the pooled mortgages shall lapse upon or prior to the delivery of securities backed by the referenced pool or loan package. Upon the delivery of securities, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.

**NOTE:** The Pool Document Required Indicator defaults to **No**. If you change the option to Yes, the **Pool Document Submission Indicator** and the **Document Form Publisher Number Identifier** displays. Select True or False from the Pool Document Submission Indicator and select from the Document Form Publisher Number Identifier drop down list.



15. Manually enter or select the magnifying glass icon  in the **Subscriber Info – Subscriber Accounts** section.

Figure 2.3-26: Subscriber Info – Subscriber Accounts

Subscriber Accounts

Bank Account Purpose Type Settlement	Investor ACH Bank Account ID	* Original Subscription Amount	Investor Name	* ABA Routing and Transit ID
* Institution Telegraphic Abbreviation	Bank Account Delivery Description	* Investor ACH Receiver Sub Account Name		

16. Select the appropriate option on the **Select: Subscriber Account** window.

17. Select the **SELECT** button.

Figure 2.3-27: Select Subscriber Account

INVESTOR ACH BANK ACCOUNT IDENTIFIER	INVESTOR NAME	INVESTOR ACH ABA ROUTING AND TRANSIT IDENTIFIER	INVESTOR ACH INSTITUTION TELEGRAPHIC ABBREVIATION NAME	INVESTOR ACH BANK ACCOUNT DESCRIPTION	INVESTOR ACH RECEIVER SUBACCOUNT NAME	
00000000000062200534	Test FRB	021000021	T Bank	Test FRB Bank	Test Bank	<b>SELECT</b>

18. The Investor ACH Account ID, Original Subscription Amount, and the ABA Routing and Transit ID fields will be populated in the Subscriber Accounts section based on your entry/selection.

Figure 2.3-28: Subscriber Accounts

Subscriber Accounts

Bank Account Purpose Type  
Settlement

Investor ACH Bank Account ID: 00000000000011000028

\* Original Subscription Amount: 1584994

Investor Name: Chase

\* ABA Routing and Transit ID: 011000029

\* Institution Telegraphic Abbreviation: Chase

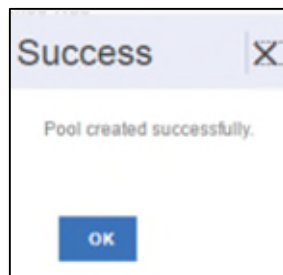
Bank Account Delivery Description: Del

\* Investor ACH Receiver Sub Account Name: ReceiveSub

**ADD**

19. Select the **SAVE** button to save changes on the Pool level.

Figure 2.3-29: Pool Created Successfully Message



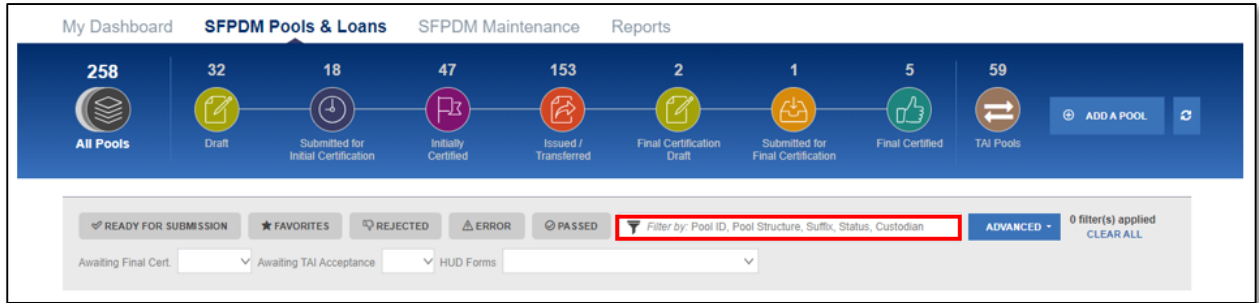
**NOTE:** You need to add at least one loan to the pool you just created. Refer to section 2.16.5 [Importing a New Loan](#) for instructions on how to import a loan or section 2.16.6 [Entering New Loan Data Manually](#) on how to add a loan manually.

### 2.3.5 Editing a Pool

You can edit a pool only when the Transfer Status is either Draft, Rejected, or Recalled. The pool cannot be locked for validation or waiting approval for submission.

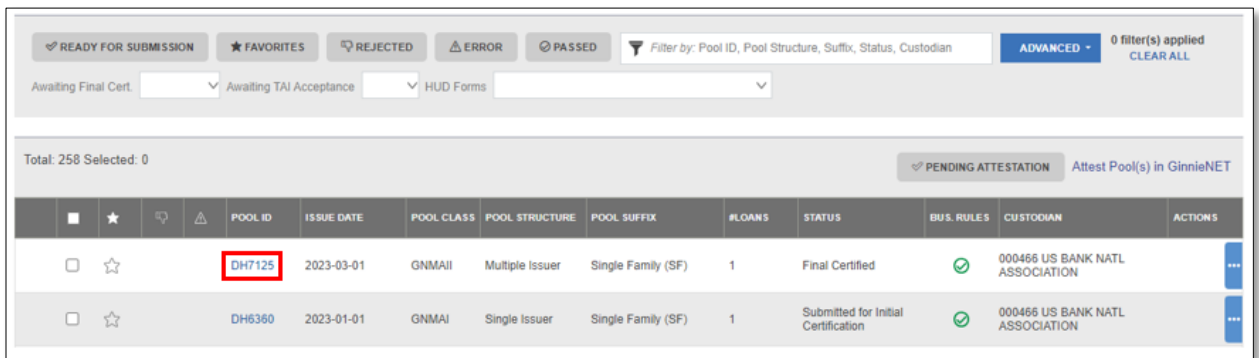
1. Select the **SFPDM Pools & Loans** tab.
2. Select in the **Filter by** field and use the Quick Filter or Advanced Filter option. Refer to section 2.2.1 [Searching for a Pool](#).

Figure 2.3-30: Filter by Field



3. Select the Pool ID tab in the search results section to access the Pool Details screen.

Figure 2.3-31: Search Results Screen



4. Make the desired changes to the fields in the pool.
5. Select the **SAVE** button at the top of the screen.
6. Select the **VALIDATE** button.
7. Select the **SUBMIT** button if ready for submission.

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### 2.3.6 Deleting a Pool from the Pool Details Screen

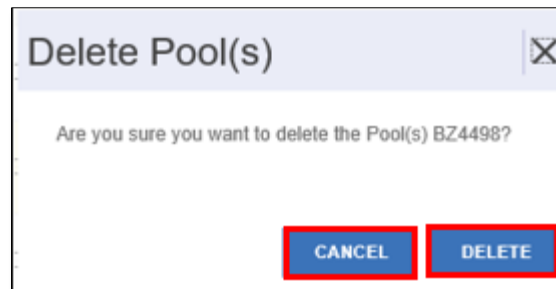
1. Select the **SFPDM Pools & Loans** tab.
2. Search for a pool. Refer to section 2.2.1 [Searching for a Pool](#).
3. Select the Pool ID tab to access the Pool Details page.
4. Select the **DELETE** button.

Figure 2.3-32: Pool Details Screen Options



5. Select the **DELETE** button on the **Delete Pool(s)** window to confirm the deletion or select the **CANCEL** button to terminate the deletion action. If you cancel the Delete request, the system returns to the Pool Details screen. If you select the **DELETE** button, the Pool will be deleted.

Figure 2.3-33: Delete Pool Confirmation Message



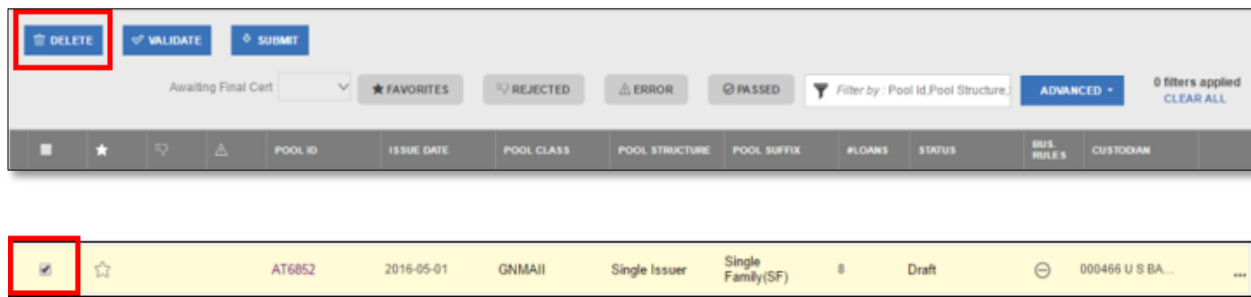
**NOTE:** When a Pool Record is deleted, all associated mortgage and participant records are also deleted. You can only delete pools that are in the Draft Status.

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### 2.3.7 Deleting a Pool from the Pools and Loans Screen

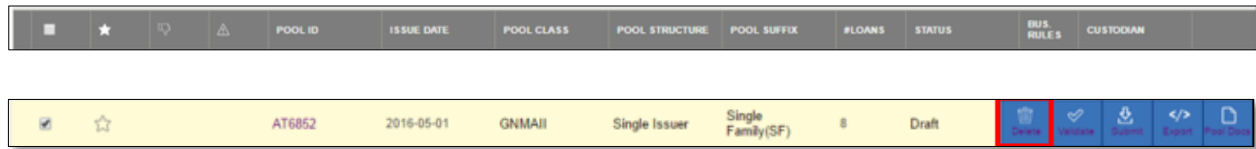
1. Select the **SFPDM Pools & Loans** tab.
2. Scroll down in the list of pools and find the pool that has Draft in the Status column.
3. Select the checkbox at the far-left column. The **DELETE** button will appear in the upper left corner.








Figure 2.3-34: Delete Pool from SFPDM Pool & Loans Screen



**NOTE:** You can also select the Actions button [ ...] for the Pool record and select the **DELETE** button.

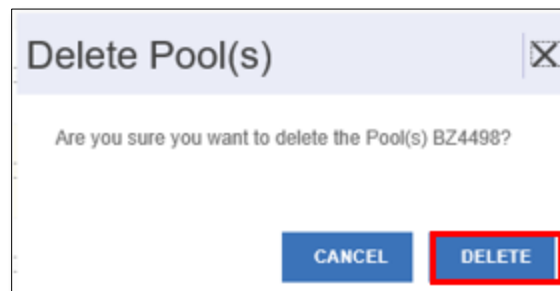
Figure 2.3-35: SFPDM Pools & Loans - Delete Action



	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN
 	AT6852	2016-05-01	GNMAII	Single Issuer	Single Family(SF)	8	Draft		   

4. Select the **DELETE** button.
5. SFPDM displays a message to confirm your intent to delete the Pool Record you have selected.

Figure 2.3-36: Delete Pool(s) Window



6. Select the **DELETE** button on the **Delete Pool(s)** window to confirm the deletion or select the **CANCEL** button to terminate the deletion action. If you cancel the Delete request, the system returns to the Pool List screen (SFPDM Pools and Loans).

**NOTE:** When you delete a pool, all associated loans and subscriber records are also deleted. You can only delete pools that are in Draft state.

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### 2.3.8 Initial Certification

#### Confirming Ability to Submit

1. You need to be listed on HUD Form 11702 (Application for Approval Government National Mortgage Association Mortgage-backed security Issuer).
2. You need a valid MyGinnieMae Portal Login and Password combination.
3. You need an Authorized Signer Functional Role assigned by your Organization Administrator.
4. You need an active RSA SecurID Soft Token.
5. You need to complete the “Verify Role Assignment” check into the MyGinnieMae portal.

### 2.3.9 Submitting for Attestation and Initial Certification

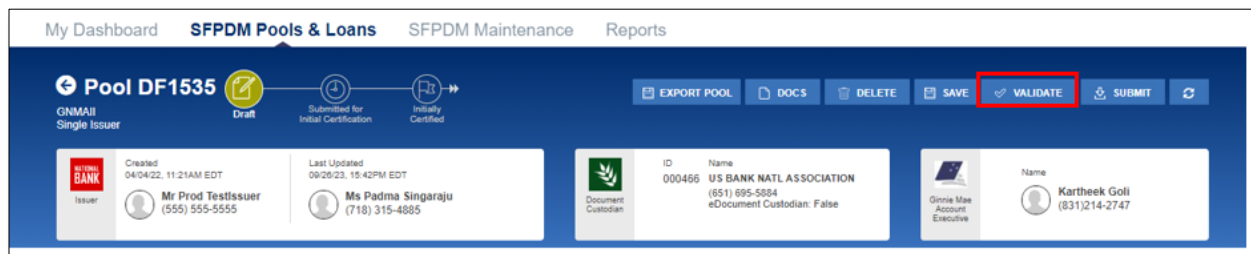
Only Authorized Signers can submit pools to the Document Custodian to be certified. Authorized Signers can submit one or multiple pools, and will receive notifications throughout the process, including submission confirmation, reminders for attestation and when the Document Custodian has received the submission, and any errors incurred. See section [5 - TROUBLESHOOTING AND SYSTEM ERRORS](#) for additional information.

Authorized Signers can view the Pools created by the Data Entry users prior to submitting to the Document Custodian to be certified.

The Pool must pass the Business Rules before it can be submitted. Business Rules or Ginnie Mae edits are a set of rules or criteria that checks validity of the data in the pool. Ginnie Mae edits are implemented using the Business Rules Engine (BRE). The rules engine will also execute all the rules against the SFPDM pools and loans information and return the outcome.

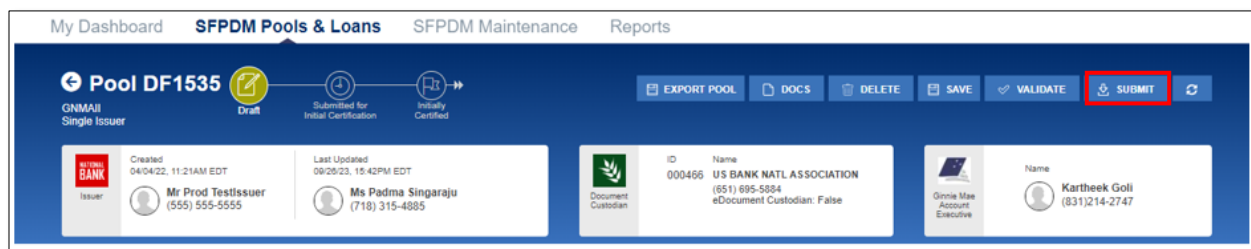
1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to section [2.2.1 Searching for a Pool](#).
3. Select the **Pool ID** to access the Pool details page.
4. Select the **VALIDATE** button.

Figure 2.3-37: Initial Certification - Validate Button



5. Select the **SUBMIT** button.

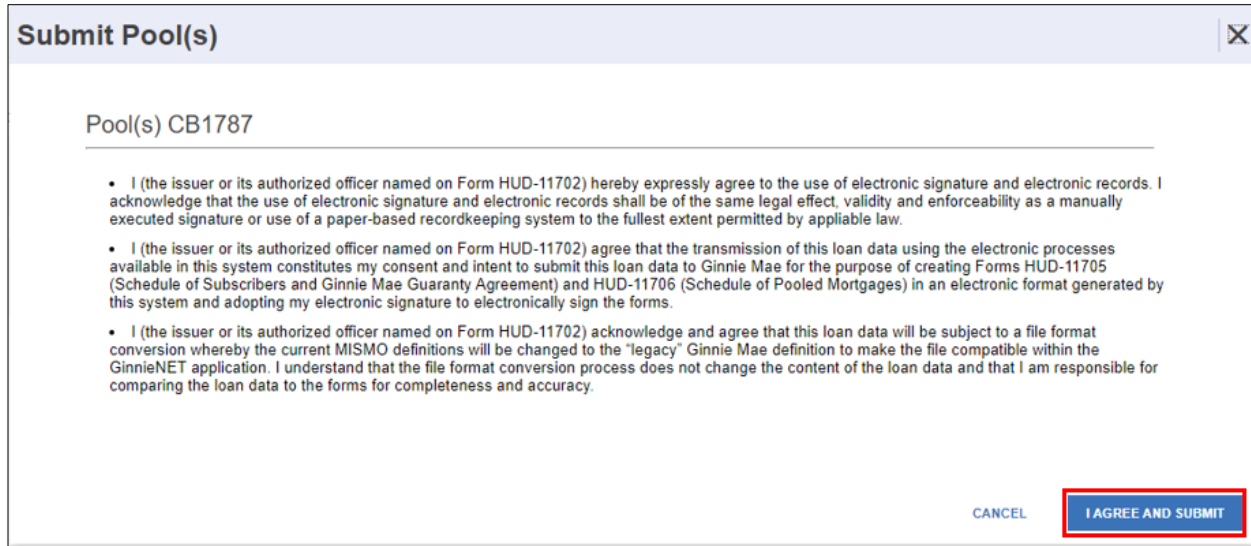
Figure 2.3-38: Initial Certification - Submit button



**NOTE:** When you select the **SUBMIT** button, the BRE will also run validation in SFPDM.

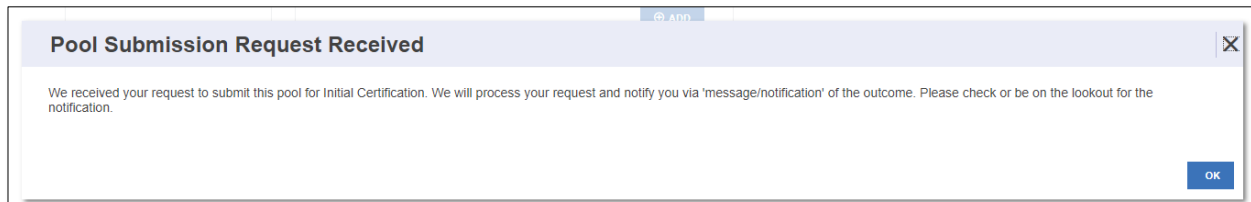
6. On the **Submit Pool(s)** window, select “**I AGREE AND SUBMIT**” after reading and reviewing the attestation. (See the Figure below)

Figure 2.3-39: Submit Pool Window



7. Once the pool(s) have been submitted, the Pool Submission Request Received screen will populate (See Figure below).

Figure 2.3-40: Success Message - Pool Submitted for Initial Certification



8. Select the message icon in the upper right corner (Refer to Figure 2.4-2). Find the message that pertains to the pool you sent for validation.

Figure 2.3-41: Confirmation Message



9. Select the Pool ID number on the notification message.  
The *Pool Details* screen displays, and the status of the pool changes to *Submitted for Initial Certification*.

**NOTE:** At this stage, the Authorized Signer is required to Attest to Viewing the HUD Forms and submit the Pool to the Document Custodian. This activity occurs in GinnieNET, while in SFPDM the Pool remains in **Submitted to Initial**

**Certification Status.** Any Authorized Signer under the Issuer's Organization with access to the Pool may attest to any of the Pools pending Attestation in GinnieNET. The Pool will not be available to the Document Custodian for Initial Certification until the Attestation is complete. Click the **Pending Attestation** button as shown on the following screen to see the pools awaiting attestation. After the Pool is attested by the Document Custodian, **Attestation Date and Time** are displayed on the Pool.

Submission/Certification Info		
Highest UPB Amount	Total Short Term UPB maturities	Wtd Avg Current Interest Rate %
\$25,000	\$0	5.5000
Short Term UPB Total Amount	Unpaid Balance Date	Pool Minimum Interest Rate %
\$0	2023-08-01	5.500
Pool Maximum Interest Rate %	File Certification Number	
5.500	1555-000450-UB5217-M-FS-080123-080842-0	
Attestation Date and Time		
08/01/2023 08:04:33 PM		



10. Navigate to GinnieNET using the **Attest Pool(s) in GinnieNET** button located on Pools and Loans screen.

Figure 2.3-42: Attest Pool(s) in GinnieNET link



11. Select one or more Pools by selecting the individual checkboxes or use **“Select All Pools”** button to select all pools on all pages.

12. Select the **“View Selected”** button to view the combined HUD-11705 and HUD-11706 forms.

Figure 2.3-43: GinnieNET screen



13. Select the Pool and select the **Proceed to Confirmation Attestation** button.

14. The **Adoption and Release of Form HUD 11705/11706 for Initial Certification window** popup will open with the Attestation confirmation.

15. Select **Confirm Attestation of HUD Forms** to proceed or **Cancel** to discard.

Figure 2.3-44: Adoption and Release of Form HUD 11705/11706 for Initial Certification Screen

**Adoption and Release of Form HUD 11705/11706 for Initial Certification**

- I (the issuer or its authorized officer named on Form HUD-11702) hereby certify that all of the information I provided on Forms HUD-11705 (Schedule of Subscribers and Ginnie Mae Guaranty Agreement) and HUD-11706 (Schedule of Pooled Mortgages) in an electronic format generated by this system and in any accompanying documentation is true and accurate to the best of my knowledge and belief. I understand that if I knowingly made any false, fictitious, or fraudulent statement, representation, or certification on the forms and in any accompanying documentation, 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, 1012; and 31 U.S.C. §§3729, 3802.
- I (the issuer or its authorized officer named on Form HUD-11702) acknowledge that the loan data I submitted was subject to a file format conversion whereby the current MISMO definitions are changed to the "legacy" Ginnie Mae definition to make the file compatible with the GinnieNET application. I acknowledge that I have reviewed the forms in an electronic format generated by this system for completeness and accuracy and that the file format conversion process did not change the content of the loan data.
- By adopting the forms in an electronic format generated by this system, I (the issuer or its authorized officer named on Form HUD-11702) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations, relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3) in effect as of the issue date specified on the forms. I hereby certify that if loan data was submitted for securitization into Ginnie Mae custom pools, the loan and all loan data conform to the applicable pooling eligibility requirements pursuant to 12 U.S.C. 1721(g) and complies with all applicable laws, pooling restrictions and loan data submission requirements set forth by Ginnie Mae for such custom pools. With respect to each mortgage loan, all modifications of the mortgage loan after the origination of such mortgage loan must be occasioned by default or reasonably foreseeable default on such mortgage loan within the meaning of Treasury Regulations section 1.860G-2(b)(3)(i).
- I (the issuer or its authorized officer named on Form HUD-11702) authorize Ginnie Mae to release the forms to the Approved Document Custodian designated on the forms for Initial Certification and to proceed with the issuance of securities under the Ginnie Mae Mortgage-Backed Securities programs.
- The Issuer (through its authorized officer named on Form HUD-11702) and Ginnie Mae agree that any electronic record created by this system shall be deemed (i) to be "written" or "in writing," (ii) to have been signed, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Neither party shall contest the admissibility of true and accurate copies of such electronic records or associated electronic signatures.

16. Enter your MyGinnieMae ID and Password.

Figure 2.3-45: SecurID Verification

Welcome Wu, Tom (1555)

**GinnieNET On The Web**  
SecurID Verification [Return to Main Menu](#)

**Enter your MyGinnieMae login credentials**

Please enter your MyGinnieMae ID:

Please enter your MyGinnieMae Password:

17. Enter the eight-digit RSA SecurID Passcode and select OK to submit the pool to the Document Custodian.

Figure 2.3-46: Authentication Verification

**GinnieNET On The Web**  
RSA SecurID Verification

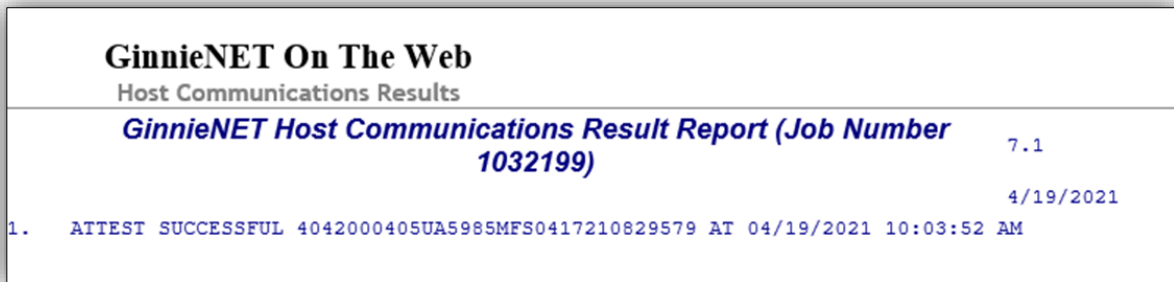
**Authentication with RSA SecurID**

Tom Wu, Tester

Enter RSA SecurID Passcode:

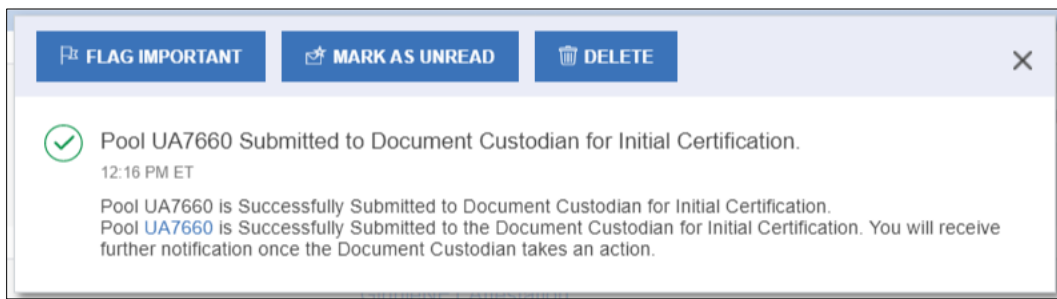
18. Pool will be submitted to the Document Custodian.

Figure 2.3-47: Host Communication Results



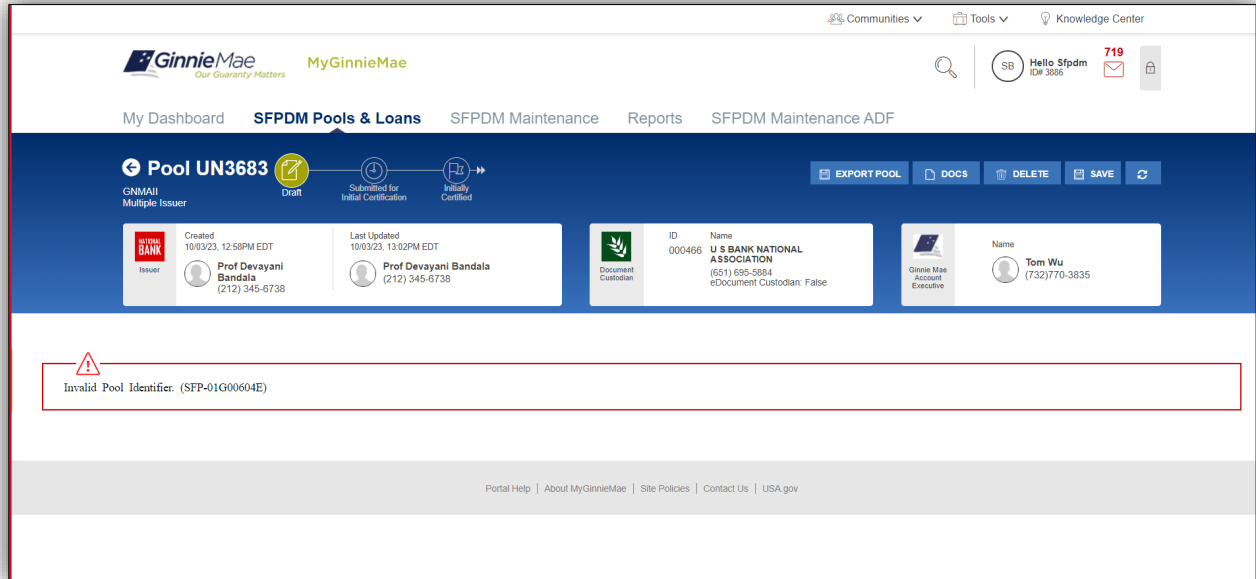
19. MyGinnieMae Portal notification will be generated confirming the successful submission of the Pool to the Document Custodian.

Figure 2.3-48: Portal Notification



**NOTE:** If multiple users (ex: Data Entry user and Authorized Signer) are working on the same pool at the same time and one of the users deletes the pool, the pool will be deleted for all users. Upon saving, users will see the message “Invalid Pool Identifier” because the pool has been deleted.

Figure 2.3-49: Invalid Pool Identifier



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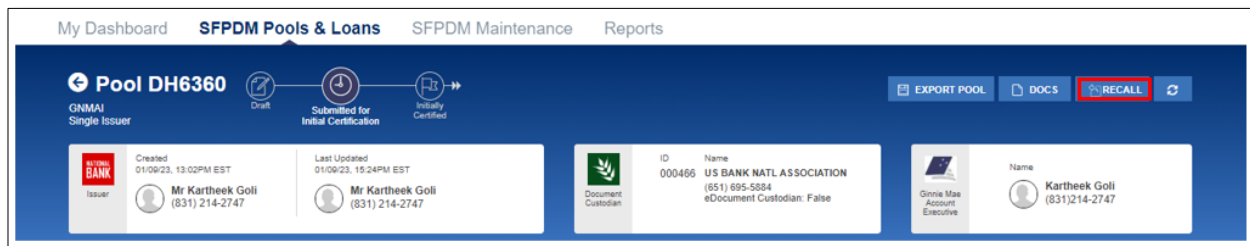
### 2.3.10 Recalling a Pool

Once the pool has been successfully translated and submitted for Initial Certification, the Initially Certified Pool can only be recalled until 12:00 PM EST the following business day.

An Authorized Signer can recall a pool that had been submitted to a Document Custodian. If a pool is recalled, the pool is returned to the Draft Status.

1. Select the **SFPDM Pools & Loans** tab.
2. Select in the **Filter by** field and use the Quick Filter or Advanced Filter option described in [Section 2.2 Searching for a Pool](#).
3. Select the **Pool ID** to access the Pool Details Screen.
4. On the Pool Details Screen, select the **RECALL** button. The button will be available till the time the Pool is eligible for Recall.

Figure 2.3-50: Pool Details - Recall Button



- On the **Recall Pool** window, select the Certification Checkboxes.

Figure 2.3-51: Recall Pool Submission Window

**Recall Pool**

Pool UB1450

I certify that all of the information I have provided on this form and in any accompanying documentation 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.

By submitting this form I (the issuer or its officer) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations; relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3).

I (the issuer or its officer) acknowledge and agree that this form will be subject to a conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the form compatible with the GinnieNET application. I understand that the conversion process does not change the content of the form.

RSA SecurID Passcode

CANCEL SUBMIT

- Enter your eight-digit **RSA SecurID Passcode**.
- Select the **SUBMIT** button.

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## 2.4 Submitting for Final Certification

To submit a pool for Final Certification, the pool must have been Initially Certified. Reference [Section 2.4.9](#) for instructions on how to submit for Initial Certification. The pool must not have been transferred prior to Final Certification, except for an immediate issuance transfer transaction, where the pool is transferred immediately after the pool is issued.

To submit a pool for Final Certification, the original pool record must be initiated in SFPDM by the issuer with a status of Issued/Transferred before you can view or edit loan data. Once the Issuer views or edits the pool(s) it can be transmitted to the Custodian for Final Certification.

To submit a pool for Final Certification, step through the following procedural flow.

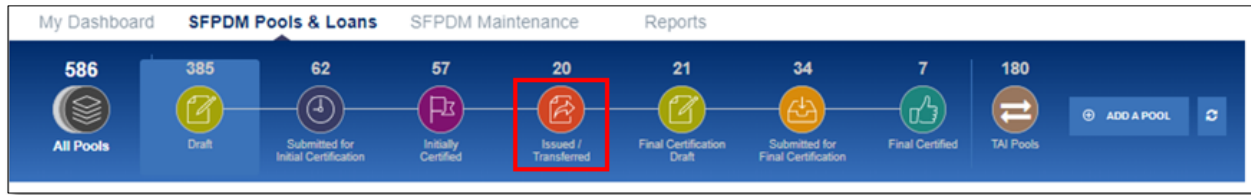
- Select the **SFPDM Pools & Loans** tab.

Figure 2.4-1 SFPDM Pools & Loans Tab



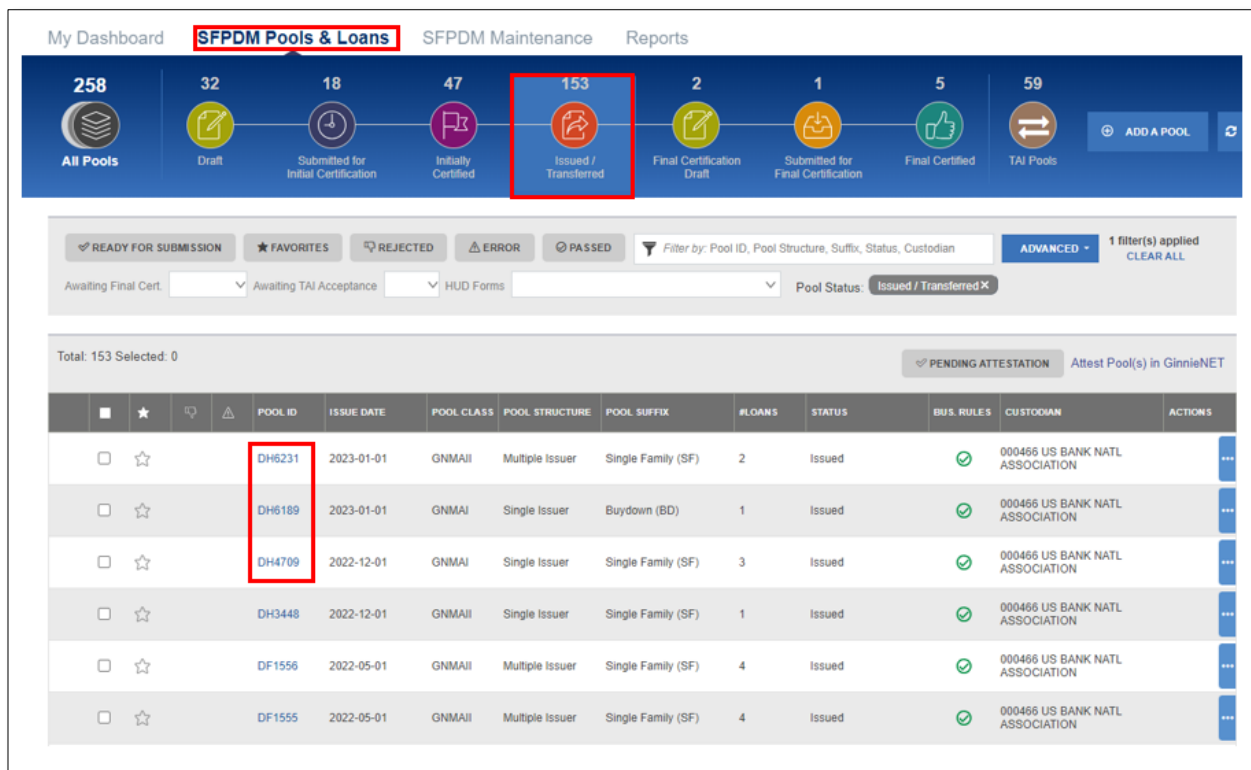
2. Select the **Issued/Transferred** icon and search for the pool you submitted in the Initial Certification.

