



# Modernization & Issuer Outreach Call

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February 8, 2024

# Modernization & Issuer Outreach Call — Agenda

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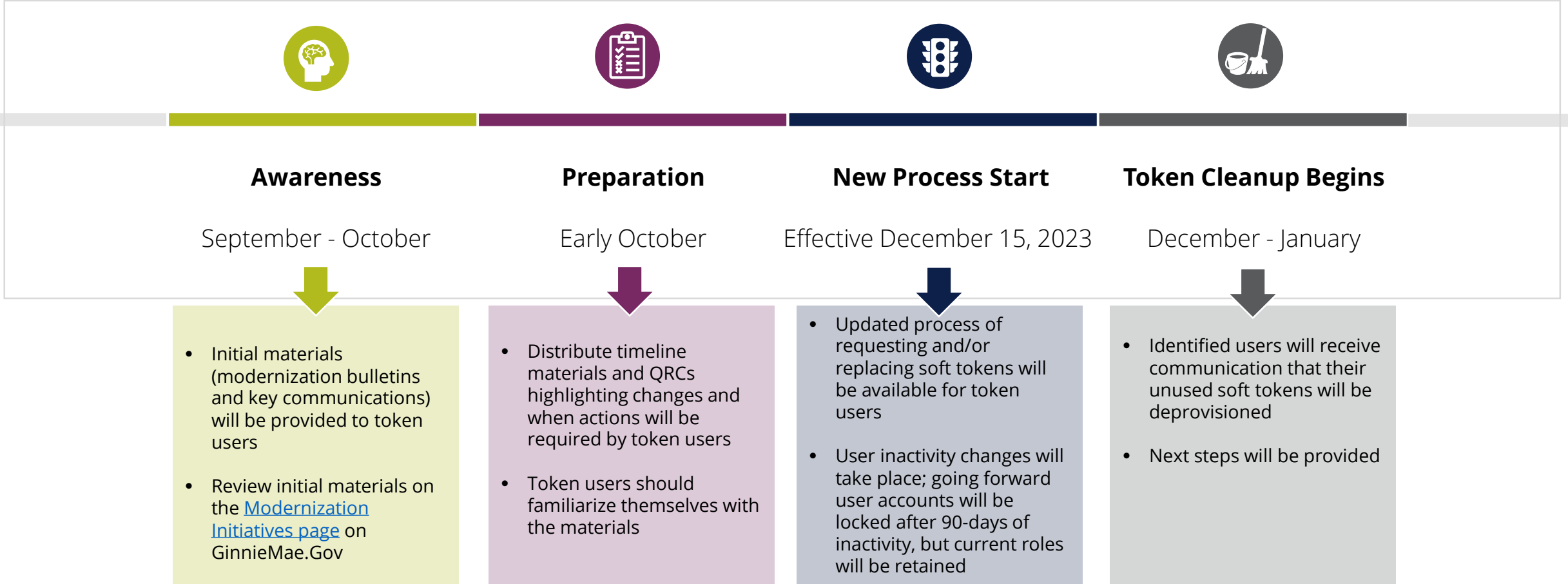
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# RSA Soft Tokens

# RSA SecurID Soft Token Automated Provisioning – Timeline











If you have any questions, please email [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov)

# RSA SecurID Soft Token Automated Provisioning – Overview

RSA Soft Token Automated Provisioning leverages existing technology to automate the process to provision, manage, and track RSA Soft Tokens for Ginnie Mae users, which was previously done manually. Integrating RSA provisioning into these workflows provides the capability to automate additional user access controls e.g., access updates and deprovisioning – all of which support the implementation of security controls in place to protect Ginnie Mae’s environment. Additionally, this release modifies the how user inactivity is managed within MyGinnieMae to improve the user and Organization Administrator Experience.