Figure 2.4-2: Issued / Transferred Icon



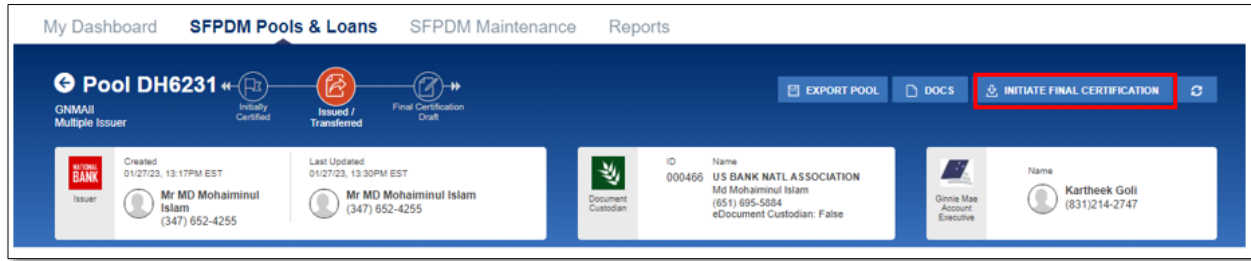
3. Select the Pool ID to access the Pool Details screen.

Figure 2.4-3: Pool Details Screen



4. On the Pool Details screen, select the **INITIATE FINAL CERTIFICATION** button, if no changes are required. If you need to make changes or replace the loan, refer to section [2.4.1\\_Replacing or Substituting a Loan](#).

Figure 2.4-4: Initiate Final Certification button

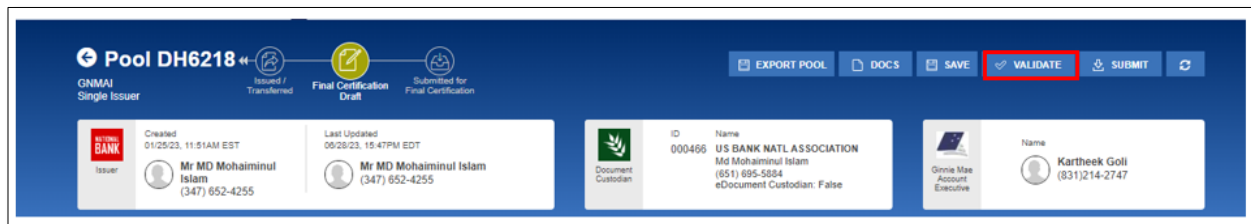


The pool will be placed in a Final Certification Draft Status.

**NOTE:** You can only change Document Custodian information at the pool level and correct any errors in the **Address** section at the loan level

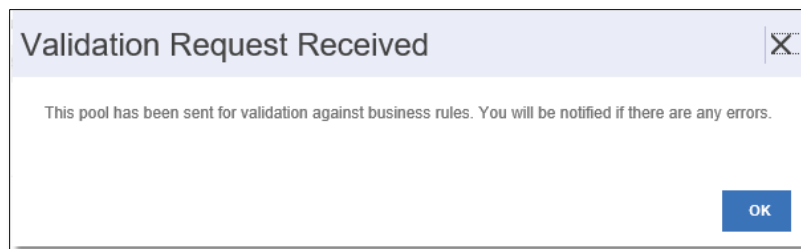
5. Select the **VALIDATE** button. All the loans in the “All Loans” section will be validated. Loans in the Replacement Loans section and Removed Loans are not included for Validation.

Figure 2.4-5: Validate Button - Final Certification



6. When the **Validation Request Received** window displays, select the **OK** button to close the message and continue.

Figure 2.4-6: Validation Request Received Message



7. Select the message icon in the upper right corner. Find the message that pertains to the pool you sent for validation.

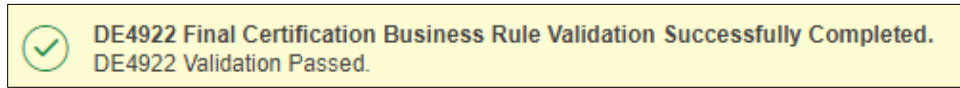
The *Final Certification Business Rules Validation* message displays.

Figure 2.4-7: Message Icon



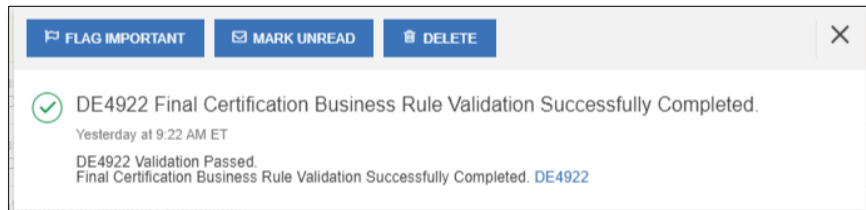
8. Click to review the Final Certification Business Rules Validation message.

Figure 2.4-8: Final Certification Message



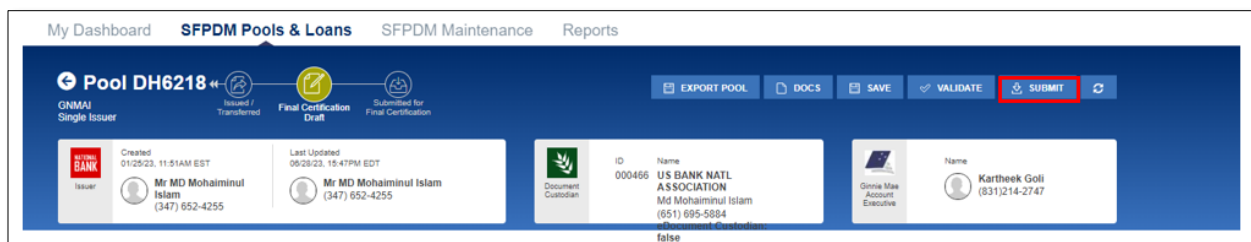
9. Select the Pool ID number in the Validation message.

Figure 2.4-9: Validation Message



10. On the Pool Details Screen, select the **SUBMIT** button.

Figure 2.4-10: Pool Details - Submit button



11. On the Submit Pool window, select the Certification Checkboxes.



Figure 2.4-11: Submit Pool Window

**Submit Pool** [X]

Pool UA4450

certify that all of the information I have provided on this form and in any accompanying documentation 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.

By submitting this form I (the issuer or its officer) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations; relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3).

(the issuer or its officer) acknowledge and agree that this form will be subject to a conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the form compatible with the GinnieNET application. I understand that the conversion process does not change the content of the form.

RSA SecurID Passcode

\*\*\*\*\*

CANCEL **SUBMIT**

12. Enter your eight-digit **RSA SecurID Passcode**.

13. Select the **SUBMIT** button. A notification is then sent to the Document Custodian.

The Pool Number is the key identifier for locating records. The Pool Number is part of the Final Certification File Transmission Number (FC-FTN) digits **11** through **19** counting in from the left, and the Issuer/Custodian Transfer Recertification (RCI/RCC FTN), digits **11** through **19** counting in from the left.

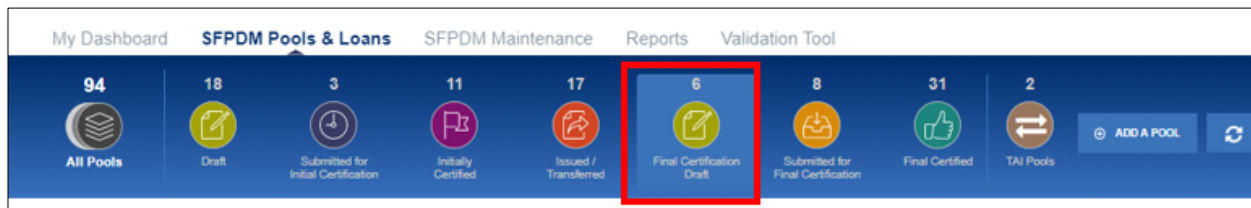
For more information, see [File Transmission Numbers](#) in the Appendix.

### 2.4.1 Replacing or Substituting a Loan

If a loan is in the Final Certification Draft Status, you can substitute one loan with another loan.

1. Select the **SFPDM Pools & Loans** tab.
2. Select the **Final Certification Draft** icon.

Figure 2.4-12: Final Certification Draft Icon



The list of pools will be filtered to ones that have a Status of Draft for Final Certification.

Figure 2.4-13: Pools with Draft for Final certification Status

DB3311	2022-03-01	GNMAII	Multiple Issuer	Single Family (SF)	3	Final Certification Draft
CB7821	2021-11-01	GNMAI	Single Issuer	Single Family (SF)	3	Final Certification Draft

**NOTE:** You can also use the Advanced Filter Feature. Select the **ADVANCED** button, select the **STATUS** row, select the checkbox next to **Draft for Final Certification**, then select the **APPLY FILTERS** button.

Figure 2.4-14: Advanced Filters Option

Pool ID

Issue Date

Pool Class

Pool Suffix

Collateral Type

Status

- Draft
- Submitted for Initial Certification
- Initially Certified
- Issued
- Final Certification Draft
- Submitted for Final Certification
- Final Certified

Business Rules

Custodian ID

Loan Identifier

Mortgage Type

Clear All Filters | Apply Filters

3. Select the **POOL ID** link to access the Pool Details screen.

Figure 2.4-15: Pool Details

**Pool DF1538**  
GNMAII  
Single Issuer

Created: 04/04/23, 11:21AM EDT  
Last Updated: 04/24/23, 11:59AM EDT

Mr Prod Testissuer (555) 555-5555  
Ms Padma Singaraju (718) 315-4885

US BANK  
Document Custodian

ID: 000486  
Name: US BANK NATL ASSOCIATION (651) 695-5884  
eDocument Custodian: False

Ginnie Mae Account Executive  
Name: Kartheek Goli (831)214-2747

**Pool Details** Loans (4) Legacy Names - Collapse All / + Expand All

Header Info

* Pool Identifier	* Issue Date	* Amortization Type	* Class Type	* Structure Type
DF1538	2023-04-01	Fixed Rate	GNMAII	Single Issuer
* Suffix Identifier				
Manufactured Housing (MH)				

4. Select the **Loans** tab.

**NOTE:** The number in parenthesis after the tab title indicates the number of loans associated with the pool.

Figure 2.4-16: Loan Details

The screenshot shows the 'Loan Details' page for Pool DF1538. At the top, there are navigation buttons: EXPORT POOL, DOC'S, DELETE, SAVE, VALIDATE, and SUBMIT. Below this, there are three main sections: Issuer (Mr Prod Test Issuer), Document Custodian (US BANK NATL ASSOCIATION), and Ginnie Mae Account Executive (Karthek Goli). The 'Loans (4)' tab is highlighted with a red box. Below the tabs, there is a 'Header Info' section with dropdown menus for Pool Identifier (DF1538), Issue Date (2023-04-01), Amortization Type (Fixed Rate), Class Type (GNMAII), and Structure Type (Single Issuer). A 'Manufactured Housing (MH)' dropdown is also visible.

5. Select the **ADD A LOAN** button. The *Add Loan* screen displays.

6. Select one of the following options:

- Import a Loan – Refer to [Importing a New Loan](#).
- Manually Add a Loan – Refer to [Entering New Loan Data Manually](#).

7. Select the **SAVE** button. The new loan will be added in the Replacement Loans section

8. Select the Loan ID in the Replacement Loans section and drag into the All Loans section. At this point, the Replaced Loan is not validated

Figure 2.4-17: Replacement Loans

The screenshot shows the 'Replacement Loans' section for Pool UN1730. The page is titled 'The pool is currently locked for validation (BRE)'. There are two tables: 'Replacement Loans (1)' and 'All Loans (4)'. The 'Replacement Loans' table has one row with Loan ID LNUNQ00VB000008, which is highlighted with a red box. The 'All Loans' table has four rows. A 'REMOVED LOANS (1)' section on the right shows the loan ID LNUNQ00VB000008. The page includes a search bar, a filter dropdown, and an 'ADVANCED' filter button.

9. Select one of the options from the Reason drop down list on the Loan Substitution Window.

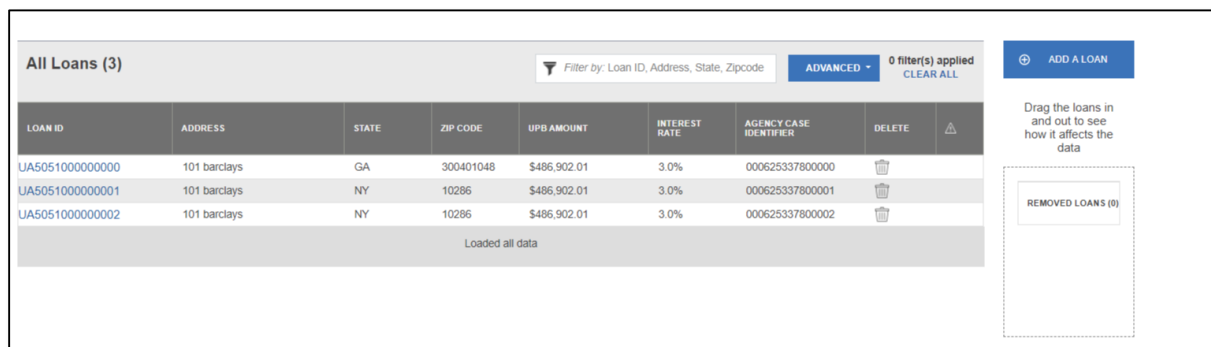
- Select the **SAVE** button. Upon Validation, the BRE (Business Rules Engine) will verify that the loan that can be replaced and meets criteria for validation.

Figure 2.4-18: Loan Substitution



- After the loan successfully passes substitution, the newly added loan will display in the All Loans section. The substituted loan will be placed in the Removed Loan section.

Figure 2.4-19: Replacement Loan Updated



**NOTE:** You can also revert the actions by clicking on the button.

- Select the **VALIDATE** button.
- Select the **SUBMIT** button.
- Select the Certification Checkboxes.
- Enter your eight-digit **RSA SecureID Passcode**.
- Select the **SUBMIT** button.

Figure 2.4-20: Submit Pool Window

**Submit Pool** [X]

Pool UA4450

certify that all of the information I have provided on this form and in any accompanying documentation 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.

By submitting this form I (the issuer or its officer) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations; relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3).

(the issuer or its officer) acknowledge and agree that this form will be subject to a conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the form compatible with the GinnieNET application. I understand that the conversion process does not change the content of the form.

RSA SecurID Passcode  
[.....]

CANCEL [SUBMIT]

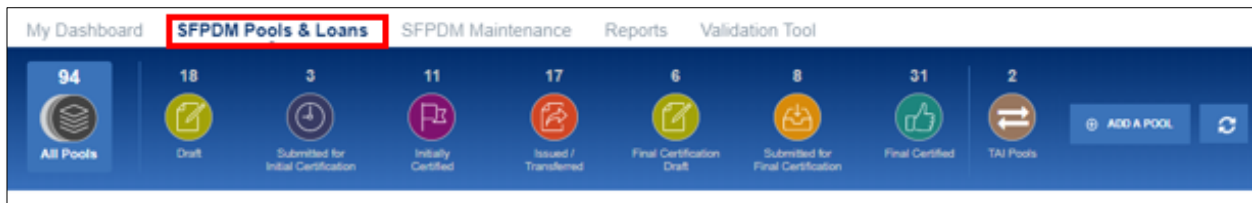
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## 2.4.2 Removing a Loan from Final Certification

Before a pool has been submitted for Final Certification, you can remove a loan.

1. Select the **SFPDM Pools & Loans** tab.

Figure 2.4-21 SFPDM Pools and Loans Tab



2. Select in the **Filter by** field and use the Quick Filter or Advanced Filter option described in Refer to section 2.2.1 [Searching for a Pool](#).
3. Select the **Pool ID** to access the Pool Details screen.
4. Select the **Loans** tab to access the All Loans screen.

Figure 2.4-22: All Loans Screen

The screenshot shows the 'All Loans (4)' screen. At the top left, the text 'All Loans (4)' is highlighted with a red box. To the right, there is a search filter 'Filter by: Loan ID, Address, State, Zipcode' and buttons for 'ADVANCED' and '0 filter(s) applied CLEAR ALL'. Below this is a table with columns: LOAN ID, ADDRESS, STATE, ZIP CODE, UPB AMOUNT, INTEREST RATE, AGENCY CASE IDENTIFIER, and DELETE. The table contains four rows of loan data. At the bottom of the table, it says 'Loaded all data'. On the right side, there is a sidebar with an 'ADD A LOAN' button and a section titled 'Drag the loans in and out to see how it affects the data.' containing a 'REMOVED LOANS (0)' box.

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE	AGENCY CASE IDENTIFIER	DELETE
LNUNQ00VB000004	1 Batman Drive	NY	11235	\$396,248.67	2.5%	005484643814241	
LNUNQ00VB000005	1 Batman Drive	NY	11235	\$396,248.67	2.5%	005484643814242	
LNUNQ00VB000006	1 Batman Drive	NY	11235	\$396,248.67	2.5%	005484643814243	
LNUNQ00VB000007	1 Batman Drive	NY	11235	\$396,248.67	2.5%	005484643814244	

5. Select the icon at the end of the row.  
The *Remove Loan* screen displays.
6. Select the down arrow on the Reason drop down list and select a reason for removing the loan.

Figure 2.4-23: Remove Loan Screen

The screenshot shows the 'Remove Loan' dialog box. The title bar says 'Remove Loan' with a close button (X). The main text says 'Select a reason code to remove loan DAB0019248.' Below this is a section titled '+ Reason' with a dropdown menu. The dropdown menu is open, showing a list of options. A red box highlights the dropdown arrow. Below the dropdown is a 'Comments' section with a text input field. At the bottom, there are two buttons: 'CANCEL' and 'SAVE'. The 'SAVE' button is highlighted with a red box.

**NOTE:** You can also enter any additional text in the Comments section.

When a Loan is deleted when in Final Certification Draft, Pool UnpaidPrincipalBalance(UPB) is not required to be equal to the sum of the loans UPB.

7. Select the **SAVE** button.
8. Select the **VALIDATE** button.
9. Select the **SUBMIT** button.
10. Select the Certification Checkboxes.
11. Enter your eight-digit **RSA SecurID Passcode**.
12. Select the **SUBMIT** button.

Figure 2.4-24: Submit Pool

**Submit Pool** [X]

Pool UA4450

certify that all of the information I have provided on this form and in any accompanying documentation 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.

By submitting this form I (the issuer or its officer) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations; relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3).

(the issuer or its officer) acknowledge and agree that this form will be subject to a conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the form compatible with the GinnieNET application. I understand that the conversion process does not change the content of the form.

RSA SecurID Passcode

\*\*\*\*\*

CANCEL **SUBMIT**

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### 2.4.3 Recalling a Pool from Final Certification

An Authorized Signer can recall a pool that had been submitted to a Document Custodian for Final Certification. If a pool is recalled, it is returned to the Final Certification Draft Status.

1. Select the **SFPDM Pools & Loans** tab.
2. Select in the **Filter by** field and use the **Quick Filter** or **Advanced Filter** option described in section [2.2.1 Searching for a Pool](#).
3. Select the **Pool ID** to access the Pool Details screen.
4. On the Pool Details screen, select the **RECALL** button.

Figure 2.4-25: Pool Details - Recall button

**Pool DH6360** [EXPORT POOL] [DOCS] **RECALL** [Refresh]

GNMAI Single Issuer

Draft Submitted for Initial Certification Ready Certified

**Issuer:** Created 01/09/23, 13:02PM EST  
Mr Kartheek Goli (831) 214-2747

**Last Updated:** 01/09/23, 15:24PM EST  
Mr Kartheek Goli (831) 214-2747

**Document Custodian:** ID 000466 Name US BANK NATL ASSOCIATION (651) 695-5884 eDocument Custodian: False

**Ginnie Mae Account Executive:** Name Kartheek Goli (831)214-2747

5. On the Recall Pool window, select the Certification Checkboxes.
6. Enter your eight-digit **RSA SecurID Passcode**.
7. Select the **SUBMIT** button.



Figure 2.4-26: Recall Pool Submission Window

**Recall Pool** X

**Pool UB1450**

I certify that all of the information I have provided on this form and in any accompanying documentation 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.

By submitting this form I (the issuer or its officer) agree to issue and administer any Ginnie Mae mortgage-backed securities issued and service pooled mortgages in accordance with Section 306(g) of the National Housing Act, its applicable regulations; relevant Guaranty Agreement and the applicable "Government National Mortgage Association Mortgage-Backed Securities Guide" (Handbook 5500.3).

I (the issuer or its officer) acknowledge and agree that this form will be subject to a conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the form compatible with the GinnieNET application. I understand that the conversion process does not change the content of the form.

RSA SecurID Passcode

\*\*\*\*\*

CANCEL SUBMIT

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## 2.5 Exporting Pool and Loan Data

### 2.5.1 Exporting Pool Data – SFPDM Pools and Loans Screen

Use this function to export data from the SFPDM Pools & Loans Page into an XML file.

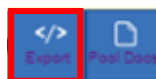
1. Select the **SFPDM Pools & Loans** tab.
2. Select the **Actions** button at the end of the row to display the available options.

Figure 2.5-1: SFPDM Pools & Loans Screen - Actions button

Awaiting Final Cert		★ FAVORITES	🚫 REJECTED	⚠️ ERROR	🟢 PASSED	Filter by: Pool Id, Pool Structure	ADVANCED	0 filters applied	CLEAR ALL				
	★	🚫	⚠️	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	RULES	CUSTODIAN	...
	☆			AL8608	2015-03-01	GNMAI	Single Issuer	Single Family(SF)	8	Initially Certified	🟢	000466 U S BA...	...
	☆			AO3396	2015-03-01	GNMAI	Single Issuer	Single Family(SF)	8	Final Certified	🟢	000466 U S BA...	...
	☆		⚠️	AO3397	2015-03-01	GNMAI	Single Issuer	Single Family(SF)	8	Error out in Final Cert	🟢	000466 U S BA...	...
	☆			AO3398	2015-03-01	GNMAI	Single Issuer	Single Family(SF)	8	Final Certified	🟢	000466 U S BA...	...

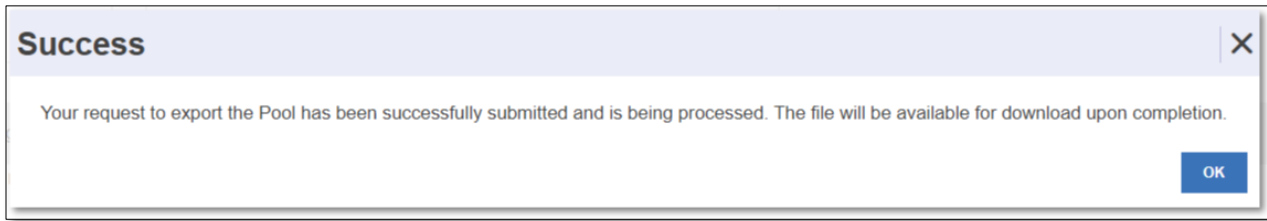
3. Select the **EXPORT** option.

Figure 2.5-2: Export Action from SFPDM Pools & Loans Screen



- SFPDM displays the Success confirmation popup and exports a ZIP file to the bottom of the browser window.

Figure 2.5-3: Export Pop-up for Pools



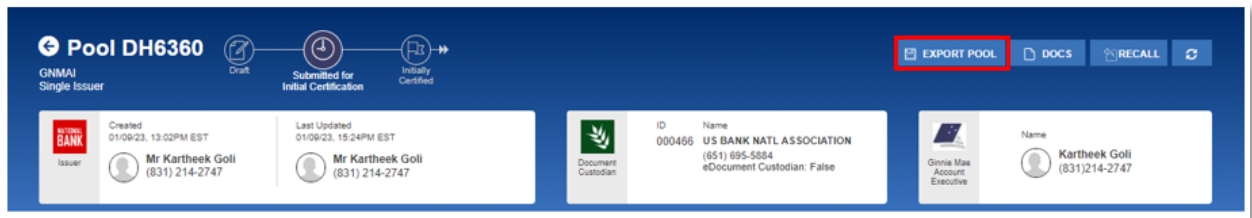
- Select the downloaded file to display or save the exported file.

## 2.5.2 Exporting Pool Data – Pool Details Screen

Use this function to export data from the Pool Details screen into an XML file.

- Select the **SFPDM Pools & Loans** tab.
- Search for a pool record as described in Refer to section [2.2.1 Searching for a Pool](#).
- Select the link to the Pool ID in the Search Results.
- Select the **EXPORT POOL** button.

Figure 2.5-4: Export Pool



SFPDM displays the success confirmation popup and exports a .Zip file to the bottom of your browser window.

- Select the downloaded file to display or save the exported file.

## 2.5.3 Exporting Loan Data

- Search for a pool record as described in section [2.2.1 Searching for a Pool](#).
- Select the **Loans** tab.
- Select the link to the Loan ID in the Search Results.

Figure 2.5-5: All Loans

LOAN ID	ADDRESS	STATE	ZIP CODE	UPE AMOUNT	INTEREST RATE	AGENCY CASE IDENTIFIER	DELETE
UA5051000000000	101 barclays	GA	300401048	\$486,902.01	3.0%	000625337800000	
UA5051000000001	101 barclays	NY	10286	\$486,902.01	3.0%	000625337800001	
UA5051000000002	101 barclays	NY	10286	\$486,902.01	3.0%	000625337800002	

Loaded all data

- Select the **Export Loan** button on the Loan Details screen.

Figure 2.5-6: Loan Details - Export Loan button

Pool DH6360  
GNMAI  
Single Issuer

Created: 01/09/23, 13:02PM EST  
Last Updated: 01/09/23, 15:24PM EST

Mr. Kartheek Goli (831) 214-2747

Mr. Kartheek Goli (831) 214-2747

ID: 000466  
Name: US BANK NATL ASSOCIATION (51) 895-5884  
eDocument Custodian: False

Name: Kartheek Goli (831)214-2747

Loan XSF636000000001

SFPDM displays the success confirmation popup and exports a ZIP file to the bottom of the browser window.

Figure 2.5-7: Export Pop-up for Loan

**Success**

Your request to export the Loan has been successfully submitted and is being processed. The file will be available for download upon completion.

OK

- Select the downloaded file to display or save the exported file.

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## 2.6 Bulk Actions

### 2.6.1 Validating Multiple Pools

To validate several pools at the same time, step through the following procedural flow:

- Select the **SFPDM Pools & Loans** tab.

2. Select the checkboxes for the pools you want to validate.
3. Select the **VALIDATE** button.

Figure 2.6-1: Validate Multiple Pools

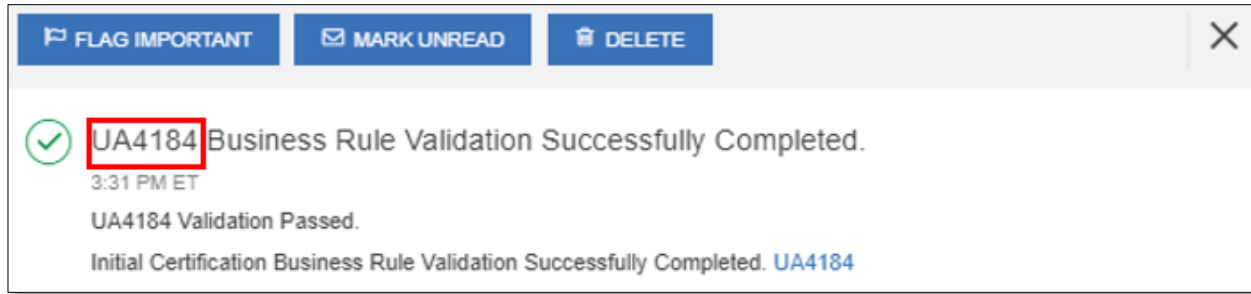
POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
DF1538	2023-04-01	GNMAII	Single Issuer	Manufactured Housing (MH)	4	Draft	⊖	000466 US BANK NATL ASSOCIATION	⋮
DF1535	2023-10-01	GNMAII	Single Issuer	Re-performing Ginnie Mae (RG)	4	Draft	⊖	000466 US BANK NATL ASSOCIATION	⋮
DF1534	2022-05-01	GNMAII	Multiple Issuer	Single Family (SF)	4	Draft	⊕	000466 US BANK NATL ASSOCIATION	⋮

**NOTE:** After you select the **VALIDATE** button, the Success Message displays.

Figure 2.6-2: Success Message - Bulk Pool Validation Processing

4. Select the **OK** button to close the message and continue.
5. Select the message icon to review the individual notification messages.
6. Select the Pool ID in the notification message to access the **Pool Details** screen.

Figure 2.6-3: Notification Message - Business Rule Validation Successful



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## 2.6.2 Submitting Multiple Pools

This screen series allows you to select one or more pools for transmission in SFPDM and create a notification when the transmission is successfully completed. The notification includes dates and times of each submission, as well as the FTN (File Transmission Number) generated upon successful transmission to the network.

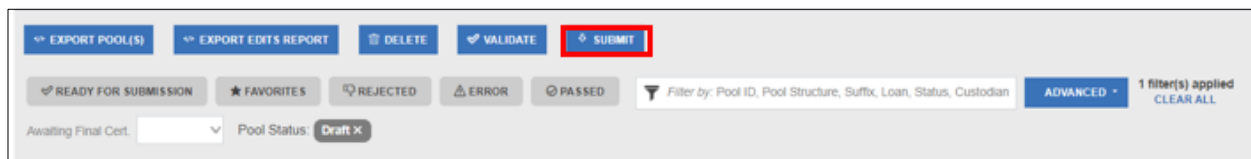
1. Select the **SFPDM Pools & Loans** tab.
2. Select the checkboxes for the pools you want to submit for Initial Certification.

Figure 2.6-4: Select Checkboxes for Initial Certification

<input checked="" type="checkbox"/>	<input type="checkbox"/>	AV2740	2016-06-01	GNMAIL	Single Issuer	Single Family(SF)	8	Draft	<input checked="" type="checkbox"/>	000466 U S BA...	...
<input checked="" type="checkbox"/>	<input type="checkbox"/>	AV2739	2016-06-01	GNMAIL	Single Issuer	Single Family(SF)	8	Draft	<input checked="" type="checkbox"/>	000466 U S BA...	...
<input checked="" type="checkbox"/>	<input type="checkbox"/>	AV2738	2016-06-01	GNMAIL	Single Issuer	Single Family(SF)	8	Draft	<input checked="" type="checkbox"/>	000466 U S BA...	...

3. Select the **SUBMIT** button.  
The *Submit Pools* window displays.

Figure 2.6-5: Submit Multiple Pools



4. Select the **I AGREE AND SUBMIT** button.

Figure 2.6-6: Submit Multiple Pools

**Submit Pool(s)** X

Pool(s): UB1818 UB1816 UA5095

- I (the issuer or its authorized officer named on Form HUD-11702) hereby expressly agree to the use of electronic signature and electronic records. I acknowledge that the use of electronic signature and electronic records shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based recordkeeping system to the fullest extent permitted by applicable law.
- I (the issuer or its authorized officer named on Form HUD-11702) agree that the transmission of this loan data using the electronic processes available in this system constitutes my consent and intent to submit this loan data to Ginnie Mae for the purpose of creating Forms HUD-11705 (Schedule of Subscribers and Ginnie Mae Guaranty Agreement) and HUD-11706 (Schedule of Pooled Mortgages) in an electronic format generated by this system and adopting my electronic signature to electronically sign the forms.
- I (the issuer or its authorized officer named on Form HUD-11702) acknowledge and agree that this loan data will be subject to a file format conversion whereby the current MISMO definitions will be changed to the "legacy" Ginnie Mae definition to make the file compatible within the GinnieNET application. I understand that the file format conversion process does not change the content of the loan data and that I am responsible for comparing the loan data to the forms for completeness and accuracy.