## Benefits & Functionalities

-  **New User Registration Form Modification:** Existing Token Holder registration is no longer applicable and is captured automatically.
-  **Help Desk Integration:** Adds integration with Ginnie Mae Help Desk automatically when Soft Tokens are distributed.
-  **Reconciliation of Existing Token Holders:** Connects existing user profiles to MyGinnieMae accounts to enable management of tokens through MyGinnieMae.
-  **Token Holder Profile Status:** Communicates between MyGinnieMae and the RSA Authentication Manager to verify, match, and store the user’s status and token information in their RSA Profile.
-  **Self-Service Token File Generation:** Allows for RSA Soft Token holders to generate their token files in real time when they change devices.
-  **Cleanup of Existing RSA Profiles:** Reviews existing token profiles and determines if any should be disabled or modified (domain and alias changes)
-  **Provisioning a New Soft Token:** Allows for RSA Soft Tokens to be automatically provisioned once a functional role has been requested and triggers a welcome email as well as instruction for installation and use of the soft token.
-  **User Inactivity Changes:** Following the 90-day inactivity period, users will be **locked** instead of disabled. This retains the end-user’s current Functional Roles and Organization Administrators are only required to unlock the user.

# RSA SecurID Soft Token Automated Provisioning – Token Cleanup



## Clean-Up / Synchronization Activities

*Completed December 2023*

- Automatic synchronization of RSA Soft Token details (Token Serial Number & Aliases) to token holder's MGM Account
- Synchronization and clean up for RSA Aliases based on Functional Roles (e.g., I\_jdoe1234)
- Updates to Home Organization User List Security Report to include new RSA Soft Token Serial Numbers



## Disabling of Unused Tokens

- Removal of RSA Soft Tokens that have never been authenticated
- Removal of RSA Soft Tokens that do not have an associated MGM Account
- Identified users will receive communication that their unused soft tokens will be deprovisioned



## MGM Functional Role Clean-Up

- Removal of Authorized Signer Functional Roles for users who do not have an RSA SecurID Soft Token
- Removal of Authorized Signer Functional Roles when a user is removed from the MAMS 11702 (Issuers Only)

Organization Administrators are responsible for managing End User access and accounts within their organizations, as well as ensuring that End Users are provided the appropriate level of access for their business role with Ginnie Mae.

# RFS Expanded Data Collection

# RFS Expanded Data Collection: Background and Benefits

Ginnie Mae is implementing the collection of **additional loan-level data elements for all Ginnie Mae approved Issuers**, to be incorporated as part of the Reporting and Feedback System (RFS) investor reporting process. Issuers are responsible for maintaining compliance with the updated MBS Guide [Appendix VI-19](#). This includes **Issuers with standalone servicing or reporting systems; Subservicers; Servicing Bureaus; Servicing Platform Providers; and Servicing Software Providers.**



## **PURPOSE**

- Enhanced and Expanded Loan Level Dataset
- Enhancements to Data Disclosure to Investors
- Greater visibility and monitoring of Mortgage-Backed Securities at the loan collateral



## **BENEFITS:**

- Collecting additional data elements at the **Servicing System level** for Single Family and Manufactured Housing Issuers
- Adding **11 new loan level data elements** and revising “Loan Level Removal Reason Code” including an additional selection
- Expands existing reporting layouts with **no change in reporting workflow**



# RFS Expanded Data Collection: Data Elements

The enhanced data elements are split into two types: **Expansion of Existing Elements** and **Additional Data Elements**.