CANCEL I AGREE AND SUBMIT

**NOTE:** Pool cannot be issued/submitted in the last 6 business days of the current month for the following Pool Class - Pool Structure combination:

- GNMA II – Multiple Issuer

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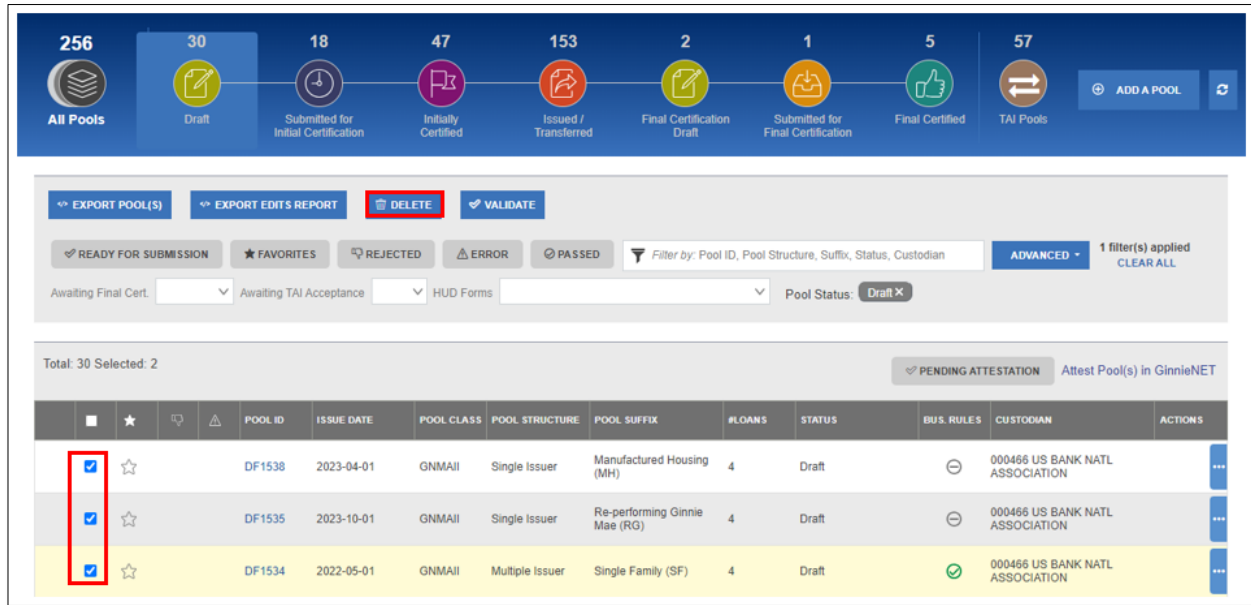
### 2.6.3 Deleting Multiple Pools

When a pool is deleted, all associated loan and participant records are also deleted. Only pools that are in Draft Status can be deleted.

To access the Delete Pools function, step through the following procedural flow.

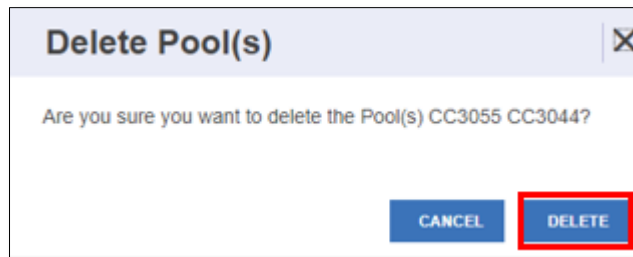
1. Select the **SFPDM Pools & Loans** tab and select the checkboxes for the pools you want to mark for deletion.

Figure 2.6-5: Delete Multiple Pools



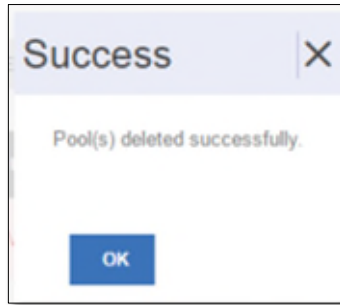
2. Select the **DELETE** button.  
The *Delete Pool(s)* confirmation message box displays.

Figure 2.6-6: Delete Pools Confirmation Message Box



3. Select the **DELETE** button on the Confirmation Message box. The Success message displays, indicating the pools were deleted successfully.
4. Select the **OK** button to close the Success message and return to the **SFPDM Pools & Loans** screen.

Figure 2.6-7: Success Message for Pool Deletion



### 2.6.4 Recalling Multiple Pools

To access this, **RECALL** function, step through the following procedural flow.

1. Select the **SFPDM Pools & Loan** tab.
2. Select the checkboxes for the pools you want to mark for RECALL.

**NOTE:** Pools submitted for Initial and Final certifications cannot be combined in Bulk Recall.

Figure 2.6-8: Recall Multiple Pools

	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
<input checked="" type="checkbox"/>	DH6360	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Submitted for Initial Certification	✓	000466 US BANK NATL ASSOCIATION	...
<input checked="" type="checkbox"/>	DH6358	2023-01-01	GNMAII	Single Issuer	Manufactured Housing (MH)	8	Submitted for Initial Certification	✓	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6352	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	000466 US BANK NATL ASSOCIATION	...
<input type="checkbox"/>	DH6351	2023-01-01	GNMAI	Single Issuer	Single Family (SF)	1	Awaiting Approval for IC Submission	✓	000466 US BANK NATL ASSOCIATION	...



3. Select the **RECALL** button.  
The **Recall Pool** window box displays.
4. On the **Recall Pool** window, select the Certification Checkboxes.

Figure 2.6-9: Recall Pool Submission Window

5. Enter your eight-digit **RSA SecurID Passcode**.
6. Select the **SUBMIT** button.

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### 2.6.5 Generating Edits Report for Multiple Pools

To access this, Export Edits Report function, step through the following procedural flow:

1. Select the **SFPDM Pools & Loans** tab.
2. Select the checkboxes for the pools you want to mark for generating the Edits Report.

Figure 2.6-10: Generate Edits Report for Multiple Pools

3. Select the **EXPORT EDITS REPORT** button.  
The Success Box displays.

Figure 2.6-11: : Export Submission Confirmation Message Box



4. Select the **OK** button on the Message box.  
The *Edits Report* will be made available when complete.

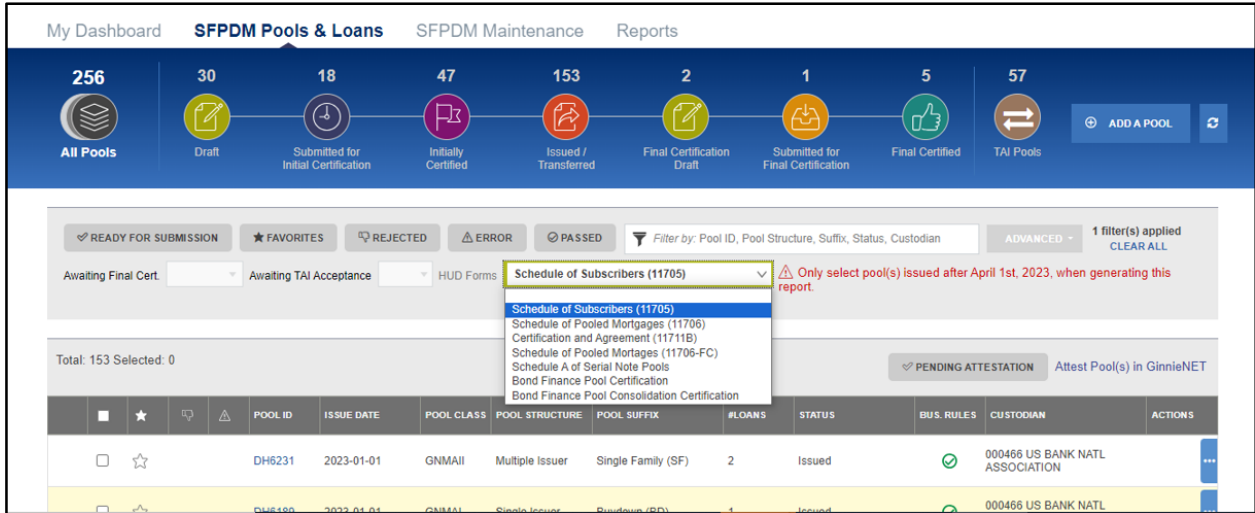
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### 2.6.6 Generating HUD forms

To access this, Generating HUD forms, step through the following procedural flow:

1. Select the **SFPDM Pools & Loans** tab
2. Select one of the reports from the **HUD Forms** drop down menu.
  - The following reports provide bulk generation of HUD forms for Pools issued after Apr 1<sup>st</sup>, 2023. If a pool with Issue Date prior to this date is selected, the system will return a “Report generation Error”. Refer to section [4.3.1 Generating Forms](#) for additional information.
    - Schedule of Subscribers (11705).
    - Schedule of Pooled Mortgages (11706).
    - Schedule of Pooled Mortgages (11706-FC).
    - Certification and Agreement (11711B).
    - Schedule A of Serial Note Pools.
    - Bond Finance Pool Certification.
    - Bond Finance Pool Consolidation Certification.

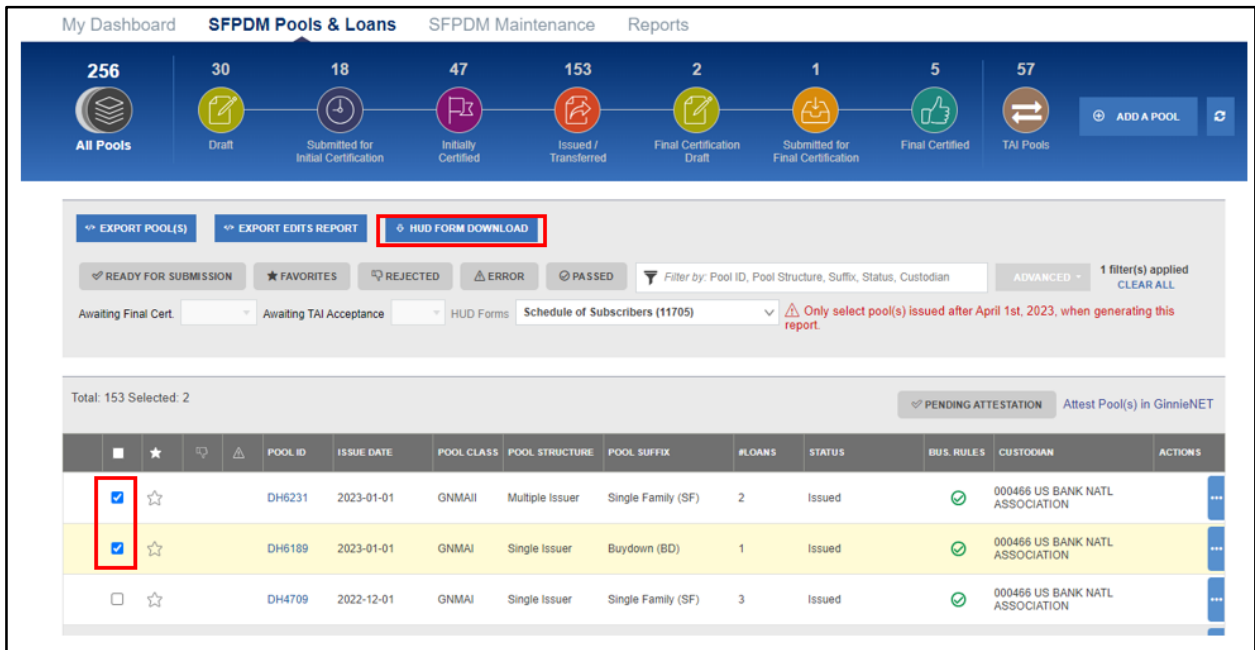
Figure 2.6-12 Generating HUD Forms



**NOTE:** HUD forms are available only in PDF format.

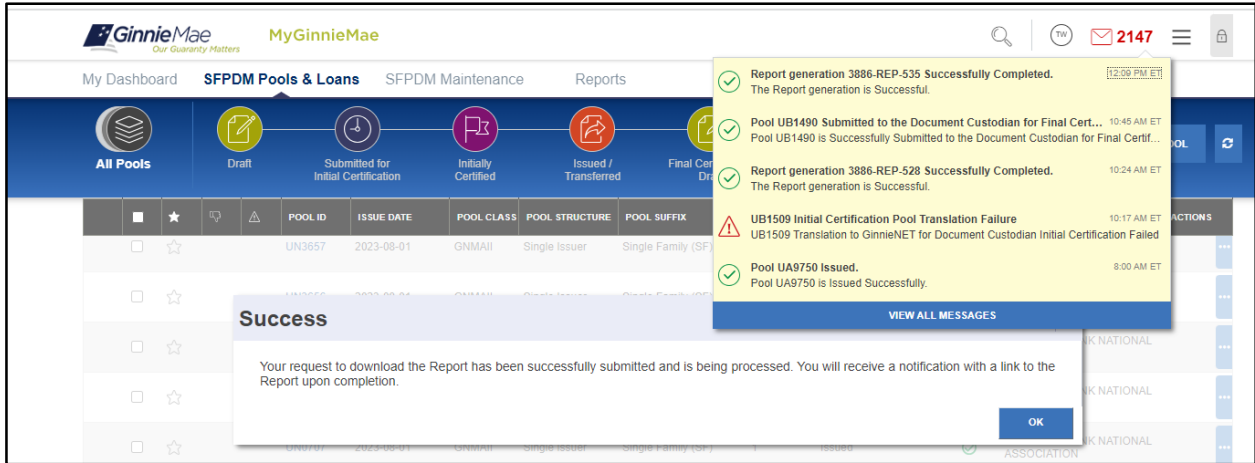
3. Select the checkboxes for the pools you want to generate the HUD forms.
4. **HUD Form Download** button will be enabled.

Figure 2.6-13: HUD Form Download



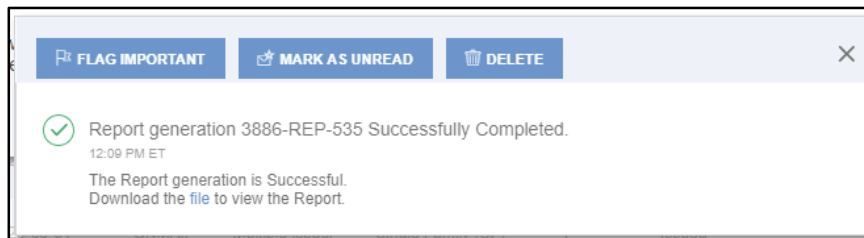
5. Selecting the button will display a popup message, and a portal notification will be generated.

Figure 2.6-14: HUD Download Success Message



6. The notification will have a link to the report.

Figure 2.6-15: Report Link Message



## 2.7 Generating the HUD 11711B Certification and Agreement Record

The **HUD 11711B—Certification and Agreement** form is a required form that must be submitted as part of the required pool or loan package submission documents. If the Pool Document Required Indicator is **Yes** in the Certification Agreement – 11711B section of the Pool Details, you can electronically submit this form to the Document Custodian.

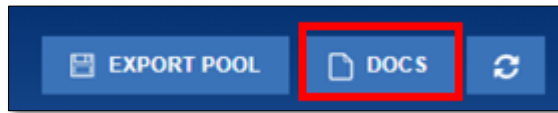
1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to section [2.2.1 Searching for a Pool](#).
3. Select the Pool ID in the Search Results to display the Pool Details screen.

Figure 2.7-1: Pool Details Screen



4. Select the **DOCS** button to display the list of Pool level documents you can download.

Figure 2.7-2: Docs Button



5. Select the **11711B** option.

Figure 2.7-3: HUD 11711B Document Option



A copy of the Certification and Agreement (HUD Form 11711B) will open as a new tab on your browser.

**NOTE:** The type of browser you use when accessing SFPDM will determine how the downloaded report will display.

Figure 2.7-4: Certification and Agreement (HUD form 11711B)

<h2 style="margin: 0;">Certification and Agreement</h2>	<p><b>U. S. Department of Housing and Urban Development</b> Government National Mortgage</p> <p><b>FTN:</b> 2706-000650-CA0815-X-SF-101821-070610-9</p>	<p>OMB Approval No. 2503-0033 ( Exp. 04/30/2023)</p>
<p>Public reporting for this information collection is estimated to average less than a minute per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a current, valid OMB control number.</p> <p>Ginnie Mae is authorized to collect this information pursuant to Section 306(g) of the National Housing Act and/or by Ginnie Mae's Handbook 5500.3, Rev. 1. The purpose of this collection is to provide for certification by the issuer that the releases (forms HUD 11711A) submitted to the document custodian encompass all mortgages in a pool or loan package. The information collected will not be disclosed outside the Department except as required by law.</p>		
<p>With respect to mortgages (loans) represented by Ginnie Mae Pool <span style="float: right;"><b>CA0815X3F</b></span></p>		
<p>In the case of Home Equity Conversion Mortgage loans (HECMs), "pooled mortgages" and "mortgages" shall include the mortgages, Participations related to such loans and any amounts related to such mortgages that do not constitute participation interests.</p>		
<p><b>The issuer named below certifies:</b> (Check the appropriate box)</p>		
<p><input type="checkbox"/> Any and all security agreements affecting the mortgages in the referenced pool or loan package are limited by a duly executed Release of Security Interest (form HUD-11711A), which has been delivered by the issuer to the designated document custodian and which provides that any interest of a secured party in and to the pooled mortgages shall lapse upon or prior to the delivery of securities backed by the referenced pool or loan package. Upon the delivery of securities, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p>		
<p><input checked="" type="checkbox"/> No mortgage in the referenced pool or loan package is now subject to any security agreement between the issuer and any creditor, and upon the release (delivery) of securities backed by the pool or loan package, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p>		
<p>The issuer agrees that after the delivery of securities backed by the referenced pool or loan package, it will not encumber any pooled mortgage by pledge or otherwise.</p>		
<p>Company Name</p> <p><b>TESTING SPECIAL CHARACTERS &amp; CO.</b></p>		<p>Authorized Signature</p> <p><b>DANIEL CHAN</b></p>
<p>Pool Issuer ID</p> <p><b>6011</b></p>	<p>Date</p> <p><b>2021-10-18</b></p>	<p>Title</p> <p><b>TEST LEAD</b></p>
<p>Previous editions are obsolete</p>		
<p>form <b>HUD-11711B</b> (10/2007) ref. Ginnie Mae Handbook 5500.3, Rev. 1</p>		

The 11711B Form displays the FTN (File Transmission Number), Ginnie Mae Pool Identifier, certification checkboxes selected, Company Name, Authorized Signature, Issuer ID, and Issuer's title.

**NOTE:** For more information on the FTN, see [File Transmission Numbers](#) in the Appendix.

## 2.8 Buydown Loans in Ginnie Mae II Pools

Buydown loans in multiple-issuer pools cannot be greater than 10% of the aggregate unpaid principal balances of the loans. Within a loan package, buydown loans may exceed 10% of the aggregate original principal balance of the loans. If a multiple issuer pool exceeds the 10% threshold, Ginnie Mae’s Pool Processing Agent (PPA) will determine which issuer has the highest percentage of buydown loans in the pool. The entire loan package will be removed from the pool and Ginnie Mae will notify the issuer of the withdrawal. If the loan package satisfies all other applicable guidelines, the PPA will recommend that the loan package be resubmitted as a custom pool. The recalculation and removal process will continue until the pool reaches the 10% limit. If loan packages do not exceed the 10% buydown limit, you will not be permitted to remove the loan package from a multiple issuer pool.

When the Ginnie Mae edits are applied for all loan packages, a warning message will be displayed if a loan package contains buydown loans which exceed 10% percent of the loan package balance (OAA of Loan Package/Pool Amount).

1. Select the **SFPDM Pools & Loans** tab.
2. Select the **ADVANCED** button and select the Pool Suffix option. See screen below.
3. Select the checkbox next to **Buydown (BD)** in the Advanced Filters box.
4. Select the **APPLY FILTERS** button.

Figure 2.8-1: Advanced Filter - Buydown Pool Suffix

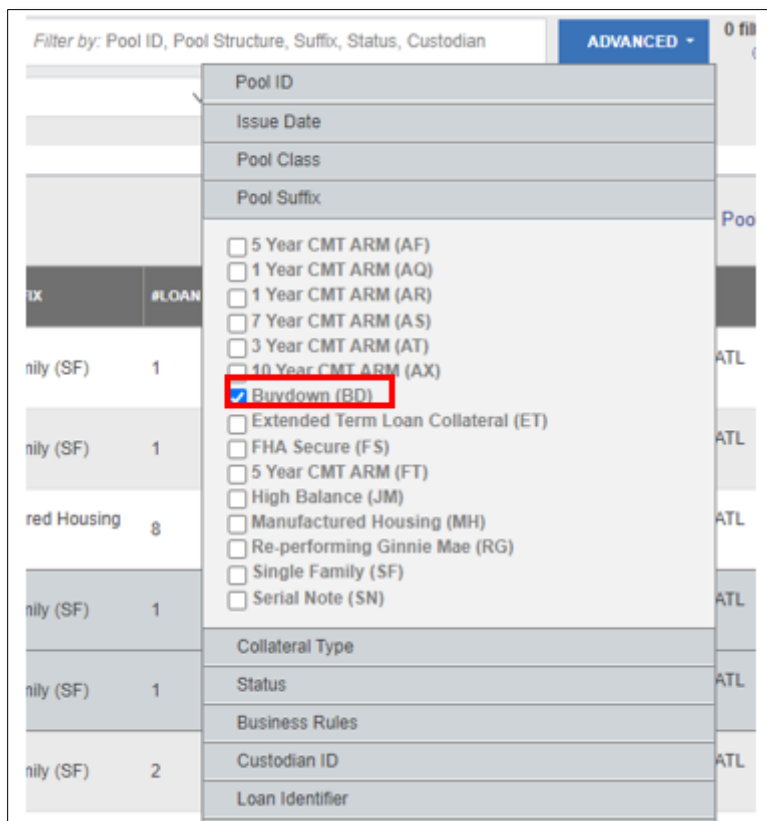


Figure 2.8-2: Filtered List of Pools

POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN
489128	2015-11-01	GNMAI	Single Issuer	Buydown(BD)	0	Draft		000350 The Ba...

5. Select the **Pool ID** in the filtered list of pools to access the Pool Details screen.
6. Select the **Loans** tab.
7. Select the LOAN ID tab in the All Loans table to access the Loan Details screen.

Figure 2.8-3: Loan ID - All Loans Table

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE
DAB0000879	123 Main Street	VA	20191	\$378,225.91	5.5%

8. Scroll down to the General Heading section.
9. Complete the **Agency Case Identifier** field in the General | Identifiers section.

Figure 2.8-4: Loan Details Screen - General Section (Identifiers)

**General**

**Current Terms**

- \* Current Interest Rate Percent: 2.500
- \* P&I Payment Amount: 1580.48
- \* LPI Due Date: 2022-03-01
- \* UPB Amount: 396248.67
- \* Mortgage Modification Indicator:  Yes  No
- \* MOM of Record Indicator:  Yes  No
- Re-Performing Loan Indicator: [Dropdown]
- eNote Indicator: False

**Identifiers**

- Unique Loan Identifier: [Redacted]
- \* Pool Issuer Loan Identifier: LNUNQ00VB000004
- MERS MIN Identifier: [Redacted]
- \* Agency Case Identifier: 005484643814241

10. Scroll down to the General | Other Information section and change the Buydown Funding Indicator to **True**.

Figure 2.8-5: Buydown Funding Indicator

**Other Information**

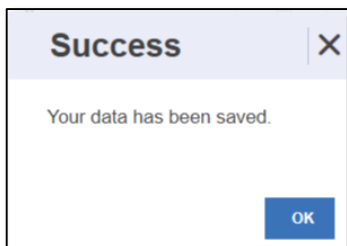
- \* Mortgage Type: USDA Rural Development
- \* Mortgage Program Type: Single Family RHS
- \* Originator Type: Lender
- \* Buydown Funding Indicator:  true  false
- \* Loan Purpose Type: Purchase

Amortization Type: Fixed



11. Select the **SAVE** button.

Figure 2.8-6: Loan is Saved



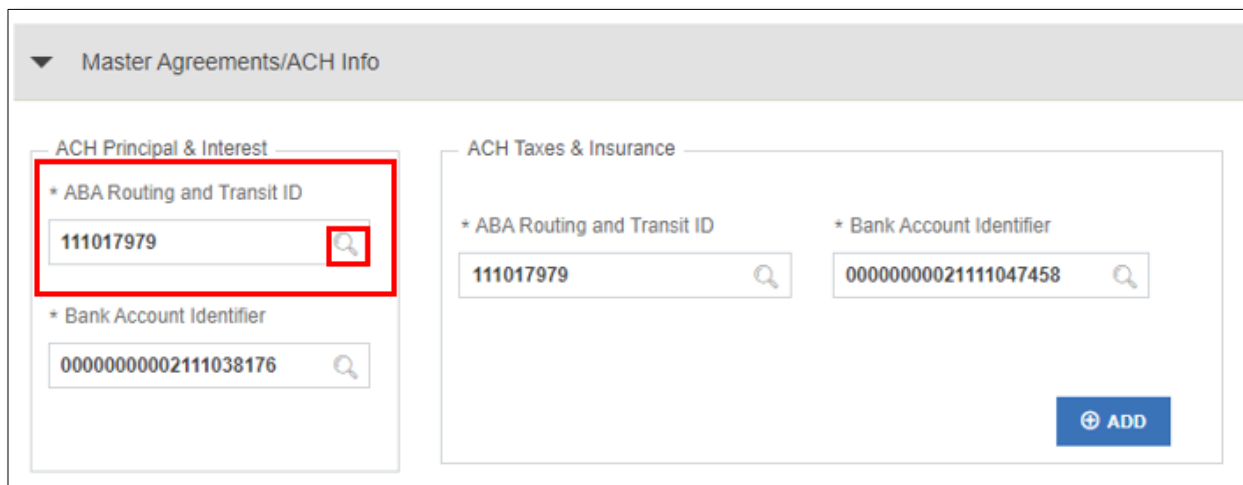
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## 2.9 Adding Multiple Escrow Accounts

SFPDM allows a maximum of thirty (30) T&I (Taxes and Interest) account numbers and Bank ID numbers that can be added to a pool. The Multiple Escrow Account option prints on the 11706 report. You can enter escrow accounts on the Pool Details screen or when you are applying the SFPDM edits.

1. Select the **SFPDM Pools & Loans** tab.
2. Search for the Pool. Refer to section [2.2.1 Searching for a Pool](#) for more information.
3. Select the Pool ID tab to access the Pool Details screen.
4. Scroll down to the **Master Agreements / ACH Info** section.

Figure 2.9-1: Master Agreements / ACH Section




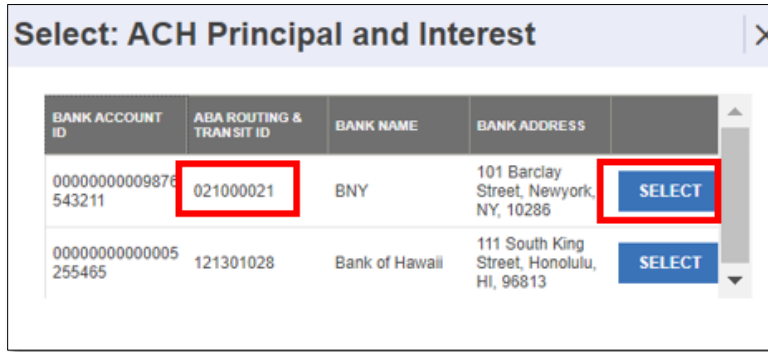
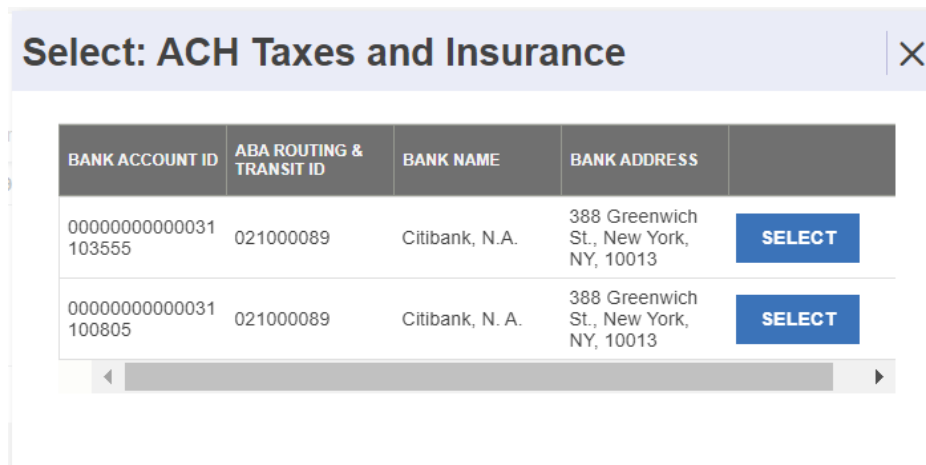
5. Select the magnifying glass icon  next to the ABA Routing and Transit ID field.
6. On the Select: ACH Principal and Interest Window, select the **SELECT** button for the appropriate **ABA ROUTING & TRANSIT ID** number. (See the Figure below)

Figure 2.9-2: ACH Principal and Interest Selection Window



7. Select the **SELECT** button.  
The ABA Routing and Transit ID and Bank Account Identifier numbers displays in the ACH Principal & Interest.
8. Select the **SAVE** button.
9. To add ACH Taxes & Insurance sections Select: ACH Taxes and insurance Window, select the **SELECT** button for the appropriate **ABA ROUTING & TRANSIT ID** number. (See the Figure below) and select the **SELECT** button.

Figure 2.9-3: ACH Taxes and Insurance



10. To add an additional Escrow Account on the Pool Details screen, select the **ADD** button, or select the account to be changed if the action is to modify an existing record.

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## 2.10 Valid Entry for ARM Pools

An adjustable-rate mortgage is a mortgage with an amortization schedule that provides for changes in monthly payments based on adjustments to the interest rate of the mortgage. ARM's fields are applicable for ARM pools ONLY.

1. Select the **SFPDM Pools & Loans** tab.

2. Search for a Pool. Refer to section [2.2.1 Searching for a Pool](#).
3. Scroll down to the Header Info section.
4. Select the down arrow on the **Amortization Type** drop down list and select the Adjustable Rate option.

Figure 2.10-1: Amortization Type

The screenshot shows the 'Pool Details' form for 'Loans (30000)'. The 'Header Info' section contains several dropdown menus: 'Pool Identifier' (CB1786), 'Issue Date' (2022-03-01), 'Amortization Type' (open to 'Adjustable Rate'), 'Class Type' (GNMAII), and 'Structure Type' (Multiple Issuer). The 'Amortization Type' dropdown is highlighted with a red box, and its options are: 'Adjustable Rate', 'Adjustable Rate', and 'Fixed Rate'. Below the dropdown, the text 'Adjustable Rate' is visible.


5. Select the down arrow on the **Index Type** drop down list and select the appropriate option.
6. Select the down arrow on the **Suffix Identifier** drop down list and select the appropriate option.
7. Scroll down to the ARM Info Section.
8. Select the calendar icon  in the **Pool Interest Adjustment Effective Date** field and select a date.

Figure 2.10-2: ARM Info Section

The screenshot shows the 'ARM Info' section. It includes a 'Lookback Period' field with the value '45'. The 'Pool Interest Adjustment Effective Date' field is highlighted with a red box and contains a calendar icon. The 'Pool Margin Rate Percent' field is empty.

Figure 2.10-3: ARM Info Section (Effective Date Calendar)

The screenshot shows a calendar for April 2016. The date '12' is selected and highlighted in blue. The calendar header shows 'April' and '2016'. The days of the week are listed as SUN, MON, TUE, WED, THU, FRI, SAT. The dates are arranged in a grid: 27, 28, 29, 30, 31, 1, 2; 3, 4, 5, 6, 7, 8, 9; 10, 11, 12, 13, 14, 15, 16; 17, 18, 19, 20, 21, 22, 23; 24, 25, 26, 27, 28, 29, 30.

9. Enter a percent in the **Pool Margin Rate Percent** field.

Figure 2.10-4: ARM Info Section (Pool Margin Rate Percent)

The screenshot shows a form titled "ARM Info". It contains three main input areas:
 

- Lookback Period:** A text input field containing the number "45".
- Pool Interest Adjustment Effective Date:** A date picker field with a calendar icon.
- Pool Margin Rate Percent:** A text input field, currently empty, which is highlighted with a red rectangular border.

10. Select the **SAVE** button.

See Table 2-2: Valid Entry for Arm Pools Matrix below to review the options when entering fields for ARM Pools.

Table 2-1: Valid Entry for Arm Pools Matrix

Pool Class	Pool Structure	Suffix	Range	Type of ARM Note	Index Type	Initial Interest Rate Change	Subsequent Rate Change	Lifetime Rate Change
GNMA II	Multiple Issuer	AQ	12-18	1 Year	CMT	1	1	5
GNMA II	Multiple Issuer	AR	12-18	1 Year	CMT	1	1	5
GNMA II	Single Issuer	AR	12-18	1 Year	CMT	1	1	5
GNMA II	Single Issuer	AT	36-42	3 Year Hybrid	CMT	1	1	5
GNMA II	Multiple Issuer	AT	36-42	3 Year Hybrid	CMT	1	1	5
GNMA II	Single Issuer	AF	60-66	5 Year Hybrid	CMT	1	1	5
GNMA II	Multiple Issuer	AF	60-66	5 Year Hybrid	CMT	1	1	5
GNMA II	Single Issuer	FT	60-66	5 Year Hybrid	CMT	2	2	6
GNMA II	Multiple Issuer	FT	60-66	5 Year Hybrid	CMT	2	2	6
GNMA II	Single Issuer	AS	84-90	7 Year Hybrid	CMT	2	2	6

Pool Class	Pool Structure	Suffix	Range	Type of ARM Note	Index Type	Initial Interest Rate Change	Subsequent Rate Change	Lifetime Rate Change
GNMA II	Multiple Issuer	AS	84-90	7 Year Hybrid	CMT	2	2	6
GNMA II	Single Issuer	AX	120-126	10 Year Hybrid	CMT	2	2	6
GNMA II	Multiple Issuer	AX	120-126	10 Year Hybrid	CMT	2	2	6

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## 2.11 Pools Issued for Immediate Transfer

The Pools Issued for Immediate Transfer (PIIT)/Transfer at Issuance (TAI) process occurs when a Selling Issuer transfers the responsibility to another issuer that buys the pool. The Buying Issuer needs to accept the immediate transfer on the TAI Acceptance section on My Dashboard in SFPDM.