| Expansion of Existing Elements                             | Definition  |
|--|---|
| <b>Removal Reason Codes (Expansion of Existing Values)</b> | In addition to the existing 6 reason codes, the <b>additional reason code 7 is being added “Special Assistance.”</b> Reason codes <b>2, 3, and 6 have been updated</b> as well. Definitions provided on the next slide. |
| Additional Data Elements                                   | Definition  |
| <b>Scheduled UPB Amount</b>                                | The dollar amount of the current Unpaid Principal Balance of the loan amortized through the month following the current reporting period.   |
| <b>Scheduled Monthly Principal Amount</b>                  | The calculated scheduled (per the amortization schedule) monthly principal amount for the mortgage as of the end of the reporting period.   |
| <b>Scheduled Monthly Interest Amount</b>                   | The calculated scheduled (per the amortization schedule) monthly interest amount for the mortgage as of the end of the reporting period.  |
| <b>Gross Service Fee Amount Collected</b>                  | The dollar amount of servicing fee collected on the mortgage, for the report period. A dollar amount field, must be greater than zero.  |
| <b>Actual Payment Date</b>                                 | The actual date the last scheduled payment was received (the posting date for last scheduled installment).  |
| <b>Curtailment Principal Code(s)</b>                       | A code indicating the type of curtailment reported, 1 = borrower funds curtailment, 2 = claim funds curtailment, 3 = Both Borrower Funds Curtailment and Claim Funds Curtailments, 4 = other funds curtailment.         |
| <b>ARM Prospective Interest Rate</b>                       | The new “to be” interest rate of the ARM loan.  |
| <b>ARM Prospective Monthly P&amp;I</b>                     | The new “to be” month P&I payment amount of the ARM loan.   |
| <b>ARM Adjustment Effective Date</b>                       | The effective date of the ARM adjustment; the scheduled installment due date of the new “to be” P&I on the loan.  |
| <b>Servicer/Subservicer ID**</b>                           | The organization servicing the mortgage. The Issuer ID of the servicer/subservicer servicing the loan. Report this field whenever there is a change in Servicer/Subservicer for the loan. Otherwise report blank.       |
| <b>Document Custodian ID**</b>                             | The Ginnie Mae Document Custodian ID for the document custodian of the mortgage.  |

\*\* Denotes being added to the Various Record, as opposed to the Loan Record.

# RFS Expanded Data Collection: Reason Codes

| Reason Code  | Definition  |
|--|---|
| <b>Mortgagor Payoff (1)</b>  | Removal Reason Code 1 applies when the Issuer has received and deposited funds on behalf of the mortgagor to pay the loan in full.  |
| <b>Buyout of Delinquent Loan (2)</b><br><i>Revised from "Repurchase of Delinquent Loan"</i>                  | Removal Reason Code 2 applies when the Issuer has used its funds to buy out a loan from the pool as result of delinquency as prescribed in Chapter 18 Part 3-B of the MBS Guide.  |
| <b>Foreclosure with or without Claim Payment (3)</b><br><i>Revised from "Foreclosure with Claim Payment"</i> | Removal Reason Code 3 applies when the Issuer has received and deposited insurance/guaranty funds from FHA, VA, RHS, or PIH, or, if upon completion of the foreclosure process, the issuer advances its funds, prior to any claim proceeds being received or, if the proceeds from the foreclosure sale are sufficient to pay off the loan.   |
| <b>Loss Mitigation (4)</b>   | Removal Reason Code 4 applies when the Issuer executes a buyout of a loan from a pool, in accordance with Chapter 18 Part 3-B of the MBS Guide, with the express intention of performing loss mitigation procedures specified by FHA, VA, RHS, or PIH.  |
| <b>Substitution (5)</b>  | Requires Ginnie Mae approval. Removal Reason Code 5 applies when the Issuer removes a defective loan from a pool and substitutes an eligible loan in its place in accordance with Chapter 14 Part 8-D of the MBS Guide.   |
| <b>Other Removal (6)</b><br><i>Revised from "Other"</i>  | <p>Removal Reason Code 6 applies when a loan is liquidated from a pool for any reason that does not meet the requirements of any other Reason Codes.</p> <ul style="list-style-type: none"> <li>- Requires Ginnie Mae approval: Removal of an uninsured/uninsurable loan, i.e., not insured/guaranteed by FHA, VA, PIH or RHS, or removal of a loan that does not meet the pooling requirements and cannot be remedied, or removal of a loan for any other reason not otherwise specified, but only if approved by Ginnie Mae.</li> <li>- Does not require Ginnie Mae approval: The taking of the mortgaged property by eminent domain; condemnation proceedings; the receipt of hazard claim or flood insurance claim proceeds.</li> </ul> |
| <b>Special Assistance (7)</b>  | Removal Reason Code 7 applies to Special Assistance Programs announced by Ginnie Mae pursuant to Chapter 34 of the MBS Guide. Removal Reason Code 7 is not applicable to any Multifamily loan types.  |

# RFS Expanded Data Collection: File Testing Organizations

Ginnie Mae requires the below **Testing Organizations** to successfully complete test file submissions prior to implementation.

- ✓ Issuers who use **proprietary in-house** monthly reporting software, or a **custom configuration** of a service bureau's monthly reporting file.
- ✓ Issuers who use **Service Bureaus** or other providers of monthly reporting software.
  - *These Issuers are not required to test individually. However, Issuers relying on service bureaus or other providers of monthly reporting software **will be considered compliant with testing requirements once the entity submits a successfully completed test file.***
- ✓ Issuers who desire to test **regardless of other considerations.**

**Testing Organizations with both Single-Family and Multi-Family portfolios must conduct each program independently**

***Issuers who contract the submission of their monthly RFS data to outside organizations, such as servicing bureaus, and do not typically perform monthly file submission are not required to test themselves but must be aware of new requirements and work with their file submitters for RFS Expanded data elements.***

# RFS Expanded Data Collection: Files Testing Timeline

Each Testing Organization will be required to successfully complete at least one of the Testing Cycles as outlined below

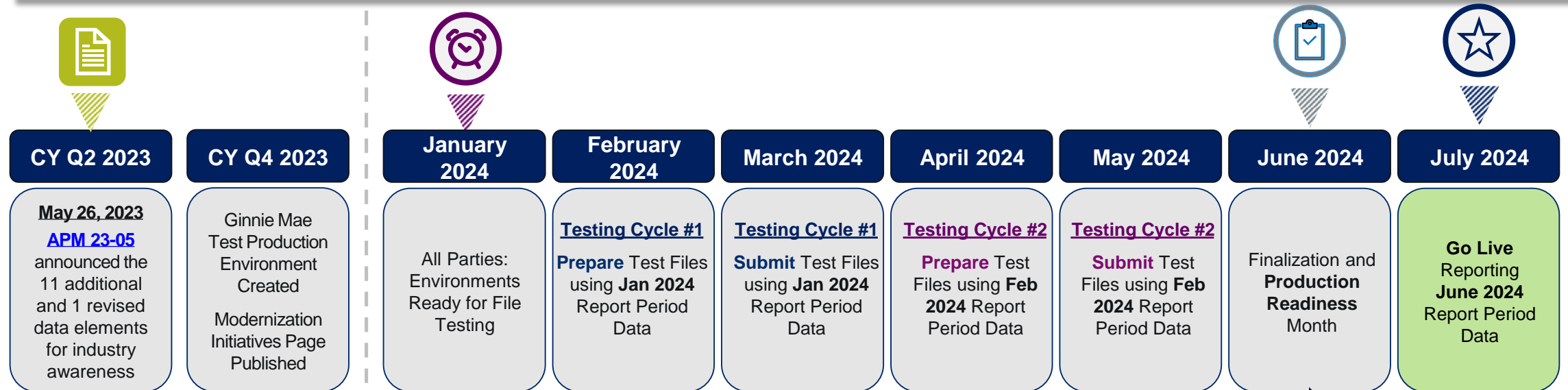
✓ **Testing Cycle #1:**

- January 2024 Reporting Period Data
- Must complete by March 29, 2024

✓ **Testing Cycle #2:**

- February 2024 Reporting Period Data
- Must complete by May 31, 2024

Testing Organizations with both Single Family and Multifamily portfolios must conduct each program independently



# RFS Expanded Data Collection: Next Steps & Support



## APM

Ginnie Mae will publish an APM providing further clarifications to the previously announced data elements in [APM 23-05](#), as well as:

- ✓ Establish additional RFS reporting requirements
- ✓ Updated information on the implementation timeline and testing procedures
- ✓ Include an updated Appendix VI-19.



## Tools & Resources

A **Modernization Bulletin** will be published on [ginniemae.gov](http://ginniemae.gov) detailing testing instructions, for all Testing Organizations.

**File Testing Tools & Resources:** Testing Registration\*, Test Plan Development Instructions and Testing Instructions will be published on the [RFS Expanded Data Collection Modernization Initiative webpage](#).