After an Authorized Signer (the Selling Issuer) submits a pool for immediate transfer once the Document Custodian has certified the pool, the Buying Issuer receives the notification of the pool transfer.

**NOTE:** The Buying Issuer will receive the portal notification for the TAI pool before and after certification.

After receiving the notification,

- The Buying Issuer accepts the Pool OR
  - The Buying Issuer does not accept the transfer within three business days and the pool reverts to the original Selling Issuer.
1. Under the Parties Heading, select **Yes** under the **Transfer at Pooling ID** option.
  2. Select the **Party Role Identifier/Company Name from the dropdown** for the Buying Issuer that that is buying the pool. (The Company Name will default).

Figure 2.11-1: Transferee (New Issuer)

3. Select the **SAVE** button.
4. Select the **VALIDATE** button.
5. Follow steps 5 through 19 in section [2.3.9 Submitting for Attestation and Initial Certification](#).
6. Review the list of pools in SFPDM Pools & Loans screen. Notice how the status for the Pool is 'TAI (for Transfer at Issuance) – Wait.'

Figure 2.11-2: TAI Wait

POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS
DF1558	2022-05-01	GNMAIL	Multiple Issuer	Single Family (SF)	4	TAI Wait	✓	000466 US BANK NATL ASSOCIATION	⋮
DF1557	2022-05-01	GNMAIL	Multiple Issuer	Single Family (SF)	4	TAI Wait	✓	000466 US BANK NATL ASSOCIATION	⋮
DF1545	2022-05-01	GNMAIL	Multiple Issuer	Single Family (SF)	4	TAI Wait	✓	000466 US BANK NATL ASSOCIATION	⋮
DF1543	2022-05-01	GNMAIL	Multiple Issuer	Single Family (SF)	4	TAI Wait	✓	000466 US BANK NATL ASSOCIATION	⋮
DF1542	2022-05-01	GNMAIL	Multiple Issuer	Single Family (SF)	4	TAI Wait	✓	000466 US BANK NATL ASSOCIATION	⋮

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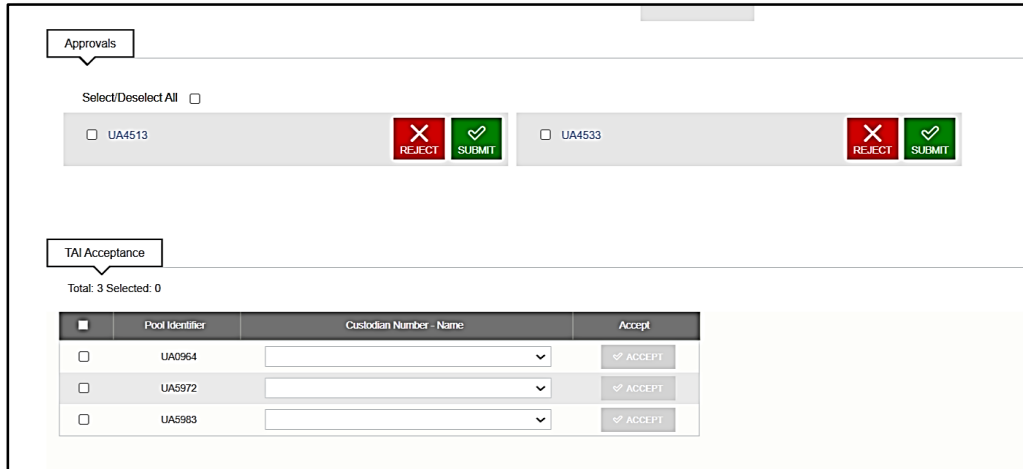
## 2.12 Post Submission

The Buying Issuer cannot acquire the pool until the Document Custodian has performed the Initial Certification. The Buyer logs into SFPDM and completes the steps associated with the transfer of the pool. When the pool is issued, the Buying Issuer becomes responsible for servicing the newly acquired pool.

To Access the Pools to be Accepted function, step through the following procedural flow

1. If an Authorized Signer has a TAI pool awaiting to be accepted, they will see the TAI acceptance section that will enable them to accept the pool submitted by the seller Issuer by populating the custodian information.

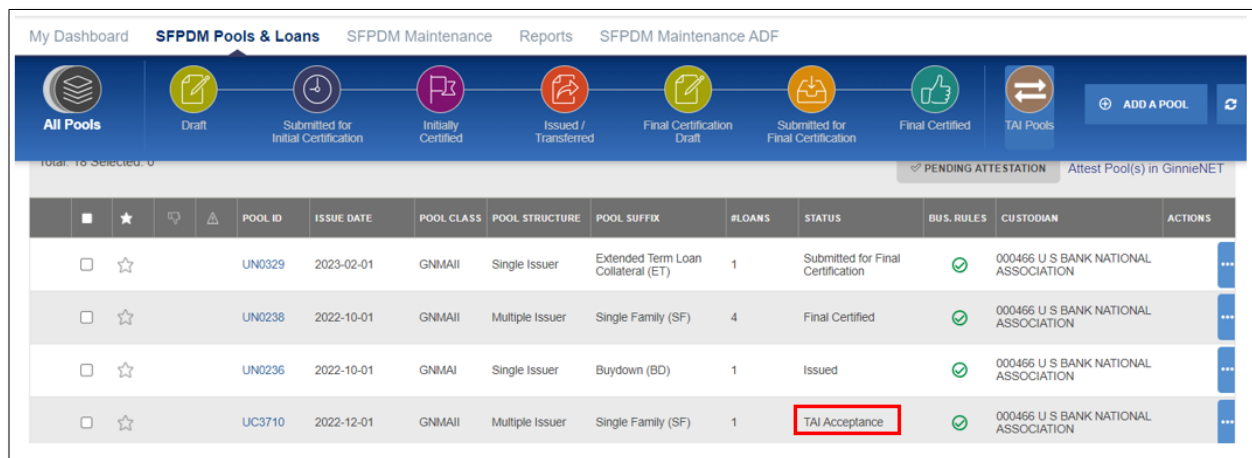
Figure 2.12-1: Approvals and TAI Acceptance on Dashboard



### NOTES:

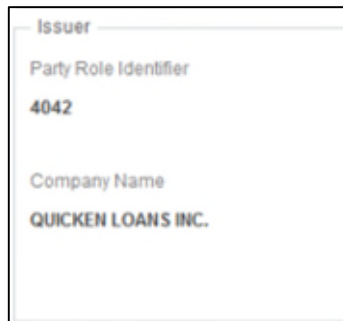
- Only the Selling Issuer will see the Acceptance Notification; the Buying Issuer will receive E-notification.
- The Status of the pool will be updated to 'TAI Acceptance'. Once the pool is issued, the pool is no longer considered as a TAI pool and will be displayed in the Issued/Transferred skittle of the buyer Issue.

Figure 2.12-2: Buying Issuer (Pool with TAI Acceptance Status)



2. Select the Pool ID to display the Pool Details screen.
3. Verify that the Party Role Identifier Parties Heading has the Identifier and Company Name information of the Buying Issuer.

Figure 2.12-3: Buying Issuer Party Role Identifier



**NOTE:** If a Buying/Transfer Issuer has not accepted an Immediate Issuance and Transfer Pool within three (3) business days after the Document Custodian has completed the Initial Certification, the pool will automatically be reverted to the Seller (Originator) of the pool/loan package.

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## 2.13 Adding a Bond Certification

Bond Finance pools are single family, level payment pools that are part of state or local housing bond financing programs. Bond Finance pool securities are to be used as collateral for a bond financing program. Bond Finance certifications are necessary for Ginnie Mae I and Ginnie Mae II custom pools.

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### 2.13.1 Requirements for Bond Certification Pools

The requirements will be the same as Ginnie Mae I and Ginnie Mae II custom pools with the following considerations:

- The Pool Class and Pool Structure for these pools must be GNMA I – Single Issuer (Legacy Type X) and GNMA II – Single Issuer (Legacy Issue Type C).
- All pool types except for **MH** and **SN** are eligible.
- Bond Finance pools must have a minimum pool amount of \$25,000.00.
- There must be at least one loan for Bond Finance Pools.

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## 2.14 Bond-Financed Pool Consolidation

You can use the Bond Financed Pool Consolidation Program to consolidate some, or all pools originated under a specific bond series into one pool. Before you consolidate any pools in the Consolidation Program, they must be authorized for termination.

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### 2.14.1 Pooling Requirements for Bond Financed Pool Consolidations

There are exceptions to the edits available for Bond Financed Pool Consolidation:

- The consolidated pool may be issued either as a Ginnie Mae I or a Ginnie Mae II Custom pool.
- All the mortgages in the consolidated pool must bear the same interest rate, even if the pool is consolidated under the Ginnie Mae II program.
- The security rate of the consolidated pool must be the same rate as the pools to be terminated.
- Consolidated pools will not be eligible for transfer at issuance.
- Consolidated pools can only be submitted for processing after the fifth business day of the month for that issue month.
- Consolidated pools are required to complete Final Certification (this is the current 12-month rule).

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### 2.14.2 Creating a Consolidated Bond Pool

SFPDM will generate the Single-Family Bond-Financed Pool Consolidation pool identified, which will allow you to identify all Bond-Financed Pools previously issued under one (1) series that will be consolidated into one (1) pool. The pool numbers will be identified along with the Remaining Principal Balances of the pools being terminated.

1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID to access the Pool details page.
4. Scroll down to the General Info | Government Bond Financing Program section of the Pool Details screen.

Figure 2.14-1: Bond Financing Indicator

The screenshot shows a web form for bond financing. It includes fields for dates, maturity, EIN, and a section for government bond financing with radio buttons for 'Yes' and 'No', a dropdown for 'Type' (set to 'Consolidated Bond'), and a text field for 'Name' (set to 'Consolidated Bond Sample'). Below this is a 'Consolidated Pool' section with two rows of 'Pool Identifier' and 'RPB' fields, and an 'ADD' button at the bottom right.

5. Change the Government Bond Financing Program Indicator from No (default) to Yes.
6. Select the Consolidated Bond option from the **Type** drop down list.
7. Enter the name for the Government Bond Financing program in the **Name** field.
8. In the Consolidate Pool section, complete the **Pool Identifier** and **RPB** (Remaining Principal Balance) fields.
9. Select the **ADD** button for adding more Pool Identifier and RPB.

**NOTE:** If there is a difference between the system generated RPB and the total RPB, SFPDM displays an error message to notify you that there is a discrepancy.

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## 2.15 Serial Note-Schedule A

The serial note pool suffix is **SN**. Serial note pools provide for the sequential retirement of security units subject to the amount of principal available each month. Each sequentially numbered security unit has a face value of \$25,000.00, except for the last unit, may be an amount greater than \$25,000.00 but less than \$50,000.00.

Schedule A is created in SFPDM and generates the Unit Identifier and Unit Principal Balance Amount fields.

Unit Maturity Dates need to be entered manually in SFPDM for a Pool created manually.

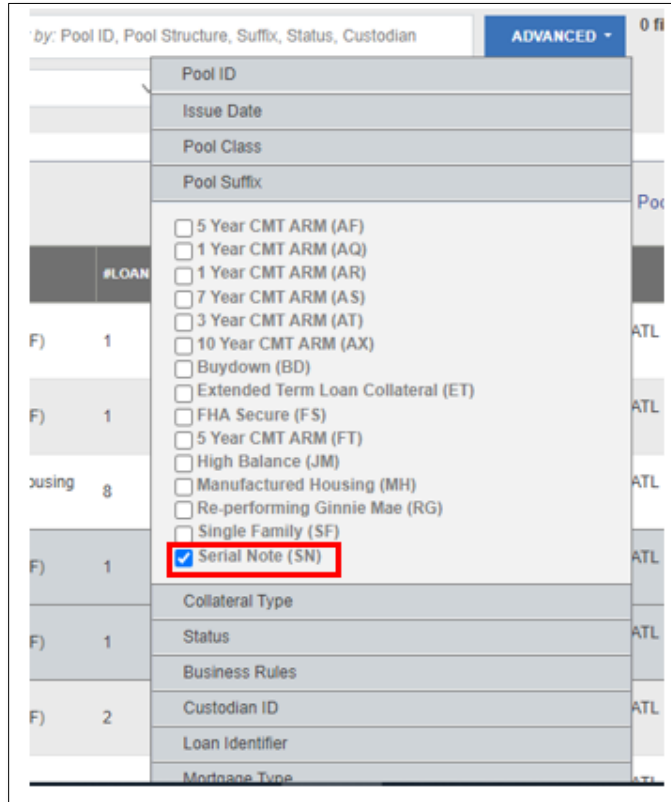
The months from serial units are normally in units of **1** through **200** (beginning with **1**). SFPDM generates the number of units based on the pool principal amount. The Issue Date field for each unit is calculated once the serial unit maturity date for each unit is entered.

Form HUD 11734 (Prospectus) will be created by Ginnie Mae's Pool Processing Agent and will be available upon request.

### 2.15.1 Assigning a Serial Note Schedule A

1. Select the **SFPDM Pools & Loans** tab.
2. Select the **ADVANCED** button to open the Advanced Filter Window. In the Pool Suffix section, select the checkbox next to Serial Note (SN).

Figure 2.15-1: Advanced Filters - Serial Notes Pool Suffix Option



3. Select the **APPLY FILTERS** button. The search results will have a filtered display of pools that have Pool Suffix of SN (Serial Notes).

Figure 2.15-2: Serial Notes Pools

Total: 5 Selected: 0		GinnieNET Attestation										
<input type="checkbox"/>	<input type="checkbox"/>	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	ACTIONS	
<input type="checkbox"/>	<input type="checkbox"/>	UA4194	2021-03-01	GNMAI	Single Issuer	Serial Note (SN)	8	Issued	<input checked="" type="checkbox"/>	000149 Wells Fargo Bank, N.A.	...	
<input type="checkbox"/>	<input type="checkbox"/>	UA4179	2021-03-01	GNMAI	Single Issuer	Serial Note (SN)	8	Issued	<input checked="" type="checkbox"/>	000149 Wells Fargo Bank, N.A.	...	
<input type="checkbox"/>	<input type="checkbox"/>	UA4178	2021-03-01	GNMAI	Single Issuer	Serial Note (SN)	8	Issued	<input checked="" type="checkbox"/>	000149 Wells Fargo Bank, N.A.	...	
<input type="checkbox"/>	<input type="checkbox"/>	UA4112	2021-03-01	GNMAI	Single Issuer	Serial Note (SN)	8	Final Certification Draft	<input checked="" type="checkbox"/>	000405 DEUTSCHE BANK NATIONAL TRUST COMPANY	...	
<input type="checkbox"/>	<input type="checkbox"/>	UA4095	2021-03-01	GNMAI	Single Issuer	Serial Note (SN)	8	Issued	<input checked="" type="checkbox"/>	000149 Wells Fargo Bank, N.A.	...	

Loaded all data

4. Select the Pool ID link you want to edit.  
The *Pool Details* screen displays.
5. Scroll down to the Serial Notes Info section.
6. Select the **GENERATE SERIAL NOTES** button.  
The Certificate/Unit section displays Identifiers, Principal Balance Amounts (each in \$25,000), and Maturity Dates.

Figure 2.15-3: Generate Serial Notes button

Serial Note Info

Certificate/Unit

GENERATE SERIAL NOTES






- Select the Calendar icon  to open the Maturity Date Calendar.

Figure 2.15-4: Serial Notes Maturity Dates

Serial Note Info

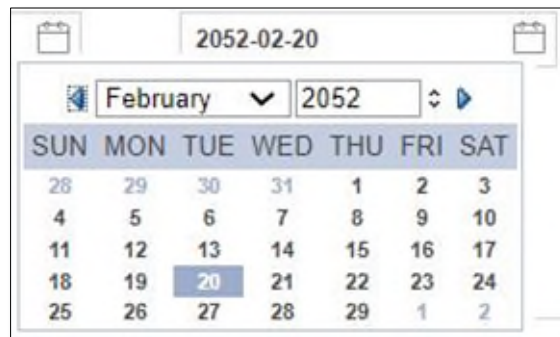
---

Certificate/Unit

Identifier	Principal Balance Amount	Maturity Date
0001	\$25,000	<input type="text"/> 
0002	\$25,000	<input type="text"/> 
0003	\$25,000	<input type="text"/> 
0004	\$25,000	<input type="text"/> 

- Select a Maturity Date for each of the Serial Note Units.

Figure 2.15-5: Maturity Date Calendar



**NOTES:** The maturity day for note should always be same as the maturity day of the pool, i.e., the 15th of the month. The last serial note must have same maturity date as of the pool.

- Select the **SAVE** button.

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## 2.16 Loan Details – Form 11706

The Loan Details screen is the mechanism for entering the information required on the form **HUD 11706 — Schedule of Pooled Mortgages**. Loan Details include the borrower’s name; street, city and state address of loan property; interest rate of loans; original principal balance; and unpaid principal balances. This form also collects information for the loan note and/or modifications.

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### 2.16.1 Restrictions

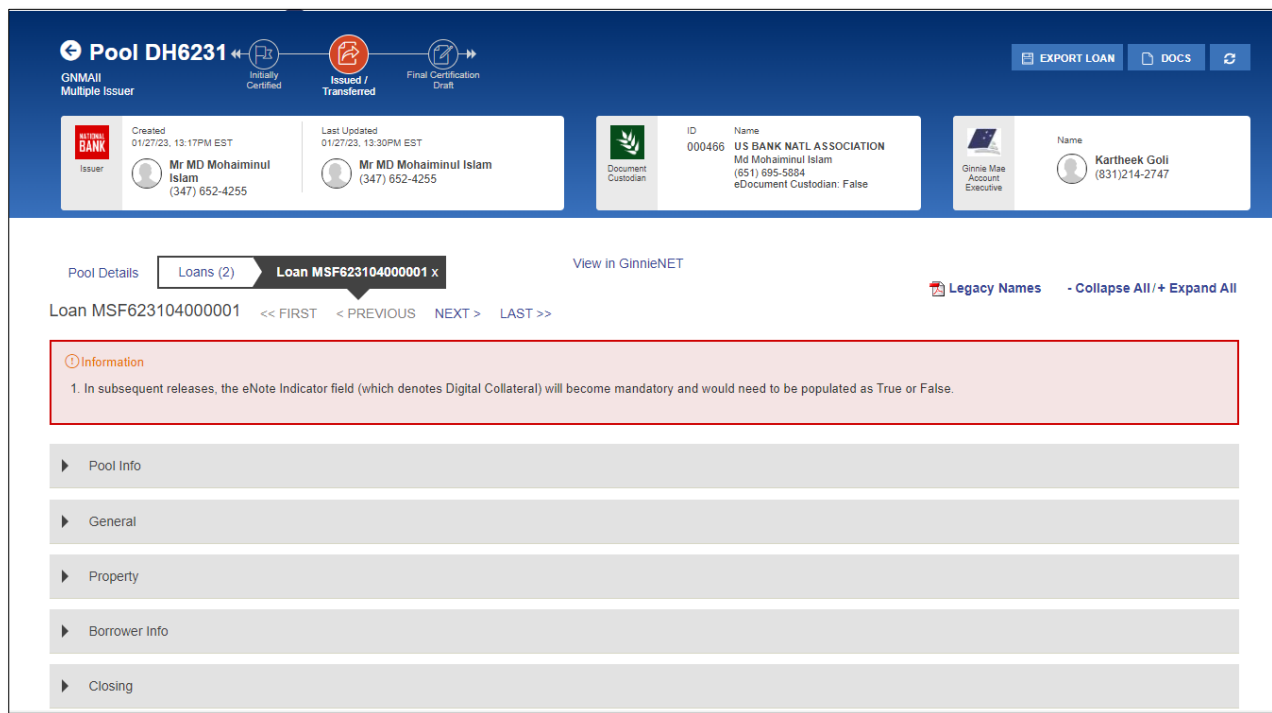
You can add or edit records only when the Pool is in Draft state.

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### 2.16.2 Viewing Loan Details

You can view or edit detailed loan and payment information on the Loan Details screen.

Figure 2.16-1: Loan Details Screen (with all sections collapsed)

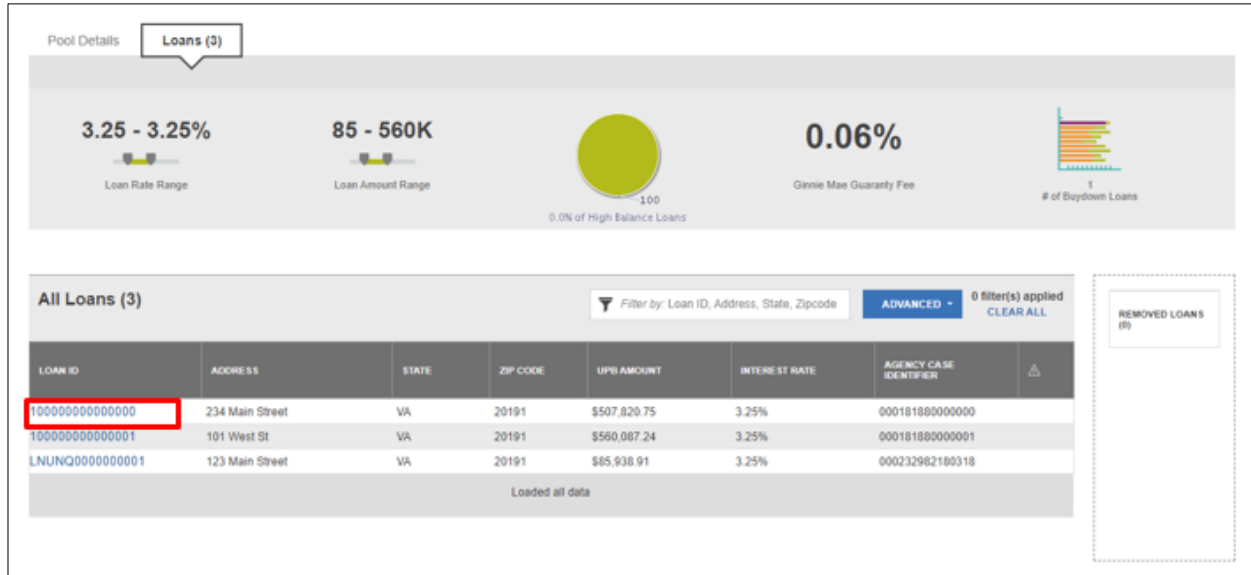


To search for Loan Details, step through the following procedural flow:

1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID link/Number under the POOL ID column.  
The *Pool Details* screen displays.

- Select the **Loans** tab.  
The *All Loans* screen displays.

Figure 2.16-2: All Loans Screen



- Select the number of the loan under the Loan ID column.  
The *Loan Details* screen displays.

**NOTE:** You can also select the **ADVANCED** button to access the Advanced Filters Window. If there many records in the search results screen, use of filters is highly recommended to find the items needed. Refer to Table 2-3: Loan Details - 11706 Screen Elements below for screen element descriptions.

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### 2.16.3 Loan Details – Screen Elements

See Table 2-3: Loan Details - 11706 Screen Elements to review the screen elements.

Table 2-2: Loan Details - 11706 Screen Elements

Field Name	Description
<p>Pool Info</p> <p><b>NOTE:</b> Select the POOL STATISTICS button to review more information about the loan. See <a href="#">Reviewing Pool Statistics</a> for more information.</p>	
Pool Identifier	This is Ginnie Mae pool number.
Amortization Type	This is a description of how the loan is paid, which is monthly. The options available are Fixed and Adjustable Rate. This is field required for all pools.
Class Type	Designates whether a pool is a Ginnie Mae I, Ginnie Mae II pool or a loan package. Always equal to X (Ginnie Mae I), C (Ginnie Mae II Custom), or M (Ginnie Mae II Loan Package to be included in a Multiple Issuer Pool).
Structure Type	Denotes the type of mortgage-backed security structure. An example of a Structure Type is Single Issuer. This is required for all pools.
Suffix Identifier	Single Family Pool Types describe the type of mortgages backing the pool.
Security Issue Date Rate Percent	The security interest rate, expressed as a percent, for the loan as of the security/pool issue date.
Issue Date	The date from which a mortgage-backed securities pool issued under the Government National Mortgage Association Mortgage-backed security program accrues interest. The Issue Date for such pools is always the first calendar day of the month and month of issue.
Pooling Method Type	The method used in amortization for the pool. The options include CD for Concurrent Dates and IR for Internal Reserve. This field is system generated.
General	
Current Interest Rate Percent	The current interest rate, expressed as a percent, on a loan.
P & I Payment Amount	The monthly principal and interest amount of the loan.
LPI Due Date	The due date of the Last Paid Installment that had been collected on a loan.
UPB Amount	The current unpaid principal balance on the loan.
MOM of Record Indicator	Indicates whether the loan was originated with MERS (Mortgage Electronic Registration System) as the original mortgagee of record (MOM).
Mortgage Modification Indicator	Indicates whether the loan is a Modification Loan.
Re-Performing loan Indicator	Indicates if the Loan is a Re-Performing Loan.



Field Name	Description
eNote Indicator	Indicates if the Loan is an e-Note Loan.
Unique Loan Identifier	The unique nine-digit number that Ginnie Mae uses to identify the loan.
Pool Issuer Loan Identifier	The issuer's loan number.
MERS MIN Identifier	This is the MERS Mortgage Identification Number.
Agency Case Identifier	The agency case number assigned to the loan.
Mortgage Type	Identifies the agency program: FHA (Federal Housing Administration), PIH (Public and Indian Housing), RD USDA Rural Development, or VA (Veteran's Administration).
Mortgage Program Type	Identifies the agency program. The options available depend on the selection in the Mortgage Type drop down list.
Originator Type	Select the option that originates the loan, such as Broker, Correspondent, or Lender.
Buydown Funding Indicator	Indicates whether there is buydown funding on this loan. When enabled, select the radio indicator to select either the True or False options.
Loan Purpose Type	Specifies the purpose for which the loan proceeds will be used. When enabled, select either the Purchase or Refinance options.
Loan Refinance Purpose Type	Loan Refinance Purpose Type is required if "Loan Purpose Type" is "refinance".
Amortization Type	Defaults from the option selected in the Pool Details.
Upfront Premium Amount	This is the amount of government agency financing fees that are paid at time of closing for the loan.
Upfront Premium Percent	The percentage of upfront financing fees used for government loans.
Guaranty Amount	Indicates the dollar amount of the original loan guaranteed by the government agency in the event of loss due to foreclosure.
Guaranty Percent	Indicates the percent of the loan amount that the government agency guarantees in the event of loss due to foreclosure.
Aggregate Loan Curtailment Amount	The total amount of principal that has been paid from the time of loan origination to the current date that is more than the scheduled principal amount.
<b>Property</b>	
Down payment Info – Amount	The amount of money used for the down payment on a loan transaction.
Down payment Info – Funds Type	Monetary sources commonly used for the down payment on a loan transaction. When enabled, select the down arrow to select the appropriate option.
Property Valuation Amount	The value of the property for the loan (in US dollars).
Effective Date	The date when the loan became effective. This is written in the format of YYYY-MM-DD.

Field Name	Description
Property Address – Address Line	The address of the property.
Property Address – City Name	The name of the city in which the property is located.
Property Address –State Code	The two-character representation of the US state, US Territory, Canadian Province, Military APO FPO, or Territory in which the property is located.
Property Address – Postal Code	The postal code (ZIP Code in the US) for the address. A ZIP Code may be either five or nine digits.
Financed Unit Code	The number of individual family dwelling units being financed in the subject property.
LTV Ratio Percent	The standard loan-to-value of the loan. This is the ratio - expressed as a percentage - of the loan amount to the appraised value, estimated value or purchase price of the property.
Construction Method Type	Describes the construction process for the main dwelling unit of the subject property and must be one of the following values: Manufactured Other SiteBuilt
Total Debt to Income Expense Ratio	The ratio of all monthly debt payments of the borrowers, including proposed housing expenses, to the qualifying income of the borrowers. Also known as the Back-End Ratio.
Combined LTV Ratio Percent	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 refinancing loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, you can enter zero (0).
Property Purchase Price Amount	The amount of the loan used to buy the property.
Total Monthly Income Amount	The sum of the total monthly income of all the borrowers on the Loan.
<b>Borrower Info</b>	
Borrower type	Indicates if the Borrower is an Individual or a Legal Entity.
Borrower – Last Name	The last name of the Individual borrower for the loan.
Borrower – First Name	The first name of the Individual borrower for the loan.
Borrower – Middle Name	The middle name of the Individual borrower for the loan.
Suffix Type	The suffix to the individual borrower’s name, such as JR (for Junior).
Full Name	The Full name of the Entity borrower for the loan.
Credit Score Value	The borrower’s credit score.

Field Name	Description
Social Security Number/Employee Identification Number	The Social Security Number/Employee Identification Number of the Individual/Entity borrowers.
Borrower First Time Homebuyer Indicator	Indicates that the borrower qualifies as a first-time homebuyer.
Closing	
Maturity Date	The date when the loan is scheduled to be paid in full as reflected on the Note.
Period Count	The scheduled number of periods (as defined by Loan Maturity Period Type) after which the loan will mature.
Period Type	The unit of time used to define the period over which the loan matures. This is used in conjunction with the Loan Maturity Period Count.
Note Amount	The amount to be repaid as disclosed on the note.
Note Rate	The loan interest rate as disclosed on the note.
Note Date	The date the note was signed.
Scheduled First Payment Date	The date of the first scheduled payment the borrower will make under the terms of the loan.

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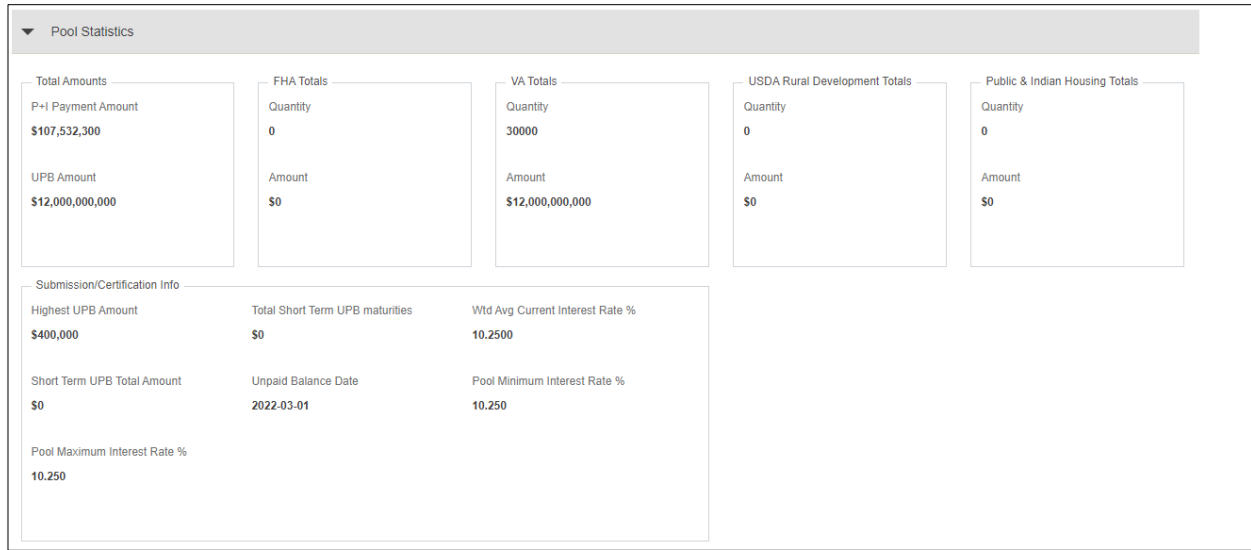
#### 2.16.4 Reviewing Pool Statistics

The Pool Statistics screen provides UPB Amount, Principal and Interest Payments, amounts for FHA (Federal Housing Administration), VA (Veteran’s Administration), USDA Rural Development; Public & Indian Housing; and Submission/Certification Info.

Review Pool Statistics from the Pool Details page:

1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID link to access the Pool Details page.
4. Scroll down to the Pool Statistics Information section on the Pool Details page.