## Next Steps for Testing Organizations

### **February 2024:**

Review the 2<sup>nd</sup> RFS Expanded Data Collection APM  
Review Testing Instructions\*\*  
Complete Test Registration Form\*

### **March or May 2024:**

Begin testing in 1 of 2 Testing Cycles  
(See Testing Cycles on slide #13)

*Once testing is successful, Issuers will not submit their files early, but rather begin preparing for mandatory reporting in July 2024*

### **June 2024:**

Prepare for Go Live Reporting in July 2024

Please email all RFS Expanded Data Collection questions to [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov)

# Payment Default Status (PDS)

# Payment Default Status Reporting (PDS): Background

Because current legacy reporting **does not support** detailed payment default status collection for non-performing loans, Ginnie Mae will begin collecting Payment Default Status (PDS) from **Single Family Issuers** in the new PDS file and module, in RFS.

The **new reporting stream & file layout within RFS** will create standardized reporting, while allowing Ginnie Mae the flexibility to customize and enhance this new file layout as the industry evolves.

## BENEFITS

- 1 Enhance existing Investor Reporting** in RFS to **fill critical** operational and disclosure **data gaps** needed to increase accuracy and efficiency of Ginnie Mae's monthly investor reporting.
- 2 Ensure Ginnie Mae gains granular insight** into the state of each Issuer's delinquent loans in Ginnie Mae Pools.
- 3 Present a familiar set** of data elements and formats to Issuers and servicing software vendors.
- 4 Minimize the custom coding** required by Issuers and servicing vendors to meet the new Ginnie Mae reporting requirement.

*If you have any questions, please email [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov)*

# Payment Default Status Reporting (PDS): Delinquency Record

The new Delinquency Record contains the loan level data elements related to the Ginnie Mae PDS, including the **Default Action and Reason codes**, and consists of **one record for each loan reported**.

| Field                      | Notes/Remarks   |
|----------------------------|---|
| Record Type                | Constant D – PDS Record   |
| Ginnie Mae Loan ID         | Must be valid Ginnie Mae Unique Loan ID   |
| Pool ID                    | Must be a valid Ginnie Mae pool ID  |
| Issuer Loan ID             | A sequence number unique to loan level  |
| Default Reason Code*       | Associated with one of the Default Reason Codes defined   |
| Estimated Forbearance Term | Digit; if not known or not applicable, fill with 99; if Term is less than 10 fill with leading zero |
| Default Action Code*       | Associated with one of the Default Action Codes defined   |
| Default Action Code Date   | YYYYMMDD  |



# Payment Default Status Reporting: **Timeline**

The below timeline summarizes the phased approach to begin reporting PDS data elements. The projected testing timeline\* will be approximately 3 months prior to the start-up of PDS Reporting to RFS. Additionally, PDS Reporting **will replace the current supplemental forbearance file for Single Family Issuers.**

WE ARE HERE



**CY Q1-CY Q2 2023**

## Test Development System with Early Adopters (Complete)

The PDS program was tested with Early Adopters, to provide insights on the program functionality, to refine its design features.



**Anticipated February 2024**

## PDS Initial APM Release

An APM is forthcoming, to announce the release of the Payment Default Status (PDS) Reporting and upcoming testing and reporting requirements.



**Beginning March 2024**

Testing will occur on a rolling basis

## PDS File Testing

Ginnie Mae will work with Issuers, Sub-servicers and Service Bureaus to coordinate testing.

Once successfully tested, organizations may begin reporting PDS on a voluntary basis



**December 2024**  
Mandatory usage of PDS reporting

## PDS Reporting

PDS Reporting will replace the supplemental forbearance file that is currently submitted.

All Single Family Issuers will be required to report Payment Default Status data.



# Payment Default Status Reporting: File Testing Organizations

Ginnie Mae requires the below **Testing Organizations** to successfully complete test file submissions prior to implementation.

- ✓ Issuers who use **proprietary “in house” monthly reporting software** are required to successfully complete test file submissions prior to implementation.
- ✓ Issuers who use **Service Bureaus** or other providers of monthly reporting software.
  - *These Issuers are not required to test individually. However, Issuers relying on service bureaus or other providers of monthly reporting software **will be considered compliant with testing requirements once the entity submits a successfully completed test file.***
- ✓ Issuers who have **customized configurations with their service providers** or who otherwise desire to test regardless of other considerations will be accommodated.

# Payment Default Status: Next Steps & Support



## APM

Ginnie Mae will publish an APM announcing the PDS reporting specifications and details on the PDS testing process.



## PDS Testing

- The anticipated testing window for PDS is **February 2024 – October 2024**
- During the testing window, Testing Organizations will need to **submit one test file**
- Once successfully tested, the PDS file users may begin reporting the PDS file but are **not required to submit until December 2024.**
- PDS Reporting will **replace the supplemental forbearance file** for those who submit.



## Next Steps for Testing Organizations

- **February 2024** - Review the initial PDS APM
- **February 2024 – October 2024** Conduct PDS Testing during the rolling testing window\*
- **December 2024** - Prepare for PDS Go Live Reporting

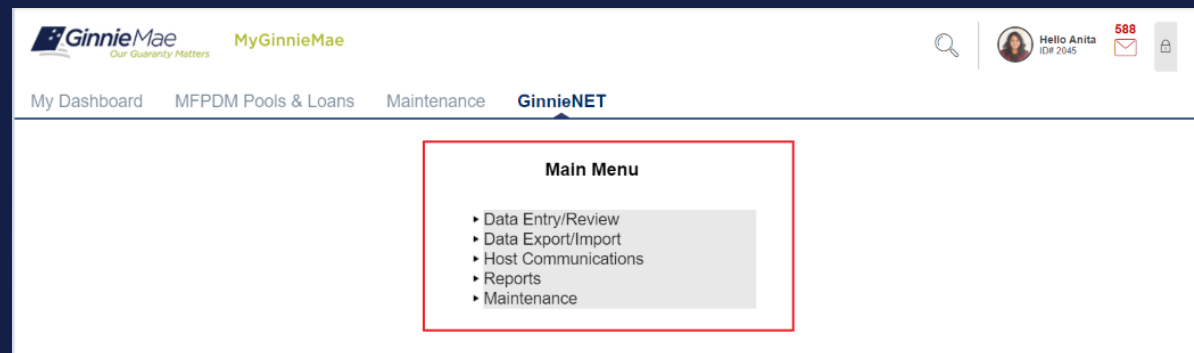
Please email PDS questions to [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov)

# GinnieNET Enhancements & New MGM Dashboards

# GinnieNET Enhancements Overview

**Purpose:** Optimize the user experience by creating synchronicity between GinnieNET and the MyGinnieMae Portal

## Benefits & Functionalities



**Optimized GinnieNET Access** MGM will feature a 'GinnieNET tab' directly on the portal's webpage. **GinnieNET will also remain accessible through the 'Tools' dropdown.**