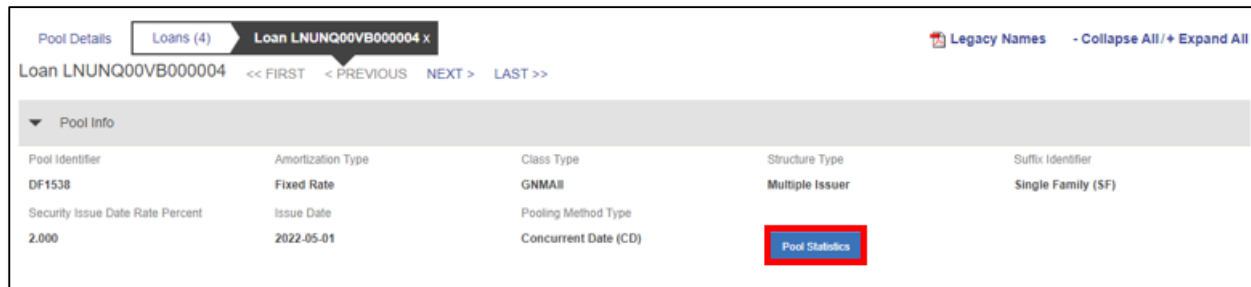
Figure 2.16-3: Pool Statistics Information Screen



Review Pool Statistics from the Loans page:

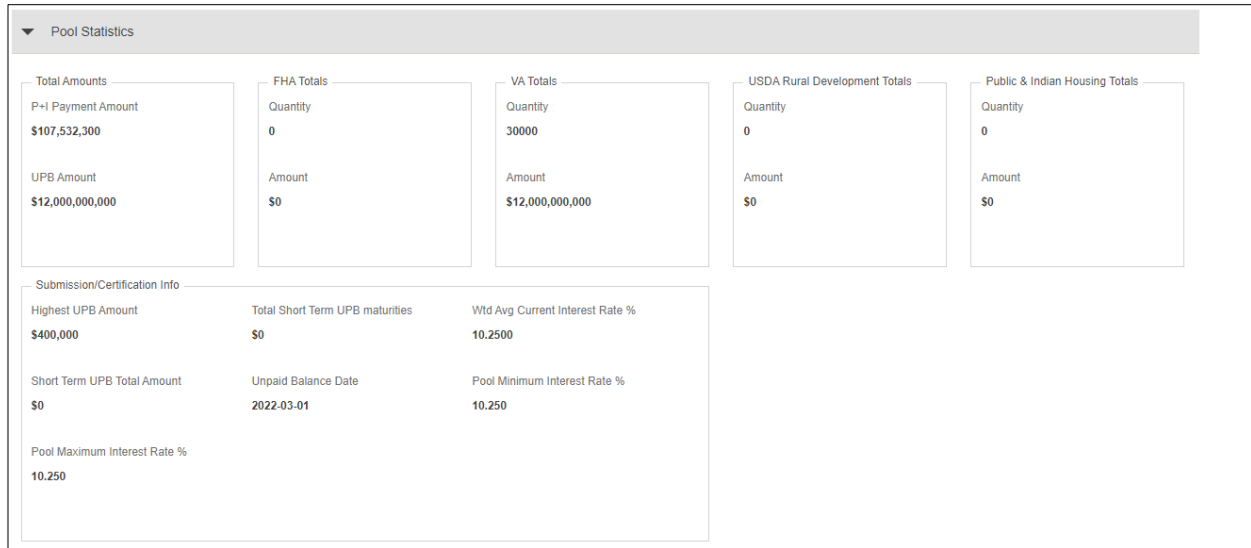
1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID link to access the Pool Details page.
4. Select the **Loans** tab.
5. Select the Loan ID link in the All Loans section.
6. Select the **POOL STATISTICS** button in the Pool Info section.

Figure 2.16-4: Pool Statistics Button on Loan Details



The *Pool Statistics* screen displays.

Figure 2.16-5: Pool Statistics Window



- Review the information on the Pool Statistics window.  
See Table 2-4: Pool Statistics - Screen Elements to review the list of screen elements.

Table 2-3: Pool Statistics - Screen Elements

Field Name	Description
P+I Payment Amount	The total monthly principal and interest amount for the pool. This is system generated.
UPB Amount	The total dollar amount of the remaining unpaid principal balance for the pool as of the last cutoff. This is system generated.
FHA Totals Quantity	The number of loans within the pool guaranteed by the FHA (Federal Housing Authority). This is system generated.
FHA Totals Amount	The dollar amount of loans within the pool guaranteed by the FHA. This is system generated.
VA Totals Quantity	The number of loans within the pool guaranteed by the VA (Veterans Administration). This is system generated.
VA Totals Amount	The number of loans within the pool guaranteed by the VA. This is system generated.
USDA Rural Development Totals Quantity	The number of loans within the pool guaranteed by the USDA (United States Department of Agriculture) reserved for Rural Development. This is system generated.

Field Name	Description
USDA Rural Development Totals Amount	The dollar amount for the loans within the pool guaranteed by the USDA reserved for Rural Development. This is system generated.
Public & Indian Housing Totals Quantity	The number of loans within the pool guaranteed by Public and Indian Housing. This is system generated.
Public and Indian Housing Totals Amount	The dollar amount for loans within the pool guaranteed by Public and Indian Housing. This is system generated.
Highest UPB Amount	The highest unpaid amount for a single loan in the pool. This is system generated.
Short Term UPB Total Amount	The unpaid balance of the loans with the shortest maturity. This is system generated.
Pool Maximum Interest Rate %	The highest interest rate of all the loans in the pool. This is system generated.
Total Short Term UPB maturities	Of all the loans in a pool with short term maturity, this is the unpaid balance of the loan with the shortest maturity. This is system generated.
Unpaid Balance Date	The latest loan payment date. (The date is system generated.)
Wtd Avg Current Interest Rate %	The weighted average of the interest rates for the loans in the pool.
Pool Minimum Interest Rate %	The lowest interest rate of all the loans in a pool.

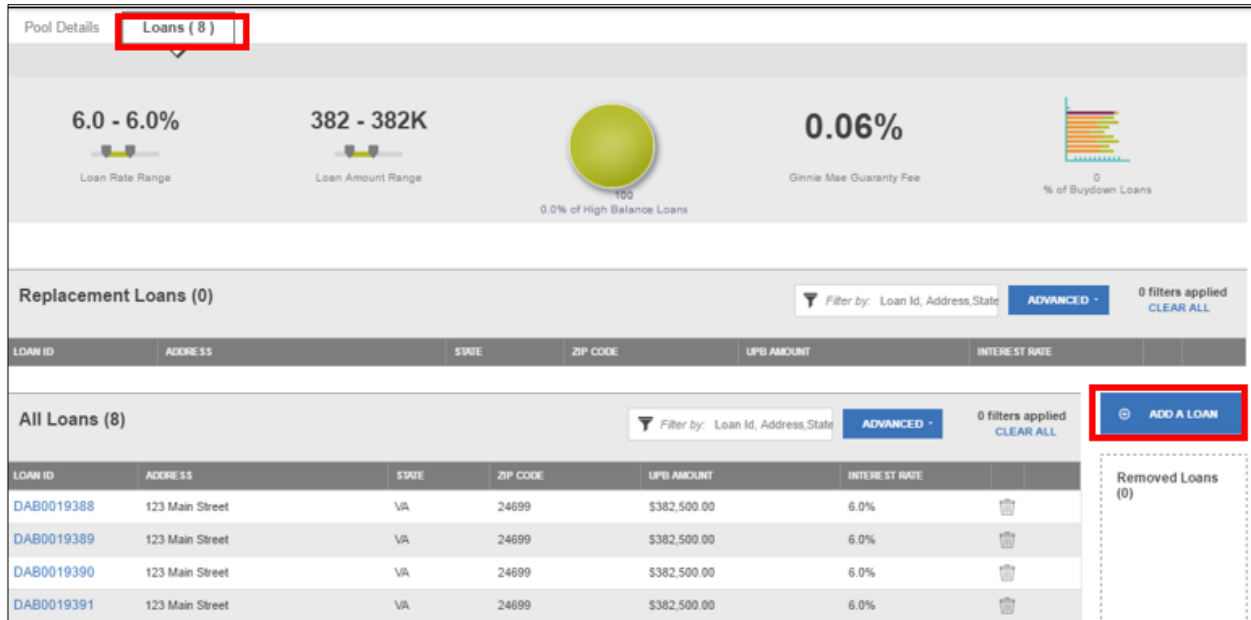
**NOTE:** If the loan is the first added to the pool, the **POOL STATISTICS** button will be disabled. Select the **X** in the upper right corner to close the window.

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### 2.16.5 Importing a New Loan

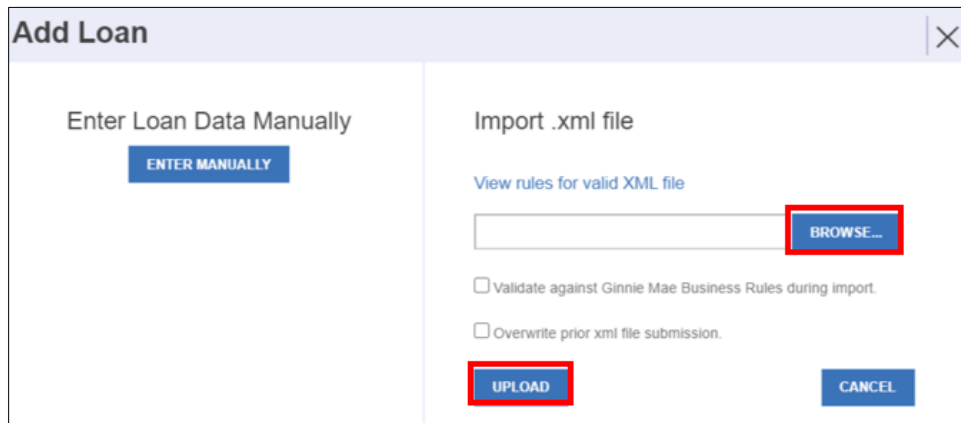
1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID link to access the Pool Details page.
4. Select the **Loans** tab.

Figure 2.16-6: Loans Screen



5. Select the **ADD A LOAN** button. The button is also located on the Loan details screen. The *Add Loan* screen displays.
6. Select the **BROWSE ...** button and navigate to the location where you saved the .XML files.
7. Select the **UPLOAD** button.

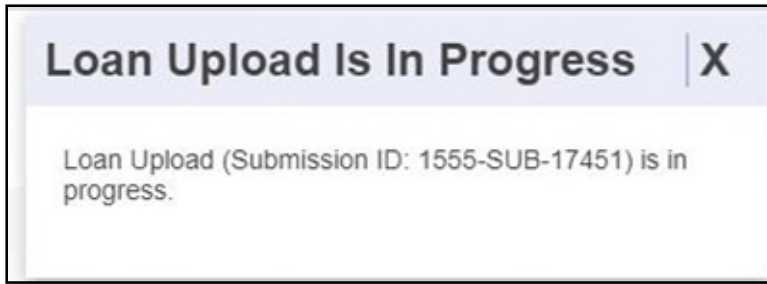
Figure 2.16-7: Add Loan Screen



**NOTE:** To see the Import file format, please refer to the [PDD Implementation Guide](#) in the Appendix.

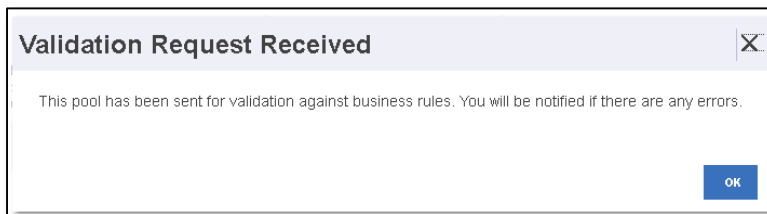
8. The Loan Upload in progress pop-up window message displays

Figure 2.16-8: Loan Upload Message



9. Select the **VALIDATE** button to validate data entered for the loan. After you validate, the Success message displays. If the File is incomplete/corrupted and cannot be validated, then the import error report will indicate the error "Premature end of file".

Figure 2.16-9: Success Message



10. Select the **SUBMIT** button.

**NOTE:** If a loan is imported with the Validation check box, the Pool is also revalidated with the updated loan(s) information.

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### 2.16.6 Entering New Loan Data Manually

1. Select the **SFPDM Pools & Loans** tab.
2. Search for a Pool. Refer to section [2.2.1 Searching for a Pool](#).
3. Select the Pool ID link to access the Pool Details page.
4. Select the **ADD A LOAN** button located on the All Loans tab or on the Loan Details screen
5. Select the **ENTER MANUALLY** button.



Figure 2.16-10: Enter Loan Data Manually

The screenshot shows a dialog box titled "Add Loan" with a close button (X) in the top right corner. It is divided into two main sections. The left section is titled "Enter Loan Data Manually" and contains a blue button labeled "ENTER MANUALLY" which is highlighted with a red rectangular box. The right section is titled "Import .xml file" and includes a link "View rules for valid XML file", a text input field followed by a blue "BROWSE..." button, two unchecked checkboxes labeled "Validate against Ginnie Mae Business Rules during import." and "Overwrite prior xml file submission.", and two blue buttons at the bottom labeled "UPLOAD" and "CANCEL".

6. Complete the required fields in the **General** Section.

Figure 2.16-11: New Loan - General Section

The screenshot displays the "General" section of a "New Loan" form. It features several sections of input fields: "Current Terms" includes fields for Current Interest Rate Percent (2.500), P&I Payment Amount (1580.48), LPI Due Date (2022-03-01), UPB Amount (396248.67), and Mortgage Modification Indicator (No). "Identifiers" includes Unique Loan Identifier (blurred), Pool Issuer Loan Identifier (LNUNQ00VB000004), MERS MIN Identifier, and Agency Case Identifier (005484643814241). "Other Information" includes Mortgage Type (FHA), Mortgage Program Type (FHA Single Family), Originator Type (Broker), Buydown Funding Indicator (false), and Loan Purpose Type (Purchase). "Amortization Type" is set to "Fixed Rate". "Premiums and Guaranty" includes Annual Premium Amount (1), Annual Premium Percent (0.000), Upfront Premium Amount (1), and Upfront Premium Percent (0.000). A "Principal Curtailments" section at the bottom right shows an Aggregate Loan Curtailment Amount of 0 and an "ADD" button.

**NOTE:** You cannot see the Unique Loan Identifier field when you are adding loan manually/import. This is a non-editable field, which originates from GinnieNET. This will be only showing after the pool is Initially Certified.

7. Complete the required fields in the **Property** Section.

Figure 2.16-12: New Loan - Property Section

The screenshot shows a web form titled "Property" with a dropdown arrow on the left. The form is organized into several sections:

- Down payment Info**: A large empty text input field.
- Appraised Value**: A section containing a "Property Valuation Amount" text input field and an "Effective Date" field with a date picker icon and the placeholder text "yyyy-mm-dd".
- Property Address**: A section containing four required fields: "Address Line", "City Name", "State Code" (a dropdown menu), and "Postal Code".
- Other Information**: A section containing five required fields: "Financed Unit Count" (a dropdown menu), "LTV Ratio Percent", "Construction Method Type" (a dropdown menu), "Total Debt to Income Expense Ratio", and "Combined LTV Ratio Percent".

At the bottom of the form, there are two additional labels: "Property Purchase Price Amount" and "Total Monthly Income Amount", each followed by an empty text input field.

**NOTE:** You can see the "Clear form" option in Google Chrome browser only. It is a browser functionality and can be seen in various fields.

Figure 2.16-13: Clear Form Option

The screenshot shows a form with several sections. The 'Property Address' section is expanded, showing fields for 'Address Line' (containing 'Jersey city'), 'City Name' (containing 'Newyork'), 'State Code' (containing 'NY'), and 'Postal Code' (containing '56'). A dropdown menu is open for the 'Address Line' field, showing 'Jersey city' and 'Test'. A red box highlights a 'Clear form' button with a trash icon. Below this, the 'Other Information' section is visible, containing fields for 'Financed Unit Count' (1 Unit), 'LTV Ratio Percent' (12.00), 'Construction Method Type' (Manufactured), 'Total Debt to Income Expense Ratio' (12.00), and 'Combined LTV Ratio Percent' (12.00). There are also empty input fields for 'Property Purchase Price Amount' and 'Total Monthly Income Amount'.

**NOTE:** After selecting Clear Form, all fields will be empty.

Figure 2.16-14: New Loan - Clear Form Option

The screenshot shows a 'New Loan' form with a 'Property' section. The 'Down payment Info' field is empty. The 'Appraised Value' section contains 'Property Valuation Amount' and 'Effective Date' (formatted as yyyy-mm-dd). The 'Property Address' section is expanded, showing empty fields for 'Address Line', 'City Name', 'State Code', and 'Postal Code'. The 'Other Information' section contains empty fields for 'Financed Unit Count', 'LTV Ratio Percent', 'Construction Method Type', 'Total Debt to Income Expense Ratio', and 'Combined LTV Ratio Percent'. There are also empty input fields for 'Property Purchase Price Amount' and 'Total Monthly Income Amount'.

8. Complete the required fields in the **Borrower Info** section.
9. Select the Borrower Type to indicate if the Borrower is an Individual borrower or Legal Entity.

Figure 2.16-15 Legal Borrower Properties

▼ Borrower Info

Primary

\* Borrower Type  Individual  Legal Entity

\* Full Name

\* Credit Score Value

\* Employer Identification Number

\* Borrower First Time Homebuyer Indicator  Yes  No

Figure 2.16-16: Individual Borrower Properties

▼ Borrower Info

Primary

\* Borrower Type  Individual  Legal Entity

\* Last Name

\* First Name

Middle Name

Suffix Type

\* Credit Score Value

\* Social Security Number

\* Borrower First Time Homebuyer Indicator  Yes  No

Secondary

**NOTE:** Although First Time Home Buyer indicator is available for all borrowers, only Primary Borrowers indicator is applied.

Figure 2.16-17: New Loan - Borrower Information

▼ Borrower Info

Primary

\* Borrower Type  Individual  Legal Entity

\* Last Name

\* First Name

Middle Name

Suffix Type

\* Credit Score Value

\* Social Security Number

\* Borrower First Time Homebuyer Indicator  Yes  No

Secondary

\* Borrower Type  Individual  Legal Entity

\* Last Name

\* First Name

Middle Name

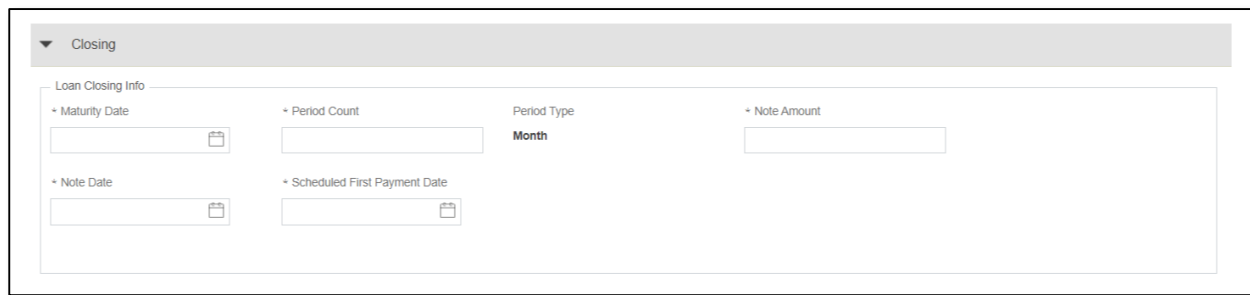
Suffix Type

\* Social Security Number

Borrower First Time Homebuyer Indicator  Yes  No

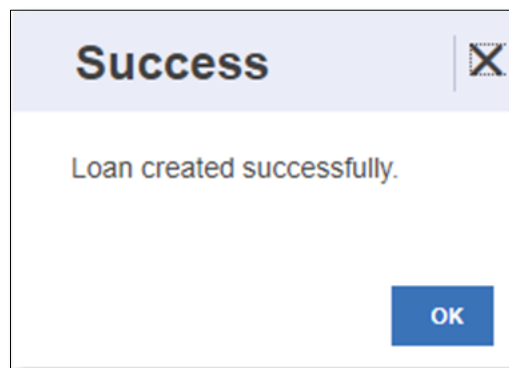
10. Complete the required fields in the **Closing** Section.

Figure 2.16-18: New Loan - Closing Section



11. Select the **SAVE** button.

Figure 2.16-19: New Loan is created



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### 2.16.7 Editing a Loan

1. On the Pool Details-screen, tab through each of the information fields and enter all required data.
2. Select the number of the loan under the Loan ID column.
3. Either add the new loan data or edit an existing loan. After you complete the addition of a new loan or edit an existing loan, the screen will refresh, or the fields will be populated with the new data.
4. Select the **SAVE** button to save or select DISCARD CHANGES to discard the changes.
5. Select the **VALIDATE** button to ensure all entries are successfully validated.

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### 2.16.8 Deleting Loans

1. Select the **SFPDM Pools & Loans** tab.
2. Select in the **Filter by** field and use the Quick Filter or Advanced Filter option described in [Section 2.2 Searching for a Pool.](#)
3. Select the Pool ID to access the Pool details page.

Figure 2.16-20: Pool Details

4. Select the **Loans** tab.

Figure 2.16-21: Loan Details

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE
DAB002808800000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002808900000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809000000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809100000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809200000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809300000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809400000	123 Main Street	VA	24699	\$380,979.16	6.0%
DAB002809500000	123 Main Street	VA	24699	\$380,979.16	6.0%


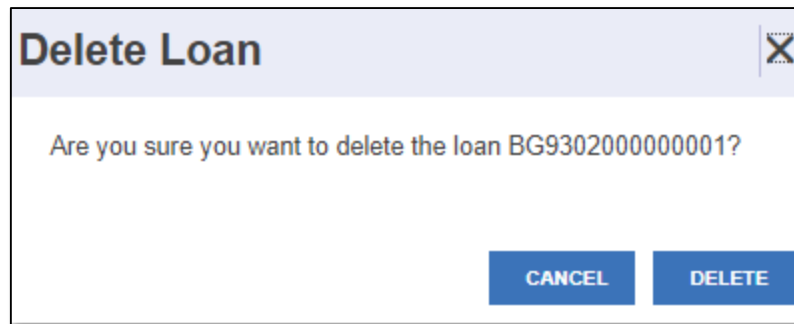
5. Select the Trash Can Icon [  ] in the row of the loan you want to remove. The *Delete Loan* window displays.

Figure 2.16-22: Delete Loan Window



5. Select the **DELETE** button.

**NOTES:**

- When you delete a loan, you cannot add it back to the pool.
- Another method of removing a loan from a pool is with the drag/drop feature in SFPDM. Unlike deleting the loan, you can add the loan back to the pool. Place your cursor on the loan you want to remove and move it to the Removed Loans section. After you drag the loan from the **All Loans** section and drop in the Removed Loans section, the number of the Removed Loans will be updated.

Figure 2.16-23: Deleted Loans Section - Pool Details

My Dashboard **SFPDM Pools & Loans** SFPDM Maintenance Reports

**Pool DH6218** GNMAI Single Issuer

Created: 01/25/23, 11:51AM EST | Last Updated: 06/28/23, 15:47PM EDT

Mr MD Mohaiminul Islam (347) 852-4255 | Mr MD Mohaiminul Islam (347) 852-4255

ID: 000498 | Name: US BANK NATL A SSOCIATION | Ginnie Mae Account Executive: Kartheek Goli (831)214-2747

**Pool Details** **Loans (3)**

4.0 - 4.0% (Loan Rate Range) | 469 - 469K (Loan Amount Range) | 100 (0.0% of High Balance...) | 0.06% (Ginnie Mae Guaranty Fee) | 0 (# of Buydown Loans)

**Replacement Loans (0)** Filter by: Loan ID, Address, State, Zipcode | 0 filter(s) applied | ADD A LOAN

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE	AGENCY CASE IDENTIFIER	DELETE
No data to display.							

**All Loans (2)** Filter by: Loan ID, Address, State, Zipcode | 0 filter(s) applied

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE	AGENCY CASE IDENTIFIER	REMOVE
872138791273092	121 E. State St.	IL	60601	\$499,002.95	4.0%	005468332626539	
872138791273093	121 E. State St.	IL	60601	\$499,002.95	4.0%	003514753543275	

Loaded all data

**REMOVED LOANS (1)**

872138791273091

### 2.16.9 Navigating Loans

On the Loan Details-screen, you can navigate through the loans using the FIRST, PREVIOUS, NEXT, and LAST buttons.

Figure 2.16-24: Navigating Loans

Pool Details **Loans (3)** **Loan LNUNQ00VB000003** x Legacy Names - Collapse All / + Expand All

Loan LNUNQ00VB000003 << FIRST < PREVIOUS NEXT > LAST >>

**Pool Info**

Pool Identifier	Amortization Type	Class Type	Structure Type	Suffix Identifier
UN1628	Fixed Rate	GNMAI	Single Issuer	Single Family (SF)
Security Issue Date Rate Percent	Issue Date	Pooling Method Type		
2.000	2023-03-01	Concurrent Date (CD)		

Pool Statistics



## 2.17 Case Numbers/Loan Numbers

Ginnie Mae has standardized its rules for reporting of FHA, VA, USDA RD and PIH assigned case numbers/loan numbers on the form HUD 11706.

**NOTE:** Loans that do not have valid case numbers/loan numbers will not be accepted for the issuance of Ginnie Mae securities.

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### 2.17.1 FHA Single Family Case Number

The case number for FHA Single Family loans is to be reported as a 15-position fixed length number. See Table below.

Table 2-4: FHA Single Family Case Number (Case Number Examples)

Leading Zero	Location Code	Serial Number	Check Digit	FHA ADP Code
First (2) digits	Next (3) digits	Next (6) digits	Next (1) digits	Last (3) digits
Leading Zero	Contract Number	Serial Number	Check Digit	FHA ADP Code
00	011	456789	1	229

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### 2.17.2 FHA Title 1 Case Number

The Title 1 (Manufactured Housing) case number is to be reported as a 15-position fixed length number. See Table below.

Table 2-5: FHA Title 1 Case Number (Case Number Description)

Leading Zero	Contract Number	Serial Number
000	12345	6789012

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### 2.17.3 VA Loan Number

The VA (Veteran's Administration) Loan Number is to be reported as a 15-position fixed length number. See Table below.

**Table 2-6: FHA VA Loan Number (Case Number Examples)**

Leading Zeros	Office of Jurisdiction	Office of Origin	VA Loan Type	Loan Number
000	06	57	6	6789012

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#### 2.17.4 USDA RD Case Number

The USDA RD (Rural Development) case number is to be reported as a 15-position fixed length number. See Table below.

**Table 2-7: USDA RD Case Number (Case Number Examples)**

Leading Zero	State Code	County Code	Loan Number
0	12	345	678901234

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#### 2.17.5 PIH Case Number

The PIH (Public Indian Housing) case number is to be reported as a 15-position fixed length number. See Table below.

**Table 2-8: FHA PIH Case Number (Case Number Examples)**

Leading Zero	Area Code	Case Number
000	12	678901234

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## 3 MAINTENANCE

### 3.1 SFPDM Maintenance Functions

The SFPDM Maintenance functions are navigated from the Reference Table Maintenance and User Record Maintenance. Reference tables provide lists to choose from and supplemental information that needs to be included on New Pool and Mortgage records. Reference tables include the following information:

- Header Info (Document Custodian, Servicer)
- Federal Reserve Bank (FRB) Subscriber
- Master Agreements/ACH Information

Figure 3.1-1 SFPDM Maintenance - Header info (Document Custodian) Screen

My Dashboard SFPDM Pools & Loans **SFPDM Maintenance** Reports

Header Info FRB Subscriber Master Agreement/ACH Info

Document Custodian  
Updating the Document Custodian address will result in creating a Secondary address and Primary address will not be affected.

ID	NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE	EDIT
000450	US Bank National Association	269 Technology Way	Building B, Unit 3	Rocklin	CA	95765	
000466	US BANK NATL ASSOCIATION	800 Same Street	Suite 12a	Herndon	VA	20171	

Servicer

ID	NAME	WORK PHONE NUMBER	FAX/PHONE NUMBER	EMAIL
No Data Available				

**NOTE:** This information is updated in SFPDM based on what was approved on the MAMS/ePortal. The Issuer has only the ability to view Master Agreement accounts.

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### 3.2 Document Custodians

**NOTE:** This information is updated based on what was approved on the MAMS/ePortal. An Issuer can only view Document Custodian records.

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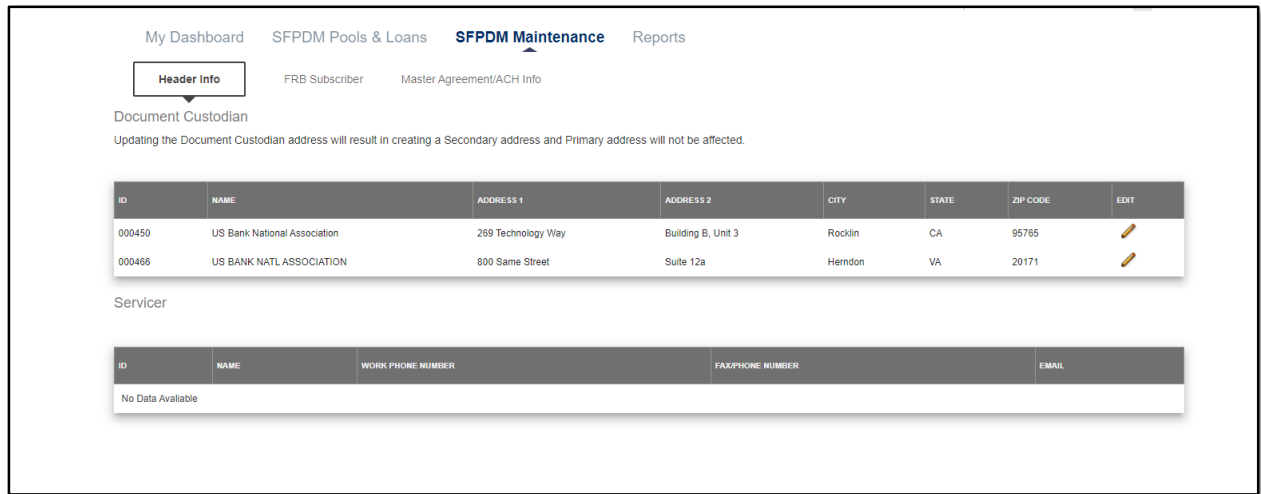
#### 3.2.1 Viewing a Custodian Record

1. Select the **SFPDM Maintenance** tab from the Main Menu screen.


2. Select the **Header Info** tab. The Document Custodian screen will then be displayed. User can also see the Servicer information, if any.

**NOTE:** If the address autofill option in your browser is activated, please double check your entry of custodian address on the maintenance screen.

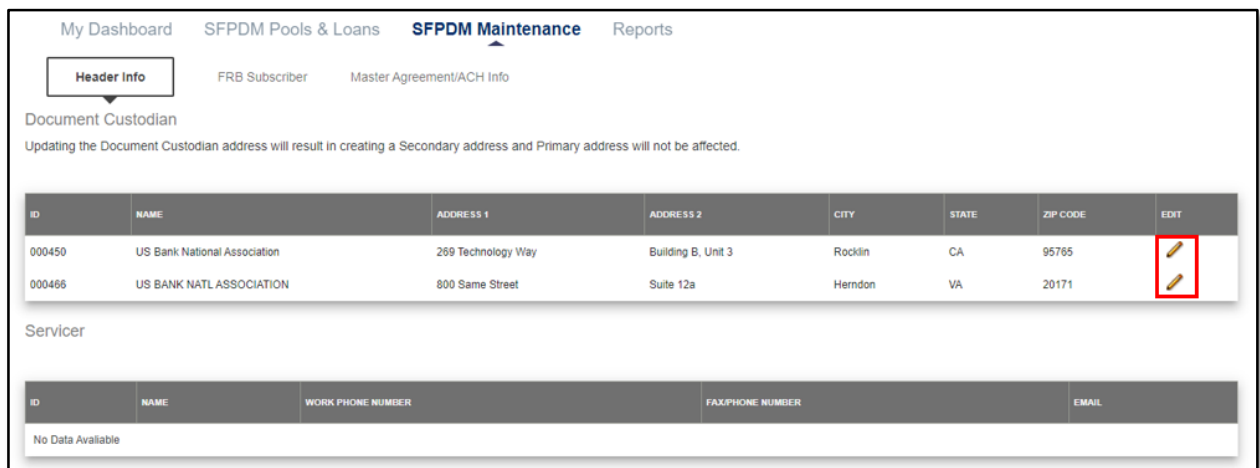
**Figure 3.2-1 SFPDM Maintenance - Header info (Document Custodian) Screen**



### 3.2.2 Editing a Custodian Record

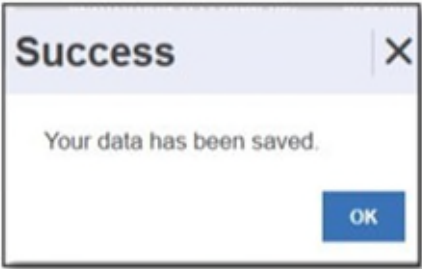
1. Select the **SFPDM Maintenance** tab from the Main Menu screen.
2. Select the **Header Info** tab. The Document Custodian screen will then be displayed. User can also see the Servicer information, if any.
3. Select the desired Custodian record you now wish to edit, and then select the Pencil icon  adjacent to the list item.

**Figure 3.2-2 MyGinnieMae Custodian Screen**



Edit the Custodian fields, then select the **SAVE** button.  
 The Save Successful Information message displays and the edited Custodian is updated in SFPDM.

Figure 3.2-3: Save Success Information Message



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### 3.3 FRB Subscribers

The Federal Reserve Bank of New York is the depository for all Ginnie Mae new pools.

- The total position of all clearing banks must equal the Pool Original Aggregate Amount (OAA).

The FRB Subscriber screen, for the various pool types, will default to **FRBNY** (Federal Reserve Bank of New York) as the investor for each pool. The FRB Subscriber screen must also show the FRB clearing bank account information for each member of the Federal Reserve Bank(s) accepting delivery of either the complete pool or any portion of the pool. If more than one investor has purchased a beneficial ownership share in a pool, which results in several clearing banks designated to take delivery, the FRB Subscriber screen must be completed for all such clearing banks with the complete and accurate account information for each one. If not, there could be a delay in the pool’s delivery. See Table 3-1 FRB Subscriber Screen Field Names and Descriptions for more information.