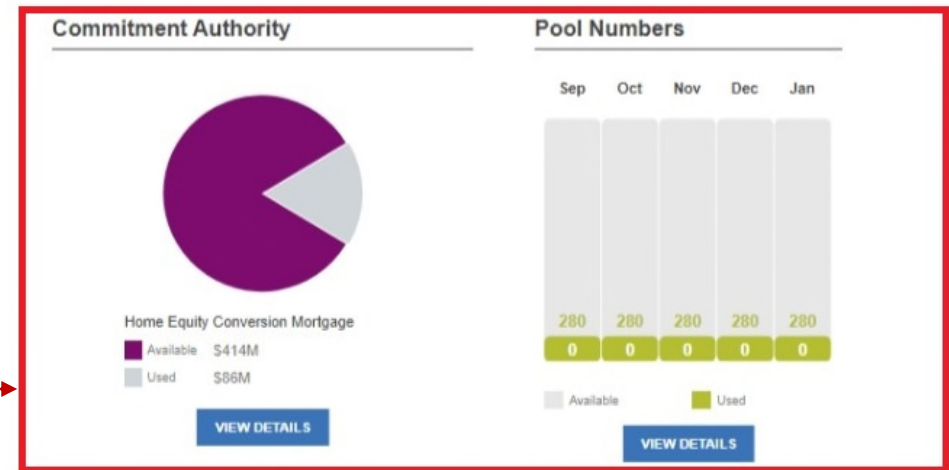
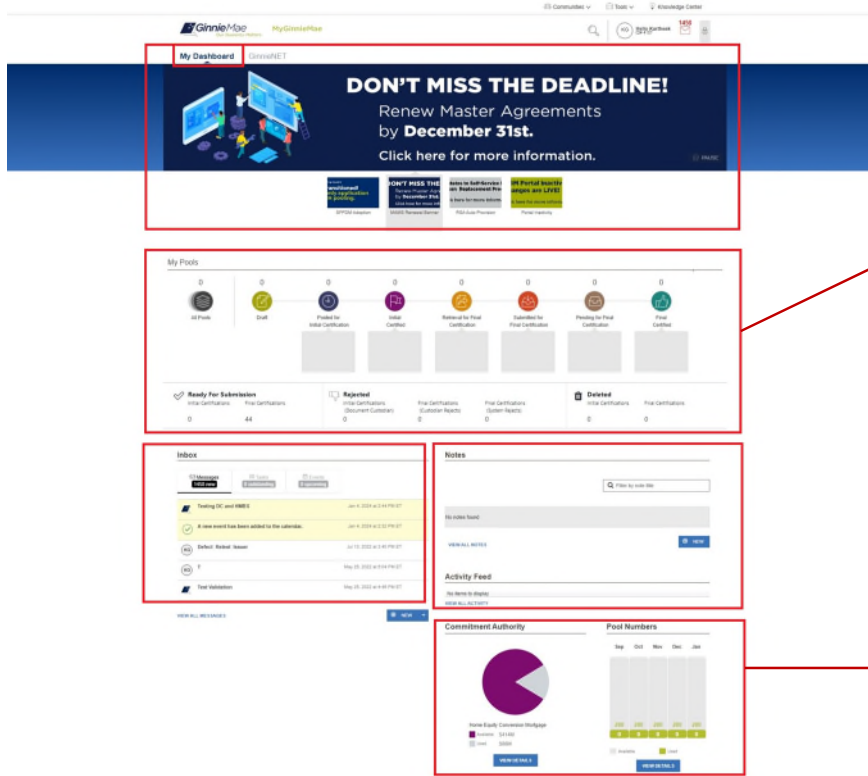
**Session Time-out:** GinnieNET run-time will be in sync with MGM, preventing a discrepancy in session time-outs.



**Design Enhancements:** GinnieNET screens will be styled to match the MGM UI, creating a more cohesive user experience.

# MGM Dashboards HMBS & Document Custodian

**Overview:** Pooling information will be available on 'My Dashboard' in the MGM Portal



# Ginnie Mae Central

# Ginnie Mae Central Modules

Ginnie Mae is modernizing the Insurance, Financials, and Compliance & Monitoring core business processes by leveraging new technology to create a collection of modules accessible via the MyGinnieMae portal, called Ginnie Mae Central (GMC), for Issuers and Document Custodians to efficiently interact with Ginnie Mae.

|                           | INSURANCE MODULE  | FINANCIALS MODULE  | COMPLIANCE & MONITORING MODULE  |
|---------------------------|---|--|---|
| Submission                | <ul style="list-style-type: none"> <li>Insurance Policies (Fidelity Bond, Errors &amp; Omissions, Mortgage Bankers Bond)</li> </ul> | <ul style="list-style-type: none"> <li>Annual Audited Financial Statements, including required supplemental reports</li> </ul> | <ul style="list-style-type: none"> <li>Various documents, depends on scope of Compliance Review</li> </ul>  |
| Legacy System Replacement | <ul style="list-style-type: none"> <li>Ginnie Mae Enterprise Portal Independent Public Accounting ("IPA") module</li> </ul>         | <ul style="list-style-type: none"> <li>Ginnie Mae Enterprise Portal Independent Public Accounting ("IPA") module</li> </ul>    | <ul style="list-style-type: none"> <li>Third Party System (Ginnie Mae's Field Review Contractor)</li> </ul> |



# GMC Adoption Timeline

The following activities will enable stakeholders to be ready to use the modernized process and system. See the Ginnie Mae Central (GMC) section of the [Modernization Initiatives](#) page for additional information.