Table 3-1 FRB Subscriber Screen Field Names and Descriptions

Field Name	Description
Investor Name	The name of the FRB Clearing Bank that will take delivery of the pool.
Bank Account Delivery Description	Description of the clearing bank to which the security will be delivered and any additional instructions.
Institution Telegraphic Abbreviation	The abbreviated name of the depository institution assigned by the Federal Reserve.

Field Name	Description
Investor ACH Bank Account ID	The number identifying the account to which the security will be delivered.
ABA Routing & Transit Identifier	This is the nine-digit routing and transit number for the clearing bank.
Investor ACH Receiver Subaccount Name	This is the name of the entity receiving the security from the clearing bank.

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### 3.3.1 Adding an FRB Subscriber Record

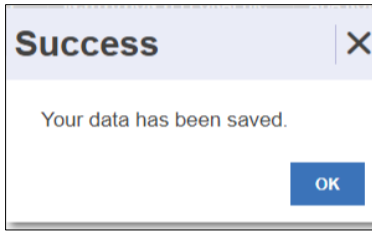
1. Select the **SFPDM Maintenance** tab.
2. Select the **FRB Subscriber** tab. (See the Figure below).

Figure 3.3-1: Add FRB Subscriber Screen



3. Select the **ADD** button.
4. Complete the following fields:
  - Investor Name
  - Bank Account Delivery Description
  - Institution Telegraphic Abbreviation
  - Investor ACH Bank Account ID
  - ABA Routing & Transit Identifier
  - Investor ACH Receiver Subaccount Name
5. Select the **SAVE** button.  
The Save Successful Information message displays.

Figure 3.3-2: Successful Save Information Message



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### 3.3.2 Editing an FRB Subscriber Record


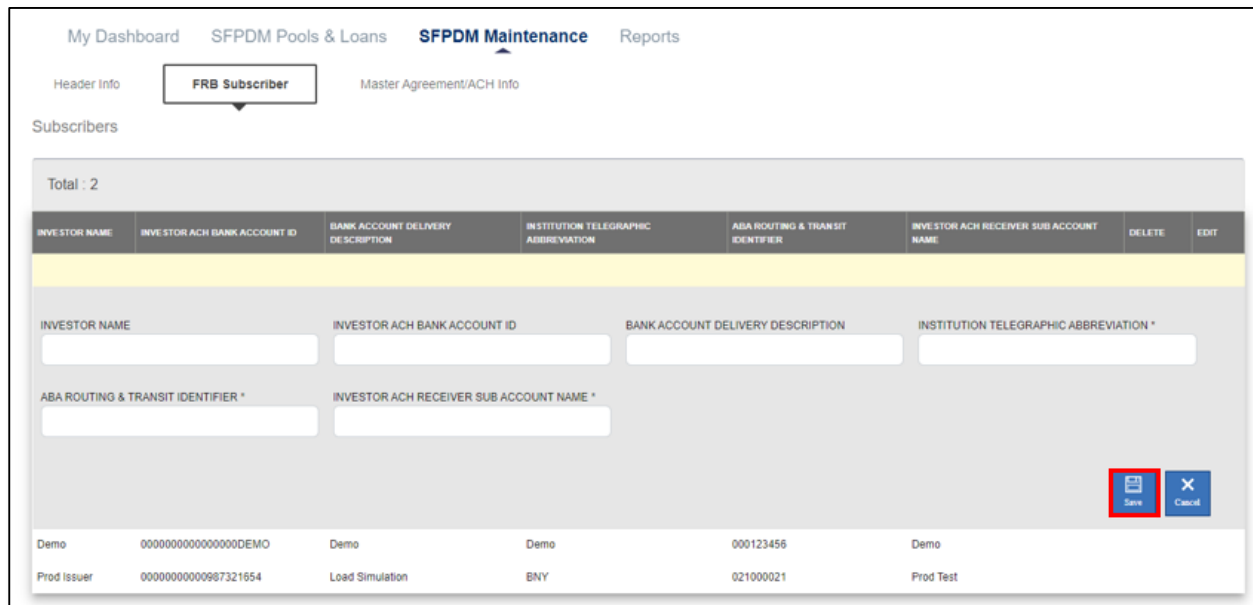
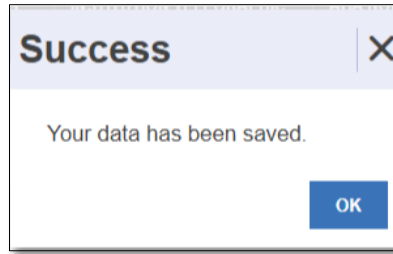
1. Select the **SFPDM Maintenance** tab.
2. Select the **FRB Subscriber** tab. The FRB Subscriber screen will then display a list of all Subscriber records.
3. Select the desired FRB Subscriber record you now wish to edit, and then select the Pencil icon  adjacent to the list item.

Figure 3.3-3: MyGinnieMae FRB Subscriber Screen



4. Edit the FRB Subscriber fields, then select the **SAVE** button.  
The Save Successful Information message displays.

Figure 3.3-4: Save Success Information Message



The edited FRB Subscriber record will then be updated in SFPDM.

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### 3.3.3 Deleting an FRB Subscriber Record

1. Select the **SFPDM Maintenance** tab.
2. Select the **FRB Subscriber** tab. The FRB Subscriber screen will then display a list of all Subscriber records.

Figure 3.3-5: GinnieMae FRB Subscriber Screen (Delete Record Function)




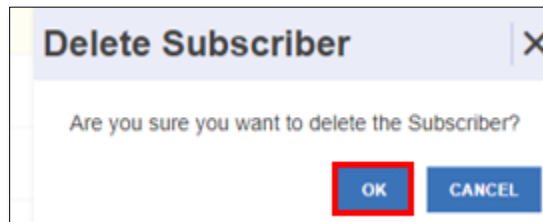
3. Select the desired FRB Subscriber record you now wish to delete, and then select the Trash can icon  adjacent to the list item.
4. Click **OK** to confirm your intention to delete the FRB Subscriber. (See the Figure below.)

Figure 3.3-6: Confirm Delete Action (FRB Subscriber)



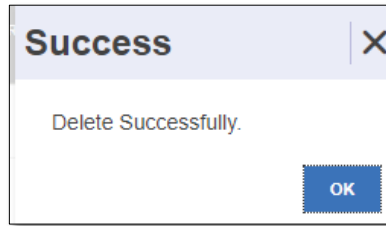


5. Select the **OK** button to continue the deletion.

**NOTE:** If you select the **CANCEL** button, the FRB Subscriber will not be deleted.

6. SFPDM displays a message that confirms the FRB Subscriber was successfully deleted. (See the Figure below.)

Figure 3.3-7: Successful Deletion Information Message



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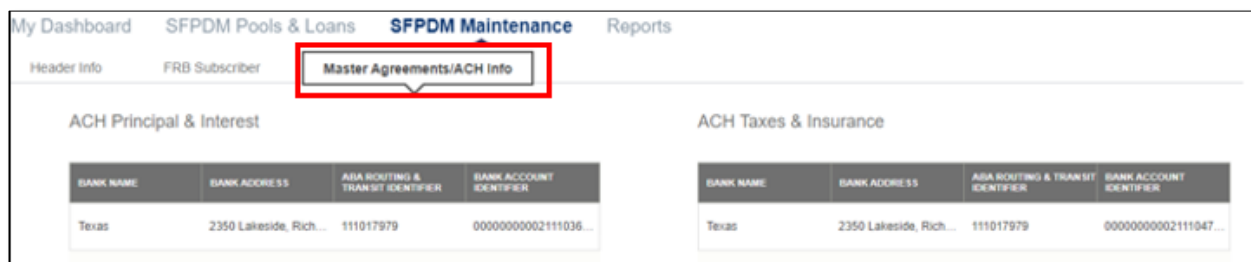
### 3.4 Master Agreements/ACH Information

The *Master Agreement* documents define the relationships and responsibilities of the Issuer, the Sub-servicer, and the Document Custodians. You can only view the information in the ACH Principal & Interest and the ACH Taxes & Insurance sections.

#### 3.4.1 Viewing a Master Agreement Record

1. Select the **SFPDM Maintenance** tab.
  2. Select the **Master Agreements/ACH Info** tab.
- The **Master Agreements/ACH Info** screen displays.

Figure 3.4-1: SFPDM Maintenance Window



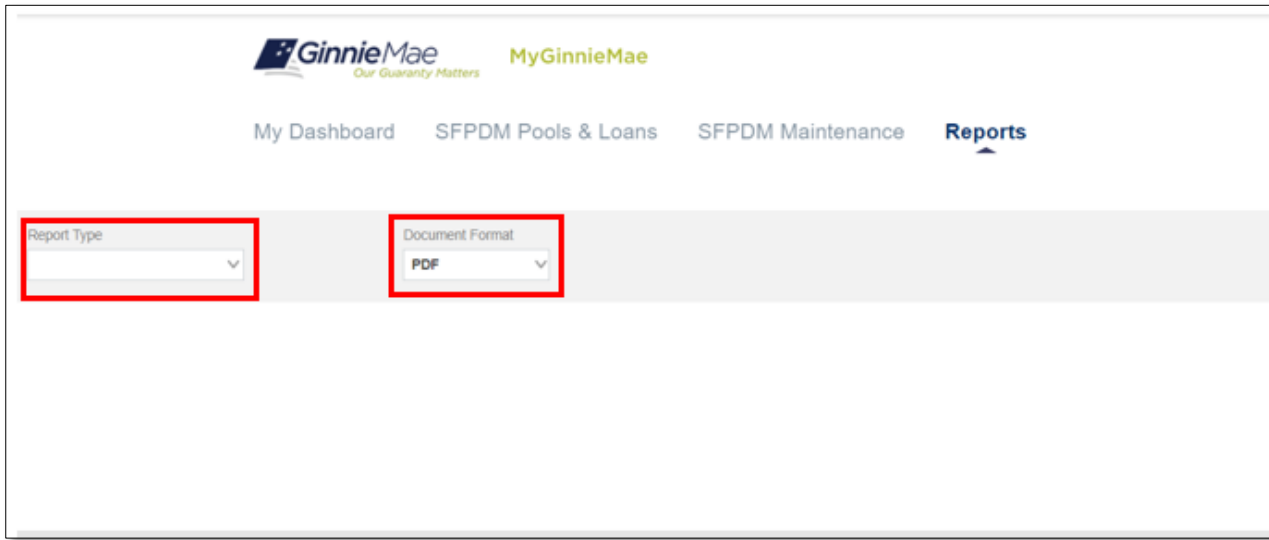
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## 4 REPORTS

### 4.1 Reporting Functions using the Reports Tab

Located on the Reports page are the **Report Type** and **Document Format** drop downs. All reports can be viewed on the screen or printed using Abode Reader. You can save reports to either a PDF (Portable Document Format) or an Excel version.

Figure 4.1-1: Reports Tab



**NOTE:** You can only view Pool and Loan Reports for the Issuer ID to which you are associated.

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### 4.2 Generating Reports from the Reports Tab

Using the Reports tab, the user can generate reports at the Issuer level.

7. Select the **Reports** tab.

Figure 4.2-1: Reports Tab



8. Located on this page are the **Report Type** and **Document Format** drop down menus.

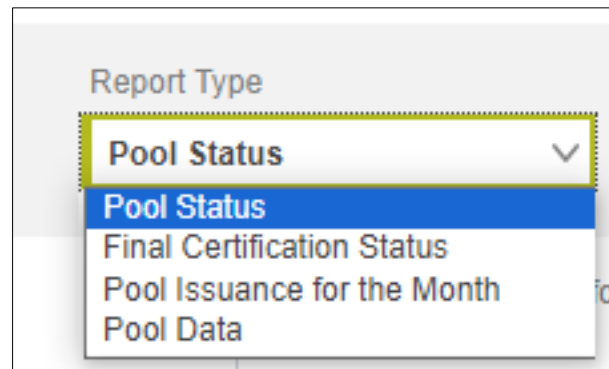
Figure 4.2-2: Report Type and Document Format Dropdown Menus



9. Select one of the reports from the **Report Type** drop down menu.
- Pool Issuance for the Month
    - The Report will include Pools that were submitted through SFPDM.
  - Pool Status
    - The Report will include the status of all Pools.
  - Final Certification Status
    - The Report will include all Pools that have been Final Certified by the Document Custodian
  - Pool data

**NOTE:** The Pool Data Report is only available in Excel Format.

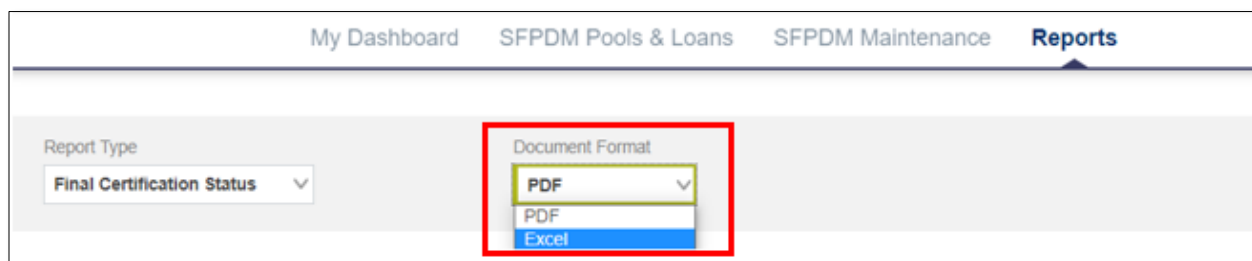
Figure 4.2-3: Report Type Dropdown Menu



10. Select one of the options from the **Document Format** drop down menu, to generate reports.

- PDF
- Excel

Figure 4.2-4: Document Format Dropdown Menu

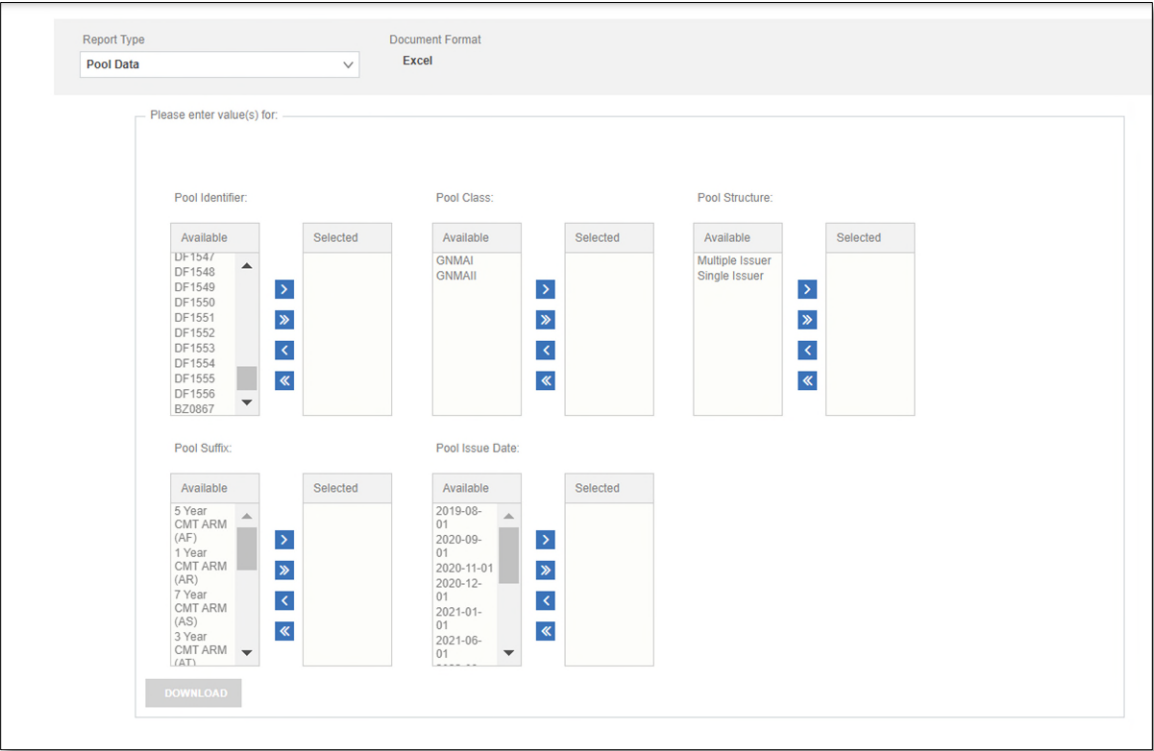


**NOTE:** The default option from the Document Format dropdown menu is PDF.

11. Select the applicable values from the 5 **Available** columns:

- Pool identifier
- Pool Class
- Pool Structure
- Pool Suffix
- Pool Issue Data

Figure 4.2-5: "Available" Columns



12. Select values by using the reports > buttons to move them to the **Selected** column(s). Download button is enabled when any of the filters are selected.

Figure 4.2-6: "Selected" Columns

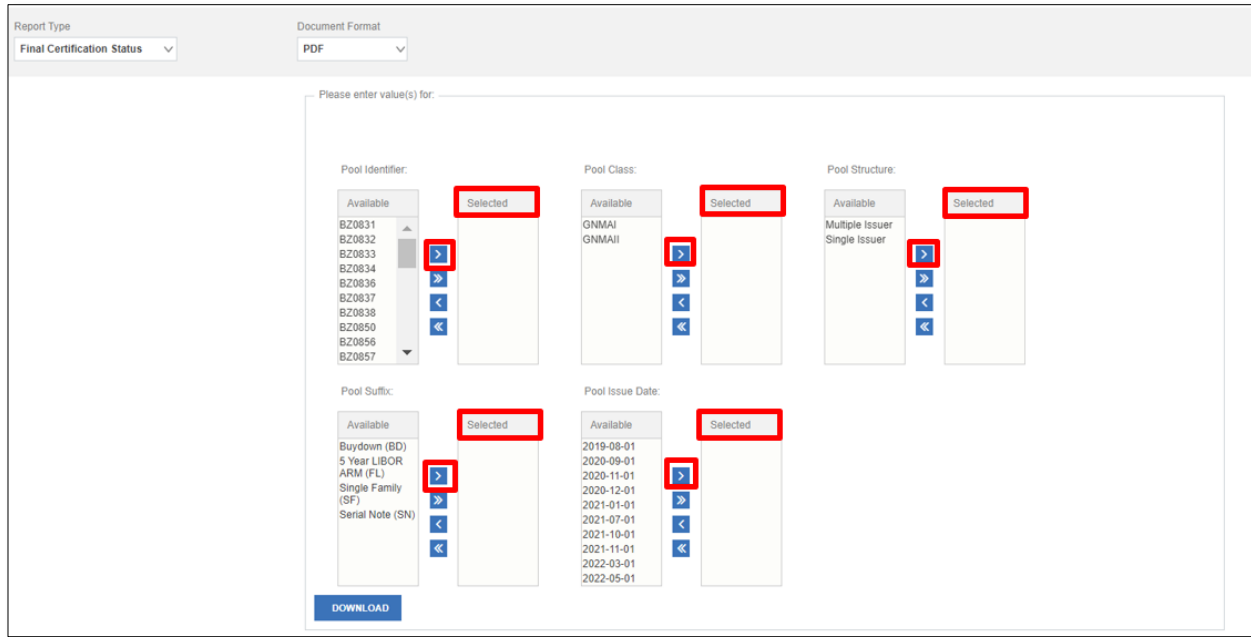






Table 4-1 Reports Buttons and Descriptions

Button	Description
	Moves the selected option from the <b>Available</b> column to the <b>Selected</b> column. <b>NOTE:</b> You can select more than one value to move from the Available section into the Selected section. Press and hold the Shift key on your keyboard to select consecutive options; press and hold the Ctrl (Control) key when you want to select non-consecutive options.
	Moves all selections from the <b>Available</b> column into the <b>Selected</b> column.
	Removes the selected option from the <b>Selected</b> Column and places it back in the <b>Available</b> column.
	Moves all pools from the <b>Selected</b> column into the <b>Available</b> column. <b>NOTE:</b> You can select more than one value to remove from the Selected section back into the Available section. Press and hold the Shift key on your keyboard to select consecutive options; press and hold the Ctrl (Control) key when you want to select non-consecutive options.

13. Select the **Download** button. SFPDM generates the report you selected and displays in a separate browser tab.

Figure 4.2-7: Download Button

The screenshot shows a web-based report generation interface. At the top, there are two dropdown menus: 'Report Type' set to 'Final Certification Status' and 'Document Format' set to 'PDF'. Below these is a section titled 'Please enter value(s) for:' containing five selection areas:
 

- Pool Identifier:** A list of identifiers (BZ0831 to BZ0857) with arrows pointing to a 'Selected' box.
- Pool Class:** A list of classes (ONMAI, ONMAII) with arrows pointing to a 'Selected' box.
- Pool Structure:** A list of structures (Multiple Issuer, Single Issuer) with arrows pointing to a 'Selected' box.
- Pool Suffix:** A list of suffixes (Buydown (BD), 5 Year LIBOR ARM (FL), Single Family (SF), Serial Note (SN)) with arrows pointing to a 'Selected' box.
- Pool Issue Date:** A list of dates (2019-08-01 to 2022-05-01) with arrows pointing to a 'Selected' box.

 A red 'DOWNLOAD' button is located at the bottom left of the selection area.

- If you select **PDF** as the Document Format, the first section will include the results and Report Information, which includes a description of the report, Prompts (the options you selected), column descriptions, and information for IT Support.
- If you select **Excel** as the Document Format, the report displays on two separate tabs in Excel: - one for the *Report Type*, and one named *Info Tab*.

14. Save the report to a file in your directory or close the report.

#### 4.2.1 Sample Report Documents

Embedded in the table below are sample report documents and spreadsheets for additional reference. Double click on the PDF located in the Spreadsheet column to open examples of sample reports.

Table 4-2: Sample Reports Documents

Document Name	Location	Spreadsheet
Final Certification Status	Link	<a href="#">Final Certification Status</a>
Pool Issuance for the Month	Link	<a href="#">Pool Issuance for The Month</a>
Pool Status	Link	<a href="#">Pool Status (Submitted But Not Initially Certified)</a>
Pool Data	Link	<a href="#">Pool Data</a>

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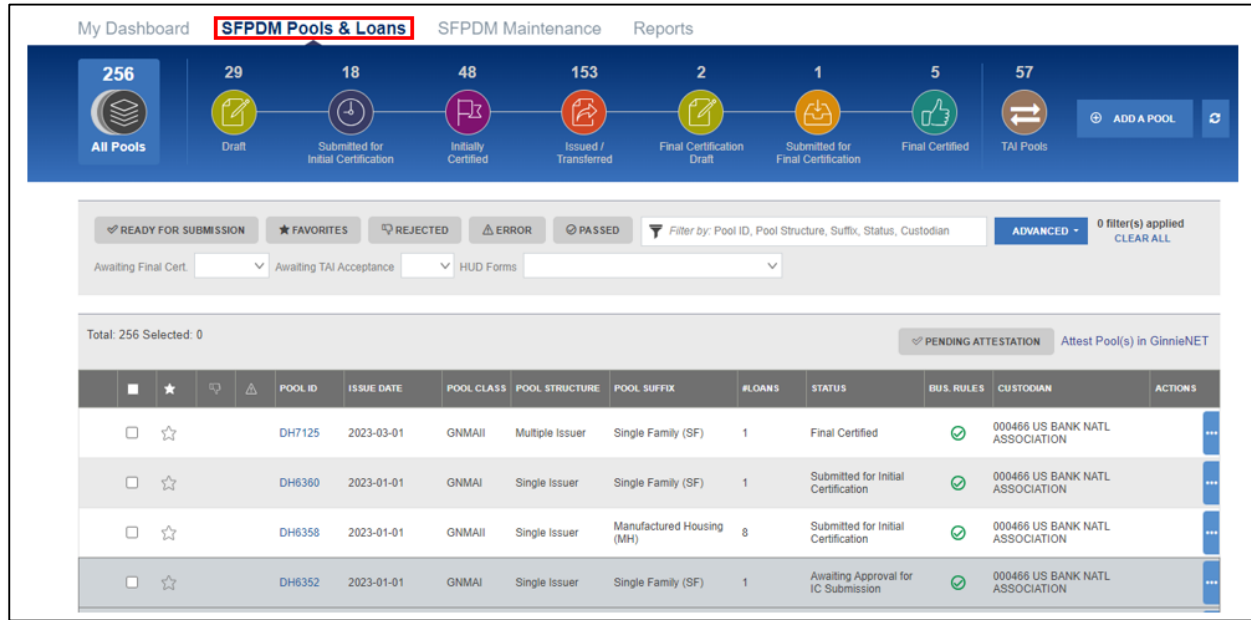
### 4.3 Reporting Functions from SFPDM Pools & Loans Screen

Use the following instructions to generate **Docs** from the **SFPDM Pools & Loans** tab formerly referred to as Reports in GinnieNET.

#### 4.3.1 Generating Forms

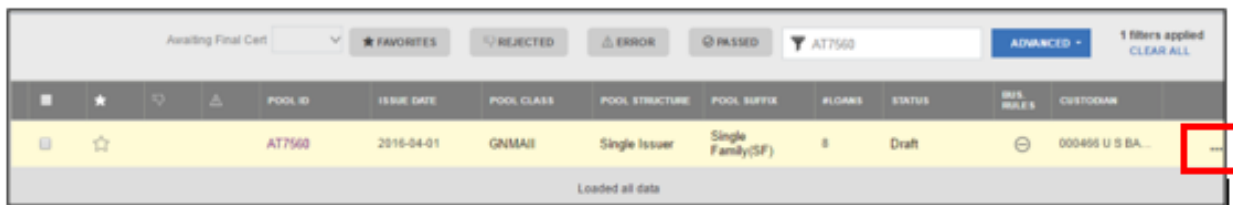
1. Select the **SFPDM Pools & Loans** tab.

Figure 4.3-1: SFPDM Pools & Loans tab.



2. Search for a Pool. Refer to section 2.2.1 Searching for a Pool.
3. Select the [...] button on the far right of the search results.

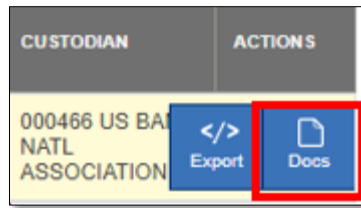
Figure 4.3-2: Pool Search Results (Action button)



4. Select the **Docs** button.  
The list of report options displays, as seen in Step 5.



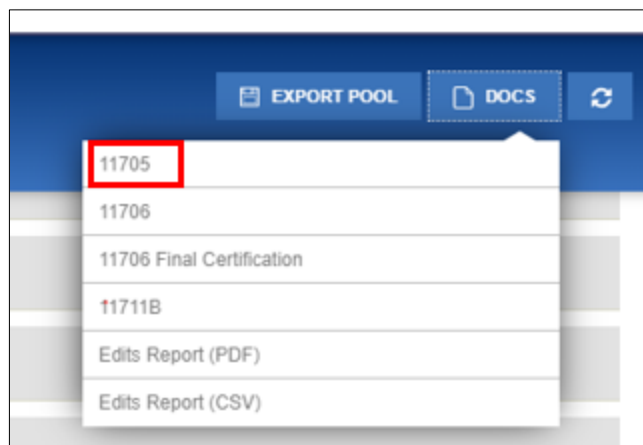
Figure 4.3-3: Pool Record Docs Option



**NOTE:** Forms may render different fonts and formats than Users are used to seeing in GinnieNET.

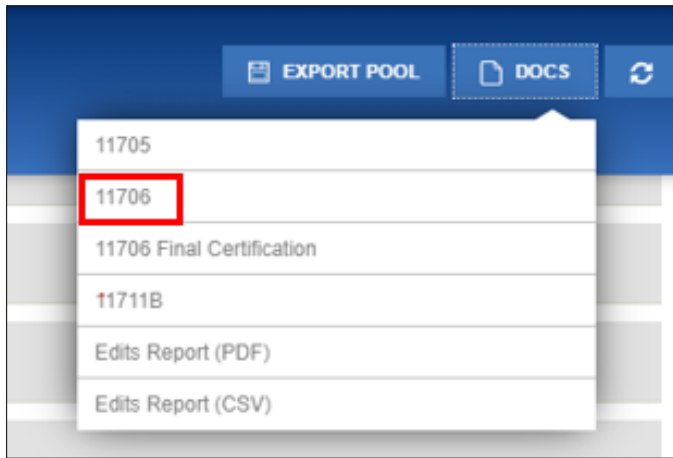
5. Select the **11705** report.

Figure 4.3-4: Pool Record Actions – HUD 11705 Report



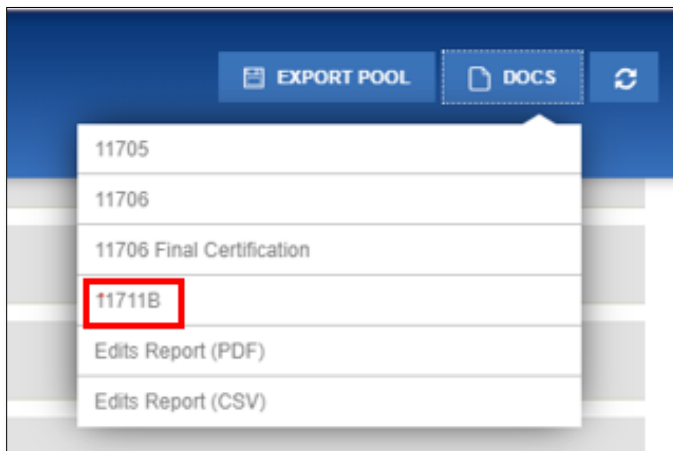
6. Select the **11706** report.

Figure 4.3-5: HUD 11706 Report Option



7. Select the **11711B** report.

Figure 4.3-6: Certification and Agreement (Form 11711B) Report



8. Select the **Sch. A** (Schedule A) report.

**NOTE:** This option applies if the pool is a Serial Notes pool.

Figure 4.3-7: Sch. A Option

11705
11706
<b>Schedule A of Serial Note Pools</b>
11711B
Edits Report (PDF)
Edits Report (CSV)

9. Select the **Bond Finance Pool Certification** report.

**NOTE:** This option applies if the pool is part of the Government Bond Financing Program. On the General Info | Dates section of the Pool Details screen, the Government Bond Financing Indicator is **Yes**. For more information, refer to section [2.14 Bond-Financed Pool Consolidation](#).

Figure 4.3-8: Bond Finance Certification Option

11705
11706
11711B
Edits Report (PDF)
Edits Report (CSV)
<b>Bond Finance Pool Certification</b>

10. Review the report that appears as a separate tab in your browser.  
See [Table 7-2 HUD Forms](#) for more information.

Figure 4.3-9: Downloading Report with the Internet Explorer Browser



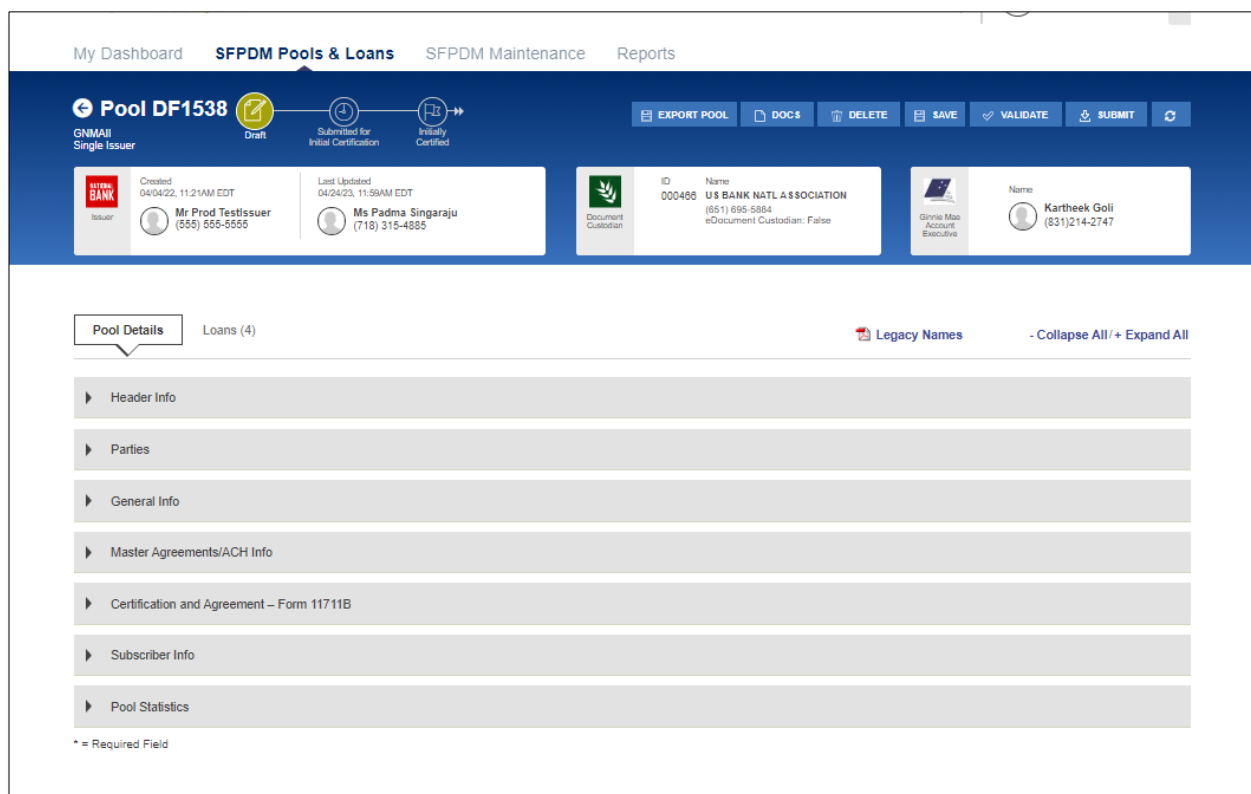
**NOTE:** If you are accessing the SFPDM application with the Chrome or Mozilla browsers, the report will appear at the bottom left of the screen.

Figure 4.3-10: Downloading Report with the Chrome or Mozilla Browser



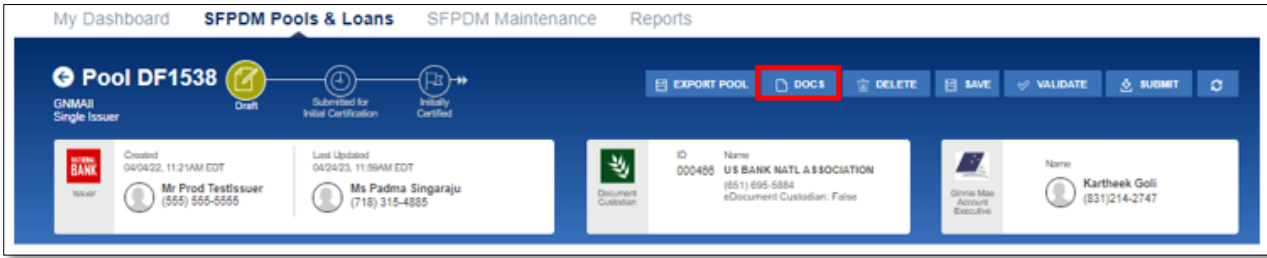
**NOTE:** You can also generate the Report(s) from the *Pool Details* screen.

Figure 4.3-11: Pool Details Screen

A screenshot of the SFPDM application's 'Pool Details' screen. The top navigation bar includes 'My Dashboard', 'SFPDM Pools & Loans', 'SFPDM Maintenance', and 'Reports'. The main header for 'Pool DF1538' shows a progress bar with stages: Draft, Submitted for Initial Certification, and Initially Certified. Below this are three information cards: Issuer (Mr Prod Test Issuer), Last Updated (Ms Padma Singaraju), and Document Custodian (US BANK NATL ASSOCIATION). A 'Loans (4)' section is visible with a 'Pool Details' dropdown menu. The menu items are: Header Info, Parties, General Info, Master Agreements/ACH Info, Certification and Agreement – Form 11711B, Subscriber Info, and Pool Statistics. A legend at the bottom indicates '\* = Required Field'.

11. Select the **DOCS** button on the *Pool Details* screen.

Figure 4.3-12: Pool Details – DOCS Button



12. Select the **Report** option. Link to Step 4.

13. Review the Form that appears as a separate tab in your browser.

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## 5 TROUBLESHOOTING AND SYSTEM ERRORS

### 5.1 Field-Level Validation

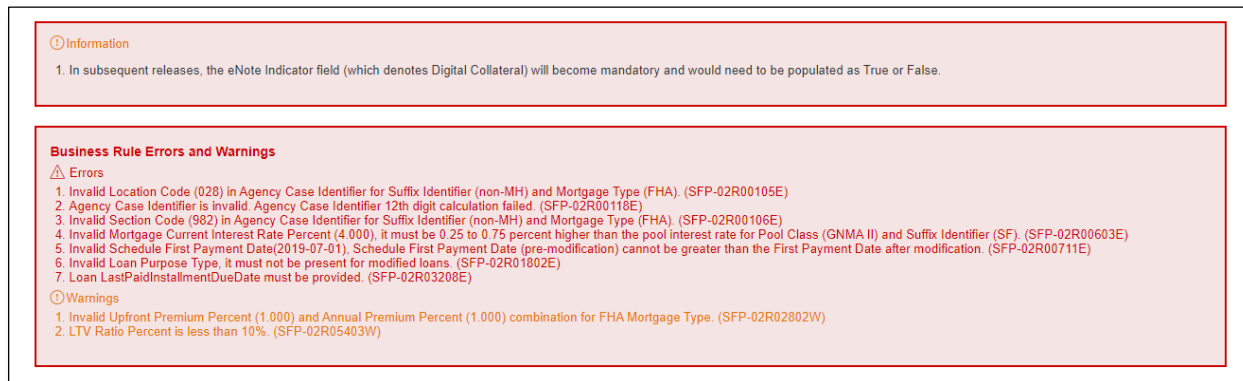
Ginnie Mae business rules must pass before a pool can be submitted. This function checks the pool and loan information against Government National Mortgage Association Mortgage-backed Security Guide requirements. If there are errors, individual pool or loan records must be corrected and business rules validation must be applied again.

SFPDM will Save the Pool and Loan records before applying the business rules validation to the selected pool. If any of the mandatory fields are not populated, saving the data will highlight the missing fields and the errors will be generated at the top of the screen. Validation will be performed at both the pool-level and the loan level. You will receive a Portal Notification if the pool successfully passed or failed validation. Upon receiving the notification, you may refresh the pool by selecting on the refresh button.

If there are any validation errors found for any pools, errors will display in red. You may also view the validation errors in the Edit report located under the *Docs* button. You will need to review the errors and make corrections before saving your changes. After you save your changes, the business validation will be run again to ensure that all errors have been properly corrected.

In the example below, there are two errors. The first error pertains to the date entered in the *Issue Date* field, since it is not a valid date. A valid *Pool Issue Date* must be the first date of the current month, or the first of the following month. The second error pertains to the Trade Book Entry Date– 2016-04-29 – which is outside the valid date range. You will need to change the dates in these fields.

Figure 5.1-1: Error Messages



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Review the instructions in the All Errors and Warning message. Enter valid dates for both the **Issue Date** (in the Header Info section) and **Trade Book Entry Date** (in the General Info section), select the **SAVE** button, select the **VALIDATE** button, and then select the **SUBMIT** button.

**NOTE:** All field validations are implemented in the BRE. Some of the BRE validations are also enforced in the UI.

For the complete list of Error messages navigate to the link below and select the + symbol next to **OTHER AIDS** and scroll down to see the *Single Family Pooling Business Rules and Errors Guide*.

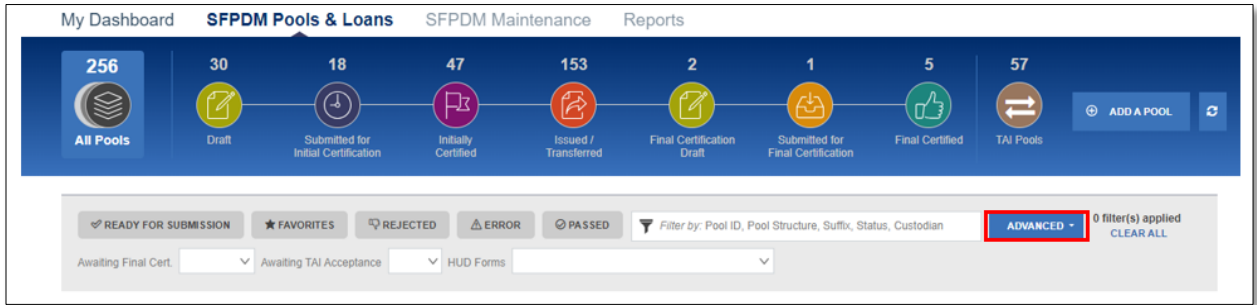
[https://www.ginniemae.gov/issuers/issuer\\_training/Pages/ToolsAndResources.aspx](https://www.ginniemae.gov/issuers/issuer_training/Pages/ToolsAndResources.aspx)

### 5.1.1 Generate Ginnie Mae Edits Report

If a pool has any errors that were identified during validation, you can download an error report as a .PDF file that you can open from a new tab in your browser.

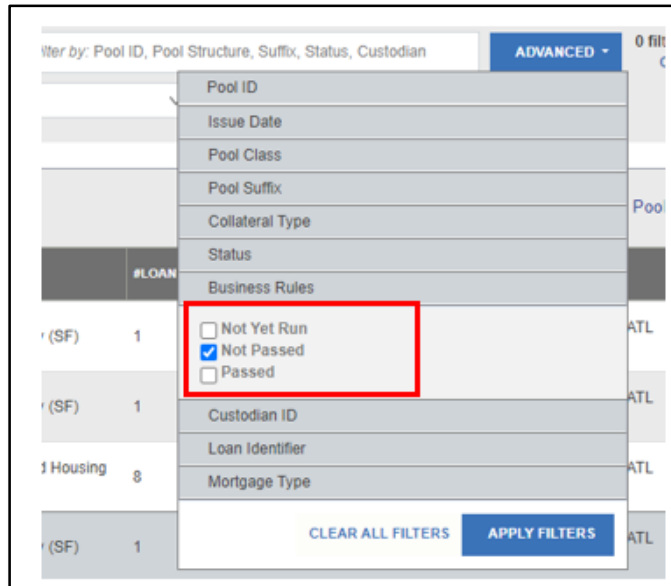
- 1 Select the **SFPDM Pools & Loans** tab.
- 2 Select the **ADVANCED** button to access the *Apply Filters* window.

Figure 5.1-2: Advanced Button



- 3 Select the checkbox next to **Not Passed** in the *Business Rules* section.

Figure 5.1-3: Advanced Filters - Business Rules Not Passed



- 4 Select the **APPLY FILTERS** button to display only the pools that have not passed validation. Pools that have Error Out in the **STATUS** column displays.

Figure 5.1-4: Pools with Error out Status

The screenshot shows the SFPDM Pools & Loans dashboard with the 'APPLY FILTERS' button selected. The table displays the following data:

	★	🗑️	⚠️	POOL ID	ISSUE DATE	POOL CLASS	POOL STRUCTURE	POOL SUFFIX	#LOANS	STATUS	BUS. RULES	CUSTODIAN	...
🗑️	★	🗑️	⚠️	896321	2015-11-01	GNMAII	Single Issuer	3Year CMT ARM(AT)	0	Error Out	⊗	000350 The Ba...	...
🗑️	★	🗑️	⚠️	896213	2016-04-01	GNMAII	Multiple Issuer	1Year LIBOR ARM(QL)	1	Error Out	⊗	000350 The Ba...	...

- 5 Select the ... button at the end of the row to review the list of actions you can perform on the pool.

Figure 5.1-5: Pool Actions



- 6 Select the **Docs** icon.
- 7 Select the *Edits Report (PDF)* or *Edits Report (CSV)* on the **Pool Details** screen.



Figure 5.1-6: Pool Edits Option

11705
11706
11711B
Edits Report (PDF)
Edits Report (CSV)
Bond Finance Pool Certification

The selected report will be downloaded for your review. If you select *Edits Report (PDF)*, you will have the option to select the last generated version or generate a new document. If you select *Edits Report (CSV)*, the last generated version will open.

- 8 Select the report that will appear as a new tab in your browser (if PDF format) or downloaded file (if CSV format).

Figure 5.1-7: Ginnie Mae Edits Report in PDF and CSV format

Ginnie Mae Edits Report					
Date: 2016-06-11 Time: 11:53:28 AM			Version: 1.0 Page: 1		
Pool Number:	Issue Date:	Pool Class:	Pool Structure:	Subs:	Amortization Type:
AS0791	2016-06-01	GMMAI	Single Issuer	Manufactured	Fixed
1.	Error	Sum of all SecurityOriginalSubscriptionAmount for all investors must be equal to PoolCurrentTrancheBalanceAmount (SFP-01R02503E)			
Loan Number	Int. Rate	First Pay Date	Last Pay Date	P&I Payment Amount	LFB Amount
MZV100000000427	8.750	2016-05-01	2046-04-01	1592.30	345089.05
Case Number	Mort. Type	Address	City	State	Zip
000916485296275	FHA	123 Main Street	AnyTown	VA	22001
1.	Warning	Primary Borrowers CreditScore is reported as 100 or 200 (SFP-02R03003V)			
2.	Error	Entered Principal and Interest Amount (\$1,592.39) is different from the calculated Principal and Interest Amount(\$2,238.24), the difference is greater than the allowed threshold of \$0.02 per \$100,000 of Unpaid Principal Balance (SFP-02R06601E)			
3.	Error	Entered Unpaid Principal Balance Amount (\$345,089.05) is different from the calculated Unpaid Principal Amount(\$344,493.15), the difference is greater than the allowed threshold of \$0.02 per \$100,000 of Unpaid Principal Balance (SFP-02R06701E)			
4.	Error	Loan Application Received Date for MH Loan can not be less than 06-01-2009 (SFP-02R02903E)			
Loan Number	Int. Rate	First Pay Date	Last Pay Date	P&I Payment Amount	LFB Amount
MZV200000000429	5.500	2016-05-01	2046-04-01	1507.00	244749.45
Case Number	Mort. Type	Address	City	State	Zip
00095086808010	FHA	123 Main Street	AnyTown	VA	22001
1.	Error	Entered Principal and Interest Amount (\$1,507.00) is different from the calculated Principal and Interest Amount(\$1,394.00), the difference is greater than the allowed threshold of \$0.02 per \$100,000 of Unpaid Principal Balance (SFP-02R06601E)			
2.	Error	Entered Unpaid Principal Balance Amount (\$244,749.45) is different from the calculated Unpaid Principal Amount(\$244,974.31), the difference is greater than the allowed threshold of \$0.02 per \$100,000 of Unpaid Principal Balance (SFP-02R06701E)			
Loan Number	Int. Rate	First Pay Date	Last Pay Date	P&I Payment Amount	LFB Amount
MZV700000000430	5.500	2016-05-01	2046-04-01	1135.58	199581.17
Case Number	Mort. Type	Address	City	State	Zip
00095086809004	FHA	123 Main Street	AnyTown	VA	22001
1.	Error	Loan Application Received Date for MH Loan can not be less than 06-01-2009 (SFP-02R02903E)			



Figure 5.1-9: Individual Loans

LOAN ID	ADDRESS	STATE	ZIP CODE	UPB AMOUNT	INTEREST RATE	AGENCY CASE IDENTIFIER	DELETE	
UA505100000000	101 barclays	GA	300401048	\$486,902.01	3.0%	000625337800000		
UA505100000001	101 barclays	NY	10286	\$486,902.01	3.0%	000625337800001		
UA505100000002	101 barclays	NY	10286	\$486,902.01	3.0%	000625337800002		

Loaded all data

- 12 Make the corrections to the loans as listed on the *Ginnie Mae Edits Report*.
- 13 Select the **SAVE** button to save your changes.

Figure 5.1-10: Loan Details

My Dashboard **SFPDM Pools & Loans** SFPDM Maintenance Reports

**Pool DF1535**

GNMAII Single Issuer

ADD A LOAN EXPORT LOAN DOC S DELETE VALIDATE DISCARD CHANGES **SAVE**

Created 04/04/22, 11:21AM EDT Last Updated 09/29/23, 15:42PM EDT

Mr Prod TestIssuer (555) 555-5555 Ms Padma Singaraju (718) 315-4885

ID 000466 Name US BANK NATL ASSOCIATION (651) 695-5584 eDocument Custodian: False

Ginnie Mae Account Executive Name Kartheek Goli (831)214-2747

Pool Details Loans (4) Loan LNUNQ00VB000004 x

Loan LNUNQ00VB000004 << FIRST < PREVIOUS NEXT > LAST >>

- 14 Select the **VALIDATE** button.

Figure 5.1-11: Validate Pool

My Dashboard **SFPDM Pools & Loans** SFPDM Maintenance Reports

**Pool DF1535**

GNMAII Single Issuer

ADD A LOAN EXPORT LOAN DOC S DELETE **VALIDATE** DISCARD CHANGES SAVE

Created 04/04/22, 11:21AM EDT Last Updated 09/29/23, 15:42PM EDT

Mr Prod TestIssuer (555) 555-5555 Ms Padma Singaraju (718) 315-4885

ID 000466 Name US BANK NATL ASSOCIATION (651) 695-5584 eDocument Custodian: False

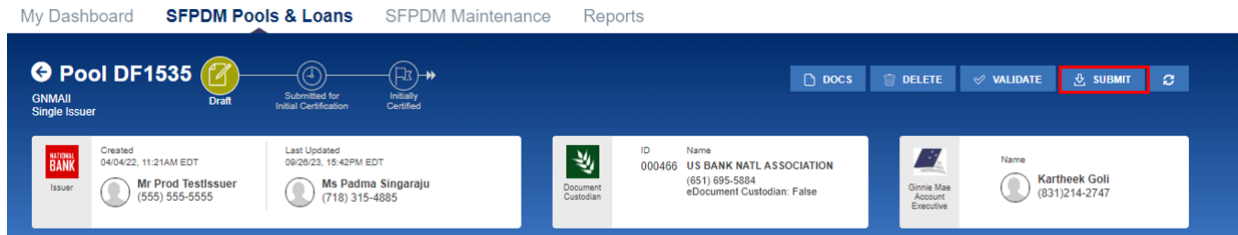
Ginnie Mae Account Executive Name Kartheek Goli (831)214-2747

Pool Details Loans (4) Loan LNUNQ00VB000004 x

Loan LNUNQ00VB000004 << FIRST < PREVIOUS NEXT > LAST >>

- 15 If there are no validations errors, then select the **SUBMIT** button. If there are validation errors, repeat steps 4 -14 above.

Figure 5.1-12: Submit Pool



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## 5.1.2 Contingency Plan

“ADF\_Faces-60101” error occurs intermittently

What can be the cause of the error?

Following scenarios can result into error:

- User clicks the **Back** button in the browser. An attempt to re-post the request with saved view state token. Token cannot be found in server for one of expiry reasons.
- User keeps the same application open in several tabs for a long time. Session ends. User tries to use application further, restores session in one of tabs. Error is raised when try to use application in other tabs.
- User restarts the computer. The browser automatically starts up and tries to open the application (which was opened before restart). It fails due to changed session and unmatched token.
- Server restarts. User tries to continue working with previously opened application. Tokens purged; error is logged.
- After a long period of time, user tries to open the application from browser history. The saved client token is no longer available.

Recommendations for user to avoid this error:

- Avoid using browser "Back" button while there is limited client state token size, thus limited hits on "Back".
- Avoid using browser history.
- Always try to start the ADF/JSF application in a new browser window, by starting it from root context (i.e., [//myhost.com/myapp](#)). There should not be any parameters after ".../myapp".
- Try to use the application in a single browser window/tab.
- If after computer restart application is opened implicitly in the browser, close it and open again as described in point #3.
- If server was restarted for some reason, open application again like in point #3.

After longer period of time (when session timeouts), open application again as described in item #3.

**NOTE:** To avoid errors, it is not recommended to use the browser Back/Refresh buttons, instead the Back/Refresh buttons or the navigation buttons available in the application should be used if the Pool cannot be processed in SFPDM

If the root cause cannot be resolved by contacting the Helpdesk, as an exception for this emergency, the Issuer will be able to submit the Pool in GinnieNET using a new Pool ID that is not assigned. The same Issuer should continue submitting other Pools in SFPDM.

The following error scenarios may result if an Issuer uses a Pool ID that is already assigned.

What happens in SFPDM when you use an assigned Pool ID?

Figure 5.1-13: Error Scenario 1

The image shows two screenshots from the SFPDM application. The first screenshot, labeled '1', shows a 'Ginnie Mae Import Errors Report' with a table containing one error: 'Active Pool Exists with this Poolid - Override prior xml file submission indicator should be checked.' The second screenshot, labeled '2', shows the 'Pool Details' page for Pool ID 'UA4238', with a red box highlighting the error message 'Already Exists For Pool Identifier (SFP-01A00612E)'. Below the error message, the 'Header Info' section shows fields for Pool Identifier, Issue Date, Amortization Type, Class Type, and Structure Type.

**1** In SFPDM, if a pool is imported with a Pool ID that is already assigned in SFPDM/GinnieNET, the user gets an error.

**Ginnie Mae Import Errors Report**  
Date: 2020-08-14  
Time: 2:23:52 PM  
Version: 1.0  
Page: 1

Pool ID	Loan ID	Error Message
UA4238		Active Pool Exists with this Poolid - Override prior xml file submission indicator should be checked.

**2** In SFPDM, if a pool is created manually with a Pool ID that is already assigned in SFPDM/GinnieNET, the user gets an error.

**Pool Details** Loans (0) Legacy Names Collapse All Expand All

**All Errors and Warnings**  
Already Exists For Pool Identifier (SFP-01A00612E)

**Header Info**

* Pool Identifier	* Issue Date	* Amortization Type	* Class Type	* Structure Type
UA4238	2020-08-01	Fixed Rate	GIMAE	Multiple Issuer

What happens in SFPDM when you submit an assigned Pool ID?

Figure 5.1-14: Error Scenario 2



**Recommendations for user to avoid this error:** Submit the same Pool data under a new, available Pool ID.

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## 6 RESOURCES

The Resources section provides information and resources to help navigate the SFPDM application.

### 6.1 Training Resources

For additional help, training sessions and materials can be found on the [Issuer Training Page](#) of the Ginnie Mae website at [https://www.ginniemae.gov/issuers/issuer\\_training/pages/modernization.aspx](https://www.ginniemae.gov/issuers/issuer_training/pages/modernization.aspx).

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### 6.2 QRCs

A Quick Reference Card or QRC is an abbreviated one to two-page reference document with step-by-step instructions on how to complete a specific action. A list of QRCs for the content provided in this User Manual is available in the [Appendix](#). QRCs are posted to the Ginnie Mae website at:

[https://www.ginniemae.gov/issuers/issuer\\_training/pages/qrcs.aspx](https://www.ginniemae.gov/issuers/issuer_training/pages/qrcs.aspx).

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### 6.3 MyGinnieMae Portal Dictionary

The MyGinnieMae Portal Dictionary is a reference resource for all portal users. The dictionary contains definitions for terms that provide clarification around portal pages, applications, processes, and general functionality pertaining to the MyGinnieMae portal. Refer to the [MyGinnieMae Portal Dictionary](#).

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### 6.4 Help Desk Contact Information

To contact Ginnie Mae Customer Support call 1-833-GNMA HELP (1-833-466-2435) or email at [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov).

- **PDD Inquiries/Assistance**
  - For help with understanding an error your organization is encountering, include the error report or a screenshot of the error
  - For help diagnosing errors related to a specific file or calculations involving multiple datapoints, please attach the PDD file to the request. *Be sure to remove Personally Identifiable Information (PII) or encrypt the file when using production data*
- **SFPDM-specific functionality or production issue**
  - When reporting a production issue, include screenshots and relevant details. NOTE: If your file fails to import, please make sure you run your file through the VTT before contacting Customer Support

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## 7 APPENDIX

### 7.1 QRCs

Table 7-1 QRCs

User Manual	QRC#	QRC Name	Description
Single Family Pool Delivery Module.	QRC-SFPDM:1.3	Navigating in SFPDM	This Quick Reference Card provides an overview of SFPDM tabs and relevant components on My Dashboard tab.
Single Family Pool Delivery Module.	QRC-SFPDM:2.2	Searching for Pools using Filters	This Quick Reference Card provides an overview of the steps and instructions on searching for Pools using the advanced filter options.
Single Family Pool Delivery Module.	QRC-SFPDM:2.4.2	Importing a Pool	This Quick Reference Card provides an overview of the steps and instructions to Import a Pool.
Single Family Pool Delivery Module.	QRC-SFPDM:2.4.4	Adding a Pool Manually	This Quick Reference Card provides an overview of the steps and instructions to manually add a Pool.
Single Family Pool Delivery Module.	QRC-SFPDM:2.4.9	Submitting for Initial Certification	This Quick Reference Card provides an overview of the steps and screens required to submit an SFPDM Pool for Initial Certification.
Single Family Pool Delivery Module.	QRC-SFPDM:2.4.9	Attesting for Initial Certification	This Quick Reference Card provides an overview of the steps and screens required to Attest and View the HUD-11705/11706 forms to submit an SFPDM Pool for initial certification.
Single Family Pool Delivery Module.	QRC-SFPDM:2.5	Submitting for Final Certification	This Quick Reference Card provides an overview of the steps required to submit a Single Family Pool for Final Certification in SFPDM.
Single Family Pool Delivery Module.	QRC-SFPDM:2.17.5	Importing a Loan	This Quick Reference Card provides an overview of the steps and instructions to Import a Loan.



Single Family Pool Delivery Module.	QRC-SFPDM:2.17.6	Entering New Loan Data Manually	This QRC provides an overview of the steps and instructions to manually add a Loan after creating a Pool (either via Pool Import or entered manually).
Single Family Pool Delivery Module.	QRC-SFPDM:2.17.8	Removing a Loan	This Quick Reference Card provides an overview of the steps and instructions to Remove a Loan from a Draft Pool.
Single Family Pool Delivery Module.	QRC-SFPDM:4.2	Generating Reports	This Quick Reference Card provides an overview of the steps and instructions to generating Reports for multiple Pools within a portfolio.
Single Family Pool Delivery Module.	QRC-SFPDM:5.1	Validating a Pool	This Quick Reference Card provides an overview of the steps and instructions to perform the business rules validation for a Pool. Validation will be performed at both the Pool and Loan level.

## 7.2 HUD Forms

Table 7-2 HUD Forms

Form	Sample																																																				
<p>SFPDM HUD-11705</p>	<div style="display: flex; justify-content: space-between;"> <span>Date: 2023-09-27 Time: 4:22:16 PM</span> <span>Version: 1.0</span> </div> <p style="text-align: center;"><b>Single Family Pool Delivery Module (SFPDM) Form 11705</b> SCHEDULE OF SUBSCRIBERS AND GINNIE MAE GUARANTY AGREEMENT ELECTRONIC POOL SUBMISSION</p> <hr/> <p style="text-align: center;"><b>General Information</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Pool Issuer Name: TESTING SPECIAL CHARACTERS &amp; CO.</td> <td style="width: 50%;">Pool Current Principal Balance: \$ 1,532,792.00</td> </tr> <tr> <td>Pool Issuer Identifier: 6011</td> <td>Document Custodian Identifier: 000466</td> </tr> <tr> <td>Pool/Loan Package Identifier: DF1535</td> <td>Subservicer Identifier:</td> </tr> <tr> <td>File Transmission Number:</td> <td>Attestation Date and Time:</td> </tr> <tr> <td>Delivery Instructions: Federal Reserve Bank of NY</td> <td>Immediate Pool Issuance &amp; Transfer: 3663</td> </tr> <tr> <td>Security Trade Book Entry Date: 2023-10-20</td> <td></td> </tr> </table> <hr/> <p style="text-align: center;"><b>Pool Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Amortization Type: Fixed Rate</td> <td style="width: 25%;">Class Type: GNMAII</td> <td style="width: 25%;">Structure Type: Single Issuer</td> <td style="width: 25%;">Suffix Identifier: Re-performing Ginnie Mae (RG)</td> </tr> <tr> <td>Issue Date: 2023-10-01</td> <td>Certificate Initial Payment Date: 2023-11-20</td> <td>Maturity Date: 2051-12-20</td> <td></td> </tr> <tr> <td>Collateral Type: None/Paper</td> <td>Security Issue Date Interest Rate: 2.000%</td> <td>Margin Rate: 0.000%</td> <td></td> </tr> <tr> <td></td> <td>Trust Taxpayer Identifier Value: 876768542</td> <td>Ginnie Mae Guaranty Fee: 0.06%</td> <td></td> </tr> </table> <hr/> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Principal and Interest</th> <th style="width: 50%;">Taxes and Insurance</th> </tr> <tr> <td>Bank Account Identifier: 0000000009676543211</td> <td>Bank Account Identifier: 0000000002342433553</td> </tr> <tr> <td>ABA Routing and Transit Identifier: 021000021</td> <td>ABA Routing and Transit Identifier: 021000018</td> </tr> </table> <hr/> <p style="text-align: center;"><b>Settlement</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Institution Abbreviation Name: Chase</td> <td style="width: 25%;">Receiver Subaccount Name: ReceiveSub</td> <td style="width: 25%;">ABA Routing and Transit Identifier: 011000029</td> <td style="width: 25%;">Security Original Subscription Amount: \$ 1,532,792.00</td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Total :</b></td> <td><b>\$ 1,532,792.00</b></td> </tr> </table> <p><b>Purpose:</b> This form authorizes the issuance of securities under the Ginnie Mae I and Ginnie Mae II programs and establishes the contract between the Issuer and Ginnie Mae under both programs.</p> <p><b>Authorization:</b> Ginnie Mae is instructed to prepare and deliver the securities to be issued by the undersigned against the Ginnie Mae Pool/Loan Package number specified in conformity with the information provided in this form and transmission referenced by the File Transmission Number above.</p> <p><b>Ginnie Mae Guaranty Agreement:</b> The Issuer, by executing this form, and Ginnie Mae, by approving the proposed issue, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, agree as follows: (1) the Issuer and Ginnie Mae contract for the issuance and guaranty of securities backed by the mortgages listed on the accompanying Schedule of Pooled Mortgages, which form is incorporated herein by reference, and the Issuer hereby certifies to the accuracy of the information contained therein; (2) the Issuer and Ginnie Mae incorporate by reference, and the Issuer agrees to comply with, all of the terms and conditions of the Ginnie Mae Mortgage-Backed Securities Guide in effect as of the issue date specified above (Ginnie Mae Handbook 5500.3, Rev.1 "the Guide"), and the Issuer acknowledges that it has received the complete text of the Guide and agrees that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of such Guide; (3) the Issuer and Ginnie Mae incorporate by reference all of the terms and conditions of the Guaranty Agreement included in the Guide for the pool type described above as of the issue date specified above and agree, further, that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of the Guaranty Agreement that is included in the Guide for that pool type as of the issue date specified above (which shall prevail over any inconsistent terms of the applicable Guide), and that the terms of any and all previously effective Guaranty Agreements and Contractual Agreements shall be null and void and of no further effect in defining the rights and obligations of the Issuer and Ginnie Mae with respect to any pool that is currently the responsibility of the Issuer; (4) the effective date of this form and Guaranty Agreement shall be the issue date specified above; and (5) pursuant to the Guide, the Issuer transfers, assigns, sets over and otherwise conveys to Ginnie Mae all of the Issuer's right, title, and interest in and to the pooled mortgages identified and described in the attached Schedule of Pooled Mortgages. Such transfer shall be effective as of the date and time of delivery of the securities by Ginnie Mae or the CPTA, but shall include: (a) for each mortgage in a pool or loan package, except for IR pools or loan packages, all scheduled payments due on or after the issue date, (b) for each mortgage in an IR pool or loan package, all scheduled payments due on or after the first day of the month prior to the issue date, and (c) for each mortgage, all unscheduled payments received after the date on which the original principal balance of the pool or loan package was determined for purposes of this Schedule.</p> <p>Furthermore, I certify the data contained in the electronic transmission referenced herein by the file transmission number and relied upon by Ginnie Mae, is true to the best of my knowledge and belief.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 20px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px dashed black; height: 20px;"></td> <td style="width: 50%; border-bottom: 1px dashed black; height: 20px;"></td> </tr> <tr> <td style="border-bottom: 1px dashed black; height: 20px;">Authorized Signature</td> <td style="border-bottom: 1px dashed black; height: 20px;">Authorized Signer Name</td> </tr> <tr> <td style="border-bottom: 1px dashed black; height: 20px;">Authorized Signer Title</td> <td style="border-bottom: 1px dashed black; height: 20px;">Date</td> </tr> <tr> <td style="border-bottom: 1px dashed black; height: 20px;">Approved for Issue</td> <td style="border-bottom: 1px dashed black; height: 20px;">Date</td> </tr> <tr> <td style="border-bottom: 1px dashed black; height: 20px;">Ginnie Mae Authorized Signature</td> <td style="border-bottom: 1px dashed black; height: 20px;"></td> </tr> </table> </div>	Pool Issuer Name: TESTING SPECIAL CHARACTERS & CO.	Pool Current Principal Balance: \$ 1,532,792.00	Pool Issuer Identifier: 6011	Document Custodian Identifier: 000466	Pool/Loan Package Identifier: DF1535	Subservicer Identifier:	File Transmission Number:	Attestation Date and Time:	Delivery Instructions: Federal Reserve Bank of NY	Immediate Pool Issuance & Transfer: 3663	Security Trade Book Entry Date: 2023-10-20		Amortization Type: Fixed Rate	Class Type: GNMAII	Structure Type: Single Issuer	Suffix Identifier: Re-performing Ginnie Mae (RG)	Issue Date: 2023-10-01	Certificate Initial Payment Date: 2023-11-20	Maturity Date: 2051-12-20		Collateral Type: None/Paper	Security Issue Date Interest Rate: 2.000%	Margin Rate: 0.000%			Trust Taxpayer Identifier Value: 876768542	Ginnie Mae Guaranty Fee: 0.06%		Principal and Interest	Taxes and Insurance	Bank Account Identifier: 0000000009676543211	Bank Account Identifier: 0000000002342433553	ABA Routing and Transit Identifier: 021000021	ABA Routing and Transit Identifier: 021000018	Institution Abbreviation Name: Chase	Receiver Subaccount Name: ReceiveSub	ABA Routing and Transit Identifier: 011000029	Security Original Subscription Amount: \$ 1,532,792.00	<b>Total :</b>			<b>\$ 1,532,792.00</b>			Authorized Signature	Authorized Signer Name	Authorized Signer Title	Date	Approved for Issue	Date	Ginnie Mae Authorized Signature	
Pool Issuer Name: TESTING SPECIAL CHARACTERS & CO.	Pool Current Principal Balance: \$ 1,532,792.00																																																				
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<b>Total :</b>			<b>\$ 1,532,792.00</b>																																																		
Authorized Signature	Authorized Signer Name																																																				
Authorized Signer Title	Date																																																				
Approved for Issue	Date																																																				
Ginnie Mae Authorized Signature																																																					

GinnieNET  
HUD-11705

**GinnieNet Form 11705**  
**SCHEDULE OF SUBSCRIBERS AND GINNIE MAE GUARANTY AGREEMENT**  
**ELECTRONIC POOL SUBMISSION**

Version 7.1

Pool/Loan Package Number: DF1535      Date: 10/03/2023      Time: 12:58:37 PM  
 Pool Amount: \$1,532,855.00      Specified Date for Ginnie Mae Delivery of Certificates: 10/20/2023  
 Issuer Number: 6011      Immediate Pool Issuance & Transfer: 3663  
 Issuer Name: TESTING SPECIAL CHARACTERS & CO.      Attestation Date and Time: 09/28/2023 15:04:56  
 File Transmission Number: 6011-000466-DF1535-C-RG-092823-023922-9  
 DELIVERY INSTRUCTIONS: Federal Reserve Bank OF NY

ISSUE DATE	SECURITY RATE	MARGIN	INITIAL PAYMENT DATE	MATURITY DATE	ISSUE TYPE	POOL TYPE	POOL TAX ID	GUARANTY FEE	COLLATERAL TYPE
10/01/2023	2.000	0.000	11/20/2023	12/20/2051	C	RG	876768542	0.06	Paper

NAME OF SUBSCRIBER /FED CLEARING BANK	ABA NUMBER	TOTAL SUBSCRIBED
Chase/ReceiveSub	011000029	\$1,532,855.00

**Total      \$1,532,855.00**

Principal & Interest (P&I) Custodial Account Number	P&I Bank ID Number	Escrow Custodial (T&I) Account Number	T&I Bank ID Number	Documents Custodian ID Number	Subcontract Servicer's Ginnie Mae Issuer Number (if applicable)
9876543211	021000021	2342433553	021000018	000466	

Purpose: This form authorizes the issuance of securities under the Ginnie Mae I and Ginnie Mae II programs and establishes the contract between the Issuer and Ginnie Mae under both programs.