SFPDM

# We've Transitioned to SFPDM!

Metrics on SFPDM usage are included below, along with next steps for Single Family and Manufactured Housing Issuers following the transition.

## NEXT STEPS



### New SFPDM Enhancements

- [Modernization Bulletin #34](#) announced New SFPDM Enhancements available beginning December 2023.



### PDD Appendices Clarifications

- An upcoming Modernization Bulletin will announce clarifications to the PDD. Please note, **these are not changes to the schema.**



### Pool / Loan Data Export (sometimes referred to as “11705 and 11706 data”)

- The data export for submitted pools are only available as a **MISMO-compliant dataset (.xml)** and **excel format (.xls)** in SFPDM
- Issuers are advised to ensure that their existing processes **do not rely on the GinnieNET legacy flat file (.txt)**
- Please refer to this [sample file](#) from the SFPDM User Manual.

**240+**

**Issuers pooling in  
SFPDM**

**\$150B+**

**Total OPB Issued/  
Transferred**

# How to Deliver the eNote Indicator for Non-issuers

Ginnie Mae encourages non-issuers to begin populating the eNote Indicator as false to prepare for a future requirement. Below are the two ways to deliver the eNote Indicator in SFPDM:

## 1 Pool Delivery Dataset (PDD) Import

*If delivering pools via PDD 3.0*

- eNote Indicator is only supported by **PDD 3.0 Specifications**
- A sample can be found in **Appendix C, Scenario 6**

```
<LOAN_DETAIL>
  <BuydownTemporarySubsidyFundingIndicator>>false</BuydownTemporarySubsidyFundingIndicator>
    <ENoteIndicator>>false</ENoteIndicator>
    <EXTENSION>
      <OTHER>
        <ReperformingLoanIndicator>>true</ReperformingLoanIndicator>
      </OTHER>
    </EXTENSION>
</LOAN_DETAIL>
<LOAN_STATE>
  <LoanStateDate>2024-01-15</LoanStateDate>
  <LoanStateType>AtClosing</LoanStateType>
</LOAN_STATE>
```

## 2 Manually Adjust Indicator in SFPDM

*If delivering pools via PDD 2.0 or manually*

- eNote Indicator is located in the **Loan Details** page under the **General** section

The screenshot shows the SFPDM Pools & Loans interface. At the top, there are navigation tabs: My Dashboard, SFPDM Pools & Loans, SFPDM Maintenance, and Reports. Below this is a header for 'Pool DF1538' with a status 'GNMAII Single Issuer' and a progress bar showing 'Draft', 'Submitted for Initial Certification', and 'Initially Certified'. There are several action buttons: ADD A LOAN, EXPORT LOAN, DOCS, DELETE, DISCARD CHANGES, SAVE, VALIDATE, and a refresh icon. The main content area is divided into sections: 'Pool Info' and 'General'. The 'Pool Info' section contains a table with the following data:

| Pool Identifier                  | Amortization Type | Class Type           | Structure Type | Suffix Identifier         |
|----------------------------------|-------------------|----------------------|----------------|---------------------------|
| DF1538                           | Fixed Rate        | GNMAII               | Single issuer  | Manufactured Housing (MH) |
| Security Issue Date Rate Percent | Issue Date        | Pooling Method Type  |                |                           |
| 2.000                            | 2023-04-01        | Concurrent Date (CD) |                |                           |

Below the 'Pool Info' section is the 'General' section, which contains 'Current Terms' and 'Mortgage Modification Indicator'. The 'Current Terms' section includes fields for Current Interest Rate Percent (2.500), P&I Payment Amount (1580.48), LPI Due Date (2022-03-01), and UPB Amount (396248.67). The 'Mortgage Modification Indicator' is set to 'No'. The 'eNote Indicator' is highlighted in a yellow box and is set to 'False'.