AUTHORIZATION: Ginnie Mae is instructed to prepare and deliver the securities to be issued by the undersigned against the Ginnie Mae Pool/Loan Package number specified in conformity with the information provided in this form and transmission referenced by the File Transmission Number above.

Ginnie Mae Guaranty Agreement: The Issuer, by executing this form, and Ginnie Mae, by approving the proposed issue, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows: (1) the Issuer and the Ginnie Mae contract for the issuance and guaranty of securities backed by the mortgages listed on the accompanying Schedule of Pooled Mortgages, which form is incorporated herein by reference, and the Issuer hereby certifies to the accuracy of the information contained thereon; (2) the Issuer and Ginnie Mae incorporate by reference, and the Issuer agrees to comply with, all of the terms and conditions of the Ginnie Mae Mortgage-Backed Securities Guide in effect as of the issue date specified above (Ginnie Mae Handbook 5500.3, "the Guide"), and the Issuer acknowledges that it has received the complete text of the Guide and agrees that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of such Guide; (3) the Issuer and Ginnie Mae incorporate by reference all of the terms and conditions of the Guaranty Agreement included in the Guide for the pool type described above as of the issue date specified above and agree, further, that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of the Guaranty Agreement included in the Guide for that pool type as of the issue date specified above (which shall prevail over any inconsistent terms of the applicable Guide), and that the terms of any and all previously effective Guaranty Agreements and Contractual Agreements shall be null and void and of no further effect in defining the rights and obligations of the Issuer and Ginnie Mae with respect to any pool that is currently the responsibility of the Issuer; (4) the effective date of this form and Guaranty Agreement shall be the issue date specified above; and (5) pursuant to the Guide, the Issuer transfers, assigns, sets over and otherwise conveys to Ginnie Mae all of the Issuer's right, title, and interest in and to the pooled mortgages identified and described in the attached Schedule of Pooled Mortgages. Such transfer shall be effective as of the date and time of delivery of the securities by Ginnie Mae or CPTA but shall include: (a) for each mortgage in a pool or loan package, except for IR pools or loan packages, all scheduled payments due on or after the issue date, (b) for each mortgage in an IR pool or loan package, all scheduled payments due on or after the first day of the month prior to the issue date, and (c) for each mortgage, all unscheduled payments received after the date on which the original principal balance of the pool or loan package was determined for the purposes of this Schedule.

Furthermore, I certify the data contained in the electronic transmission referenced herein by the file transmission number and relied upon by Ginnie Mae, is true to the best of my knowledge and belief.

AUTHORIZED SIGNATURE: _____	NAME AND TITLE: MD Mohaiminul Islam, BPST UAT Tester
DATE: 09/28/2023	

APPROVED FOR ISSUE: Ginnie Mae Authorized Signature _____	DATE: _____
---	----------------

SFPDM  
HUD-11706  
(IC)

Date: 2023-09-27  
Time: 4:23:27 PM

Version: 1.0  
Page: 1

**SCHEDULE OF POOLED MORTGAGES FORM 11706  
ELECTRONIC POOL SUBMISSION RECAP**

**General Information**

Pool Issuer Name:	CITIMORTGAGE, INC.		
Pool Issuer Identifier:	3886	File Transmission Number:	3886-000466-DH6231-M-SF-012723-013002-9
Pool/Loan Package Identifier:	DH6231	Attestation Date and Time:	01/27/2023 01:35:44 PM
		File Certification Number:	3886-000466-DH6231-M-SF-012723-013850-1

**Pool Details**

Index Type:	Class Type:	Term Of Mortgages:	Structure Type:	Suffix Identifier:	
	GNMAII	360 - 360 Months	Multiple Issuer	Single Family (SF)	
Issue Date:	2023-01-01	Interest Rate for Mortgages Highest:	5.750%	Maturity Period Type:	Month
Collateral Type:		Interest Rate for Mortgages Lowest:	5.750%	Maturity Period:	360
		Weighted Average Interest Rate:	5.750%		

**ARM Interest Rate Cap Structure**

Initial	Subsequent	Lifetime
Maximum Increase Rate:	Maximum Increase Rate:	Note Rate:
Maximum Decrease Rate:	Maximum Decrease Rate:	Ceiling Rate:
		Floor Rate:

**ARM**

ARM Note Type:	Acceptable Range:	Lookback Period:	Interest Adjustment Effective Date:
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**Loan Distribution Summary**

	Loan Count	Loan Amount		
FHA:	2	\$ 1,634,838.54	Total Amount P&I:	\$ 9,570.60
VA:	0	\$ .00		
RD:	0	\$ .00	Total Amount Unpaid Balances:	\$ 1,634,838.54
§184:	0	\$ .00		
Other:	0	\$ .00	Total Number of Loans:	2
<b>Total:</b>	<b>2</b>	<b>\$ 1,634,838.54</b>		

Previous editions are obsolete; replaces form HUD-11706-M which is obsolete ref. Ginnie Mae Handbook 5500.3, Rev.1. form HUD-11706 (07/2008)

SFPDM  
HUD-11706  
(FC)

Date: 2022-07-05  
Time: 9:56:20 AM

Version: 1.0  
Page: 1

**SCHEDULE OF POOLED MORTGAGES FORM 11706  
ELECTRONIC POOL SUBMISSION RECAP**

General Information			
Pool Issuer Name:	TESTING SPECIAL CHARACTERS & CO.		
Pool Issuer Identifier:	6011	FC File Transmission Number:	6011-000466-BZ0667-M-SF-121520-114046-9
Pool/Loan Package Identifier:	BZ0667	FC File Certification Number:	6011-000466-BZ0667-M-SF-042321-124424-7

Pool Details			
Index Type:	Class Type:	Term Of Mortgages:	Structure Type:
	GNMAII	360 - 360 Months	Multiple Issuer
		Suffix Identifier: Single Family (SF)	
Issue Date:	2020-11-01	Interest Rate for Mortgages Highest:	5.250%
		Interest Rate for Mortgages Lowest:	5.250%
		Weighted Average Interest Rate:	5.2500%
		Maturity Period Type:	Month
		Maturity Period:	360

ARM Interest Rate Cap Structure		
Initial	Subsequent	Lifetime
Maximum Increase Rate:	Maximum Increase Rate:	Note Rate:
Maximum Decrease Rate:	Maximum Decrease Rate:	Ceiling Rate:
		Floor Rate:

ARM			
ARM Note Type:	Acceptable Range:	Lookback Period:	Interest Adjustment Effective Date:

Loan Distribution Summary			
	Loan Count	Loan Amount	Total Amount P&I:
FHA:	3	\$ 2,130,448.76	\$ 11,819.00
VA:	0	\$ .00	
RD:	0	\$ .00	Total Amount Unpaid Balances:
\$184:	0	\$ .00	\$ 2,130,448.76
Other:	0	\$ .00	Total Number of Loans:
Total:	3	\$ 2,130,448.76	3

GinnieNET  
HUD-11706  
(FC)

**SCHEDULE OF POOLED MORTGAGES FORM 11706  
ELECTRONIC POOL SUBMISSION  
RECAP**

DATE 10/3/2023  
TIME: 12:58:42PM  
Version 7.1

FILE TRANSMISSION NUMBER: 6011-000466-DF1535-C-RG-092823-023922-9      Attestation Date and Time: 09/28/2023 15:04:56  
FILE CERTIFICATION NUMBER: 6011-000466-DF1535-C-RG-092823-030710-9

INTEREST RATE FOR MORTGAGES		WEIGHTED AVERAGE	POOL / LOAN PKG. NUMBER	SECURITY ISSUE DATE	ISSUE TYPE	POOL TYPE	COLLATERAL TYPE
HIGHEST	LOWEST						
2.500	2.500	2.5000	DF1535	October 01, 2023	C	RG	Paper

INDEX TYPE	ACCEPTABLE RANGE	TYPE OF ARM NOTE	LOOKBACK PERIOD	CAP STRUCTURE		
				INITIAL(+/-) INTEREST RATE	SUBSEQUENT (+/-) INTEREST RATE	LIFETIME (+/-) INTEREST RATE
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

ISSUER ID	NAME	Ginnie Mae Type (LI)	TERM OF MORTGAGES	SECURITY / MORTGAGE CHANGE DATE
6011	TESTING SPECIAL CHARACTERS & CO.	II	360 - 360 Months	

DISTRIBUTION OF ALL LOANS IN POOL				
	NUMBER	AMOUNT		
FHA	4	\$1,532,855.94	TOTAL AMOUNT P&I	\$6,322.18
VA	0	\$ .00		
RD	0	\$ .00	TOTAL AMOUNT UNPAID BALANCES	\$1,532,855.94
\$184	0	\$ .00		
OTHER			TOTAL NUMBER OF LOANS	4
TOTAL	4	\$1,532,855.94		

Form	Sample																	
SFPDM HUD-11711B	<div style="display: flex; justify-content: space-between;"> <div data-bbox="313 197 508 258"> <b>Certification and Agreement</b> </div> <div data-bbox="691 197 938 258"> <b>U.S. Department of Housing and Urban Development</b>            Government National Mortgage         </div> <div data-bbox="1057 197 1349 216"> <small>OMB Approval No. 2503-0033 ( Exp. 04/30/2023)</small> </div> </div> <p data-bbox="675 279 997 298" style="text-align: center;"><b>FTN:</b> 6011-000466-BZ0867-M-SF-110420-033510-9</p> <p data-bbox="313 321 1354 367"><small>Public reporting for this information collection is estimated to average less than a minute per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a current, valid OMB control number.</small></p> <p data-bbox="313 386 1354 432"><small>Ginnie Mae is authorized to collect this information pursuant to Section 306(g) of the National Housing Act and/or by Ginnie Mae's Handbook 5500.3, Rev. 1. The purpose of this collection is to provide for certification by the Issuer that the releases (forms HUD 11711A) submitted to the document custodian encompass all mortgages in a pool or loan package. The information collected will not be disclosed outside the Department except as required by law.</small></p> <hr/> <p data-bbox="313 480 837 497"><small>With respect to mortgages (loans) represented by Ginnie Mae Pool <b>BZ0867MSF</b></small></p> <hr/> <p data-bbox="313 550 1305 590"><small>In the case of Home Equity Conversion Mortgage loans (HECMs), "pooled mortgages" and "mortgages" shall include the mortgages, Participations related to such loans and any amounts related to such mortgages that do not constitute participation interests.</small></p> <p data-bbox="313 611 526 648"><small>The Issuer named below certifies: (Check the appropriate box)</small></p> <div data-bbox="326 663 1354 737"> <p><input checked="" type="checkbox"/> Any and all security agreements affecting the mortgages in the referenced pool or loan package are limited by a duly executed Release of Security Interest (form HUD-11711A), which has been delivered by the issuer to the designated document custodian and which provides that any interest of a secured party in and to the pooled mortgages shall lapse upon or prior to the delivery of securities backed by the referenced pool or loan package. Upon the delivery of securities, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p> </div> <div data-bbox="326 785 1354 840"> <p><input type="checkbox"/> No mortgage in the referenced pool or loan package is now subject to any security agreement between the issuer and any creditor, and upon the release (delivery) of securities backed by the pool or loan package, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p> </div> <hr/> <p data-bbox="313 1190 1354 1228"><small>The issuer agrees that after the delivery of securities backed by the referenced pool or loan package, it will not encumber any pooled mortgage by pledge or otherwise.</small></p> <table border="1" data-bbox="313 1262 1354 1436" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" data-bbox="313 1262 833 1281"><small>Company Name</small></td> <td colspan="2" data-bbox="833 1262 1354 1281"><small>Authorized Signature</small></td> </tr> <tr> <td colspan="4" data-bbox="313 1304 1354 1323" style="text-align: center;"><small>TESTING SPECIAL CHARACTERS &amp; CO.</small></td> </tr> <tr> <td data-bbox="313 1350 574 1369"><small>Pool Issuer ID</small></td> <td data-bbox="574 1350 833 1369"><small>Date</small></td> <td colspan="2" data-bbox="833 1350 1354 1369"><small>Title</small></td> </tr> <tr> <td data-bbox="313 1390 574 1409">6011</td> <td data-bbox="574 1390 833 1409">2020-11-04</td> <td colspan="2" data-bbox="833 1390 1354 1409"></td> </tr> </table> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div data-bbox="313 1459 492 1478"><small>Previous editions are obsolete</small></div> <div data-bbox="1105 1442 1354 1478"><small>form HUD-11711B (10/2007) ref. Ginnie Mae Handbook 5500.3, Rev. 1</small></div> </div>		<small>Company Name</small>		<small>Authorized Signature</small>		<small>TESTING SPECIAL CHARACTERS &amp; CO.</small>				<small>Pool Issuer ID</small>	<small>Date</small>	<small>Title</small>		6011	2020-11-04		
<small>Company Name</small>		<small>Authorized Signature</small>																
<small>TESTING SPECIAL CHARACTERS &amp; CO.</small>																		
<small>Pool Issuer ID</small>	<small>Date</small>	<small>Title</small>																
6011	2020-11-04																	

Form	Sample						
<b>GinnieNET</b> <b>HUD-11711B</b>	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;"> <p><b>Certification and Agreement</b></p> </div> <div style="width: 40%; text-align: center;"> <p><b>U.S. Department of Housing and Urban Development</b>            Government National Mortgage Association</p> </div> <div style="width: 25%; text-align: right; font-size: small;"> <p>OMB Approval No. 2503-0033 (Exp. 04/30/2023)</p> </div> </div> <p style="text-align: center; margin-top: 10px;"><b>FTN:</b> 0011-000466-BZ0807-M-SF-110420-033510-9</p> <p style="font-size: x-small;">Public reporting for this information collection is estimated to average less than a minute per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a current, valid OMB control number.</p> <p style="font-size: x-small;">Ginnie Mae is authorized to collect this information pursuant to Section 306(g) of the National Housing Act and/or by Ginnie Mae's Handbook 5500.3, Rev. 1. The purpose of this collection is to provide for certification by the issuer that the releases (forms HUD 11711A) submitted to the document custodian encompass all mortgages in a pool or loan package. The information collected will not be disclosed outside the Department except as required by law.</p> <hr/> <p>With respect to mortgages (loans) represented by Ginnie Mae Pool number: BZ0807MSF</p> <hr/> <p>In the case of Home Equity Conversion Mortgage loans (HECMs), "pooled mortgages" and "mortgages" shall include the mortgages, Participations related to such loans and any amounts related to such mortgages that do not constitute participation interests.</p> <p>The issuer named below certifies:        (Check the appropriate box)</p> <p><input checked="" type="checkbox"/> Any and all security agreements affecting the mortgages in the referenced pool or loan package are limited by a duly executed Release of Security Interest (form HUD-11711A), which has been delivered by the issuer to the designated document custodian and which provides that any interest of a secured party in and to the pooled mortgages shall lapse upon or prior to the delivery of securities backed by the referenced pool or loan package. Upon the delivery of securities, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p> <p><input type="checkbox"/> No mortgage in the referenced pool or loan package is now subject to any security agreement between the issuer and any creditor, and upon the release (delivery) of securities backed by the pool or loan package, only Ginnie Mae will have any ownership interest in and to the pooled mortgages.</p> <hr/> <p>The issuer agrees that after the delivery of securities backed by the referenced pool or loan package, it will not encumber any pooled mortgage by pledge or otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td colspan="2" style="padding: 2px;">Issuer <b>TESTING SPECIAL CHARACTERS &amp; CO.</b></td> <td style="padding: 2px;">Authorized Signature <b>Padma Singaraju, Tester</b></td> </tr> <tr> <td style="padding: 2px;">Issuer ID Number <b>6011</b></td> <td style="padding: 2px;">Date <b>11/04/2020</b></td> <td style="padding: 2px;">Title <b>Tester</b></td> </tr> </table> <p style="font-size: x-small; margin-top: 5px;">Previous editions are obsolete <span style="float: right;">form <b>HUD-11711B</b> (10/2007) ref. Ginnie Mae Handbook 5500.3, Rev. 1</span></p>	Issuer <b>TESTING SPECIAL CHARACTERS &amp; CO.</b>		Authorized Signature <b>Padma Singaraju, Tester</b>	Issuer ID Number <b>6011</b>	Date <b>11/04/2020</b>	Title <b>Tester</b>
Issuer <b>TESTING SPECIAL CHARACTERS &amp; CO.</b>		Authorized Signature <b>Padma Singaraju, Tester</b>					
Issuer ID Number <b>6011</b>	Date <b>11/04/2020</b>	Title <b>Tester</b>					

Form	Sample
SFPDM Bond Finance Pool Certification	<p data-bbox="321 191 418 212">2022-07-05</p> <p data-bbox="542 338 1166 380" style="text-align: center;"><b>Bond Finance Pool Certification</b></p> <p data-bbox="329 499 618 520">Ginnie Mae Pool Identifier: <b>CB1784</b></p> <p data-bbox="326 598 1036 619">This pool is being financed under a state or local housing bond program (as stated below).</p> <p data-bbox="329 678 1377 735">TESTING SPECIAL CHARACTERS &amp; CO. does certify that the security held in connection with this pool will be used as collateral for Bond Financing Program sponsored by and this is the final pool in the series.</p> <hr data-bbox="326 863 951 867"/> <p data-bbox="326 877 521 898">Name: DANIEL CHAN</p> <p data-bbox="326 905 472 926">Title: TESTER</p>
GinnieNET Bond Finance Pool Certification	<p data-bbox="321 978 418 999">07/05/2022</p> <p data-bbox="656 1062 1092 1094" style="text-align: center;"><u><b>Bond Finance Pool Certification</b></u></p> <p data-bbox="321 1157 594 1178">Ginnie Mae Pool#: CB1784</p> <p data-bbox="321 1245 1227 1266">This pool is being financed under a state or local housing bond program (as stated below).</p> <p data-bbox="321 1325 1360 1367">TESTING SPECIAL CHARACTERS &amp; CO. does certify that the security held in connection with this pool will be used as collateral for a Bond Financing Program sponsored by and this is the final pool in the series.</p> <hr data-bbox="321 1535 943 1539"/> <p data-bbox="321 1560 586 1581">Name: Padma Singaraju, BA</p> <hr data-bbox="321 1591 870 1596"/> <p data-bbox="321 1619 431 1640">Title: BA</p> <hr data-bbox="321 1644 870 1648"/>



SFPDM  
Bond  
Finance Pool  
Consolidatio  
n  
Certification

2022-07-06

## Bond Finance Pool Consolidation Certification

This certifies that Ginnie Mae Pool Number: CA7088 is a consolidation of pools used as collateral for a Bond Financing Program sponsored by .

As part of this consolidation into the above-referenced pool, the following pools will be terminated, and their underlying collateral consolidated into this pool:

Pool Identifier	Remaining Principal Balance
BZ0874	\$980,000.00
BZ0875	\$980,000.00
<b>Total RPB :</b>	<b>\$1,960,000.00</b>

---

Name: DANIEL CHAN

Title: TESTER

GinnieNET  
 Bond  
 Finance Pool  
 Consolidation  
 Certification

### Bond Finance Pool Consolidation Certification

This certifies that Ginnie Mae Pool Number: CA7088 is a consolidation of pools used as collateral for a Bond Financing Program sponsored by .

As part of this consolidation into the above-referenced pool, the following pools will be terminated, and their underlying collateral consolidated into this pool:

POOL#:	BZ0874	RPB:	\$980,000.00
	BZ0875		\$980,000.00
		Total RPB:	\$ 1,960,000.00

\_\_\_\_\_  
 Name: Padma Singaraju  
 \_\_\_\_\_  
 Title: BA  
 \_\_\_\_\_

Form	Sample																																								
SFPDM Schedule A of Serial Note Pools	<div style="text-align: center;"> <p>Schedule "A"            SERIAL NOTE POOLS            RECORD OF UNIT MATURITY DATES</p> </div> <div style="text-align: right; margin-top: 10px;"> <p>Page: (1)            Printed: 07/05/2022            4:20:16 PM</p> </div> <table style="width: 100%; margin-top: 20px;"> <tr> <td><b>Pool Identifier:</b></td> <td>BZ0850</td> <td><b>Issuer Company Name:</b></td> <td>TESTING SPECIAL CHARACTERS &amp; CO.</td> </tr> <tr> <td><b>Pool Issue Date:</b></td> <td>2021-01-01</td> <td><b>Issuer Number:</b></td> <td>6011</td> </tr> <tr> <td><b>Security Issue Date Interest Rate:</b></td> <td>5.500%</td> <td><b>Pool Maturity Date:</b></td> <td>2051-01-15</td> </tr> <tr> <td><b>Scheduled First Payment Date:</b></td> <td>2021-02-15</td> <td><b>Total P+I Payment Amount:</b></td> <td>\$ 15,048.72</td> </tr> <tr> <td><b>Current Principal Balance Amount:</b></td> <td>\$ 2,510,000.00</td> <td></td> <td></td> </tr> </table> <table border="1" style="width: 100%; margin-top: 20px;"> <thead> <tr> <th>Certificate Maturity Date</th> <th>Certificate Identifier</th> <th>Months from Issue Date</th> <th>Certificate Principal Balance Amount</th> </tr> </thead> <tbody> <tr> <td>2026-04-15</td> <td>1</td> <td>63</td> <td>\$ 25,000.00</td> </tr> <tr> <td>2026-07-15</td> <td>2</td> <td>66</td> <td>\$ 25,000.00</td> </tr> <tr> <td>2026-10-15</td> <td>3</td> <td>69</td> <td>\$ 25,000.00</td> </tr> <tr> <td>2027-01-15</td> <td>4</td> <td>72</td> <td>\$ 25,000.00</td> </tr> </tbody> </table>	<b>Pool Identifier:</b>	BZ0850	<b>Issuer Company Name:</b>	TESTING SPECIAL CHARACTERS & CO.	<b>Pool Issue Date:</b>	2021-01-01	<b>Issuer Number:</b>	6011	<b>Security Issue Date Interest Rate:</b>	5.500%	<b>Pool Maturity Date:</b>	2051-01-15	<b>Scheduled First Payment Date:</b>	2021-02-15	<b>Total P+I Payment Amount:</b>	\$ 15,048.72	<b>Current Principal Balance Amount:</b>	\$ 2,510,000.00			Certificate Maturity Date	Certificate Identifier	Months from Issue Date	Certificate Principal Balance Amount	2026-04-15	1	63	\$ 25,000.00	2026-07-15	2	66	\$ 25,000.00	2026-10-15	3	69	\$ 25,000.00	2027-01-15	4	72	\$ 25,000.00
<b>Pool Identifier:</b>	BZ0850	<b>Issuer Company Name:</b>	TESTING SPECIAL CHARACTERS & CO.																																						
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GinnieNET  
Schedule A  
of Serial  
Note Pools

**Schedule "A"**  
**SERIAL NOTE POOLS**  
**RECORD OF UNIT MATURITY DATES**









**Page:** (1)  
**Printed:** 07/05/2022  
4:25:07 PM

<b>Date of Issue:</b>	01/01/2021	<b>Issuer Name:</b> TESTING SPECIAL CHARACTERS & CO.	
<b>Security Date:</b>	5.500	<b>Issuer Number:</b>	6011
<b>Initial Payment Date:</b>	02/15/2021	<b>Pool Maturity Date:</b>	01/15/2051
<b>Original Amount of Pool:</b>	\$ 2,510,000.00	<b>Constant Mortgage Principle &amp; Interest:</b>	\$15,048.72
		<b>Mortgage Pool Number:</b>	BZ0850

MATURITY DATE	SERIAL NUMBERS OF SECURITIES	MONTHS FROM ISSUE DATE	FACE AMOUNT OF SECURITIES
04/15/2026	1	63	\$25,000.00
07/15/2026	2	66	\$25,000.00
10/15/2026	3	69	\$25,000.00
01/15/2027	4	72	\$25,000.00
04/15/2027	5	75	\$25,000.00
07/15/2027	6	78	\$25,000.00
10/15/2027	7	81	\$25,000.00
01/15/2028	8	84	\$25,000.00
04/15/2028	9	87	\$25,000.00
07/15/2028	10	90	\$25,000.00
10/15/2028	11	93	\$25,000.00
01/15/2029	12	96	\$25,000.00
04/15/2029	13	99	\$25,000.00
07/15/2029	14	102	\$25,000.00
10/15/2029	15	105	\$25,000.00
01/15/2030	16	108	\$25,000.00
04/15/2030	17	111	\$25,000.00
07/15/2030	18	114	\$25,000.00
10/15/2030	19	117	\$25,000.00
01/15/2031	20	120	\$25,000.00
04/15/2031	21	123	\$25,000.00
07/15/2031	22	126	\$25,000.00
10/15/2031	23	129	\$25,000.00
01/15/2032	24	132	\$25,000.00
04/15/2032	25	135	\$25,000.00

## 7.3 Pool Details Icons

Table 7-3 Pool Details Icons

Icon	Description	Comments
	New Pool Created	
	Edit Errors	Validation errors need to be corrected before the pool can be submitted.
	Pool Rejected	The Document Custodian rejected the pool after it was sent for Initial Certification.
	Favorites	You can add a pool to the list of Favorites for later work.
	Business Rules not yet run	
	Business Rules passed validation	
	Business Rules did not pass validation	Detailed information about the pool will appear in red font.
	The pool is locked for edits.	Fields on the Pool Details screen are not enabled.

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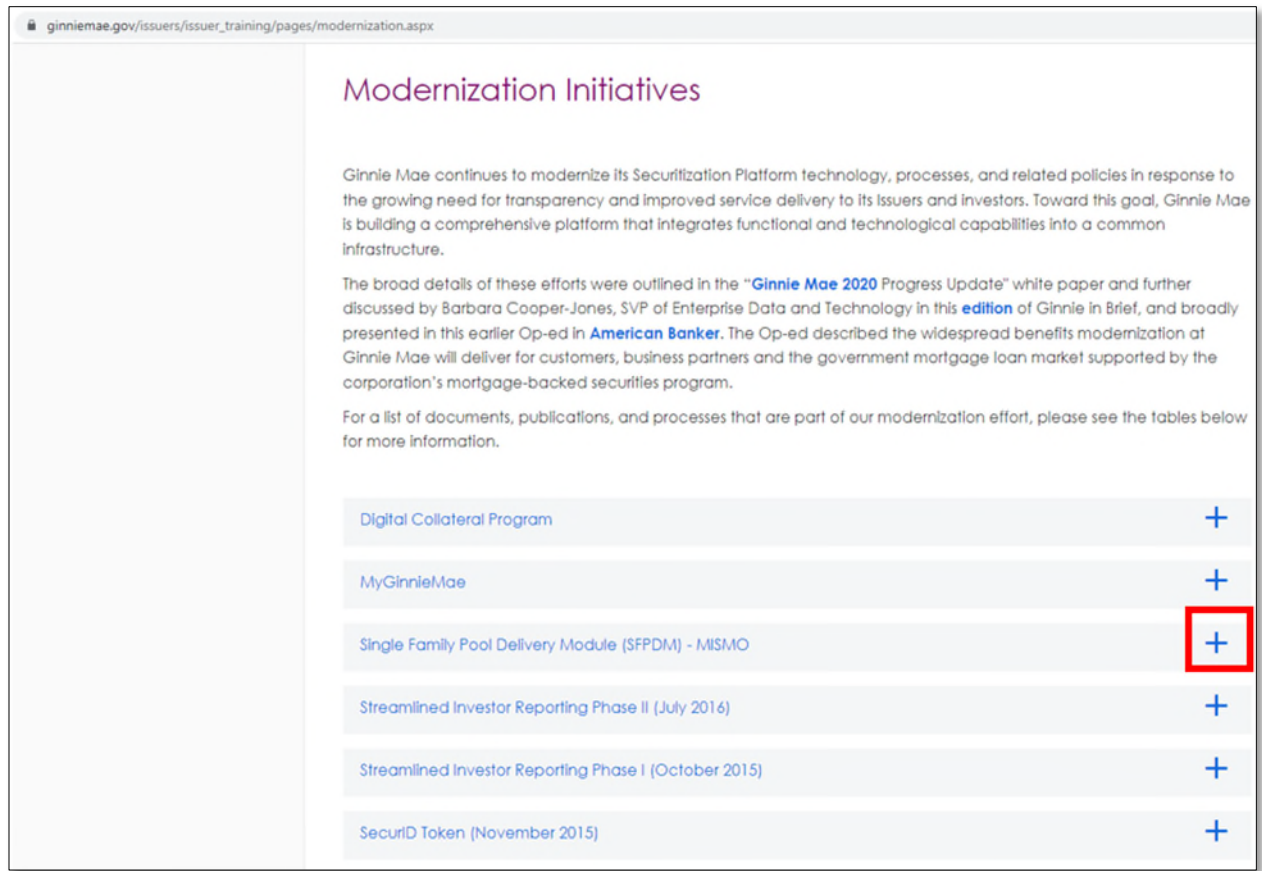
## 7.4 PDD Implementation Guide

Field validations and enumerations designed based on MISMO standards.

PDD validations/enumerations are validated:

1. Pool is imported
2. VTT

Figure 7.4-13 Ginnie Mae Website Dropdown to Access the PDD Implementation Guide



Select the + symbol next to **Mortgage Industry Standards Maintenance Organization (MISMO)** and scroll down to see the following Technical Implementation Resources:

- [PDD Implementation Guide](#)
- [PDD Implementation Guide: Appendix A - XML Data Requirements](#)
- [PDD Implementation Guide](#)
- [PDD Implementation Guide: Appendix A - XML Data Requirements](#)
- [PDD Implementation Guide: Appendix B - Usage Scenarios](#)
- [PDD Implementation Guide: Appendix C - XML Samples](#)
- [PDD Implementation Guide: Appendix D - XML Data Reference](#)
- [PDD Implementation Guide: Appendix E - XML Schema Definition](#)
- [PDD Implementation Guide: Appendix F - Legacy to MISMO Translation](#)
- [PDD Quick Guides](#)
- [Frequently Asked Questions \(FAQs\)](#)

**NOTE:** The Pool Delivery Dataset Implementation Guide is available from the Ginnie Mae website.

When you select the link: “View rules for valid XML file” from Add pool / Add loan pop up, you will be navigating to the Ginnie Mae website: [https://ginniemae.gov/issuers/issuer\\_training/Pages/modernization.aspx](https://ginniemae.gov/issuers/issuer_training/Pages/modernization.aspx)

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## 7.5 File Transmission Numbers

SFPDM assigns a File Transmission Number (FTN) to the pool when the pool is transmitted. The FTN is used to identify pools on the Network. After pool data is verified, an FTN is added to the pool record. The FTN becomes the tracking number for the pool and is displayed on the pool detail record and the 11705 and 11706 Forms.

The FTN is a combination of thirty-two (32) digits and characters and is shown as a single unit (string). That File Transmission Number can be broken down as follows:

1977 000123 152020 XSF 050599 095732 9

- The first four (4) digits (**1977**) represent the **Issuer Number** and are always the same.
- The next six (6) digits (**000123**) represent the **Custodian Number**.
- The next six (6) digits (**152020**) represent the **Pool Number**.
- The next three (3) characters (**XSF**) indicate the **Issue** and **Pool Types**.
- The next six (6) digits (**050599**) indicate the **date** the pool was sent to the Network.
- The next six (6) digits (**095732**) indicate the **time** the pool was sent to the Network.

The last digit (**9**) is a "check digit" for the communications session.

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