



Multifamily Virtual Issuer Training

Introduction to Ginnie Mae Reporting and Feedback System (RFS)

December 12, 2022

INTERACTION INSTRUCTIONS

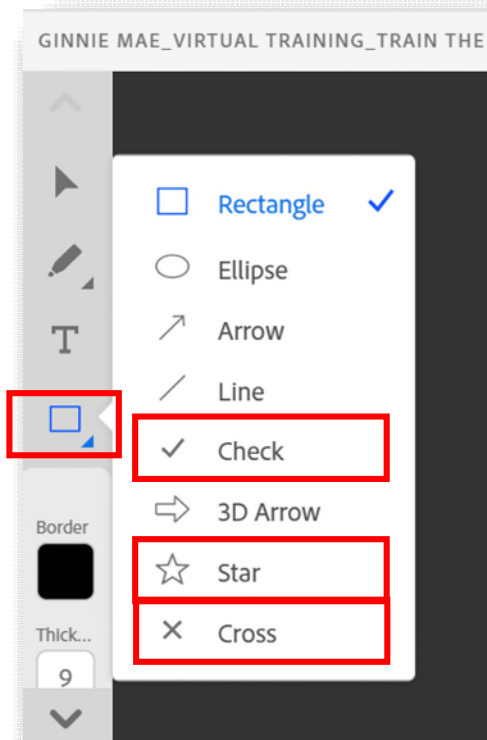
Audio/Microphone/Actions:

The screenshot shows a Zoom meeting interface. At the top, a red box highlights the audio controls: a speaker icon with a volume slider, a microphone icon with a mute/unmute button, and a hand icon with a raise/lower hand button. Below this, the main content area displays a slide titled "Annotation Bar:". A red box highlights the annotation toolbar on the left side of the slide, which includes icons for play, mute, trash, text, rectangle, undo, redo, and volume. On the right side of the interface, a red box highlights the chat box, which shows a list of attendees (10) and a chat window with messages from Gail Smith and a system message.

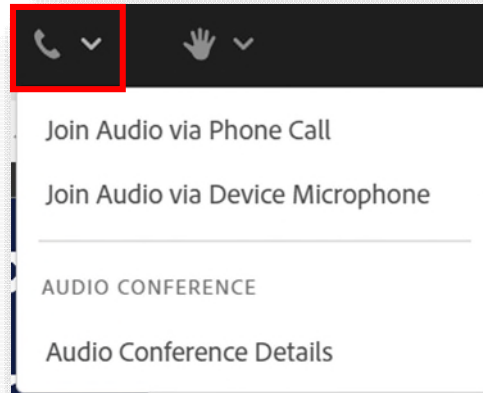
Chat Box:

INTERACTION INSTRUCTIONS

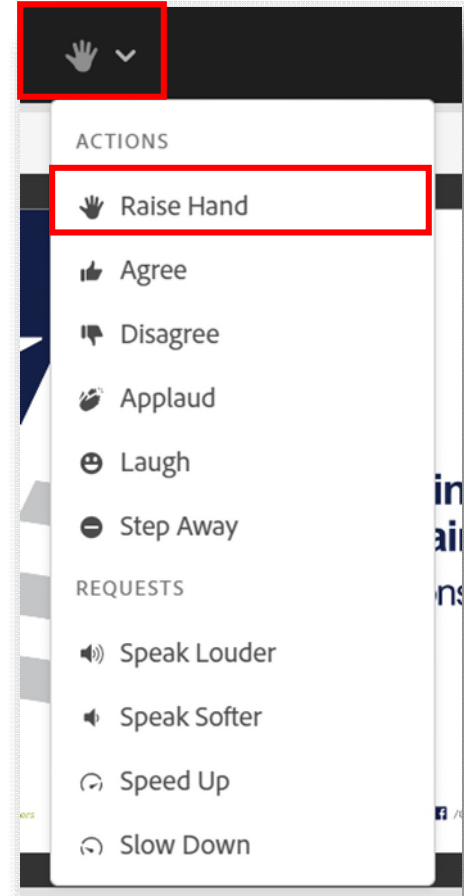
Annotations:



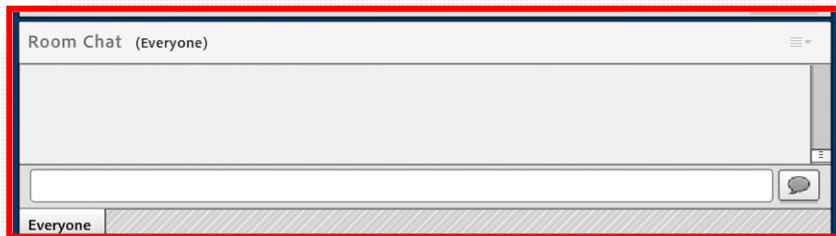
Audio:



Actions:



Chat Box:



MULTIFAMILY VIRTUAL ISSUER TRAINING

Presenters

Christy Christensen

Nancy Strickland

Debbie Boles

ACTIVITY: INTRODUCTION

Give a brief “background” of yourself:



New to Ginnie Mae Program?



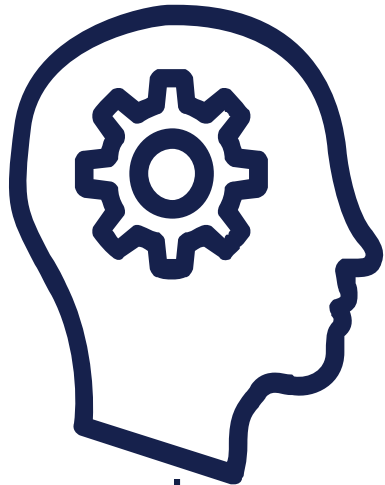
Experience with Ginnie Mae Reporting?



Do you use a sub-servicer?



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



COURSE OVERVIEW



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



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

AGENDA

Session 1:

- 1 | Introduction
- 2 | Reference Documentation
- 3 | RFS Reporting Timelines
- 4 | E-Notification

Session 2:

- 5 | RFS Monthly Report of Pool and Loan Data
- 6 | RFS Exception Feedback
- 7 | Overview of Reporting Workflow

Session 3:

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

Introduction

OBJECTIVES: INTRODUCTION



What tasks should an Issuer be able to complete after training?

What new information will Issuers be exposed to?

Module Objectives

Explain the **purpose of Investor Reporting Training**

List **Issuers' primary responsibilities**

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

List the **consequences of non-compliance**

HOT TOPICS

Ginnie Mae Reporting Requirements

Multifamily Pool Transfers

Changes to Loan Terms

RFS Enhancements

Cash Management

Specific Topics or Questions you would like us to address

ISSUER'S PRIMARY RESPONSIBILITIES



Must have employees knowledgeable of Ginnie Mae requirements



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



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



Meet all reporting requirements as required



Establish and maintain proper Principal & Interest and Escrow Custodial Accounts



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



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

SUB-SERVICING PARTNERSHIPS

WHAT IT SHOULD BE:

Pro-active



On-going



Customized to your
Organization's Needs



Comprehensive of all
Issuer Responsibilities



Issuer Oversight of Sub-
Servicer's Performance



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



Reference Documentation

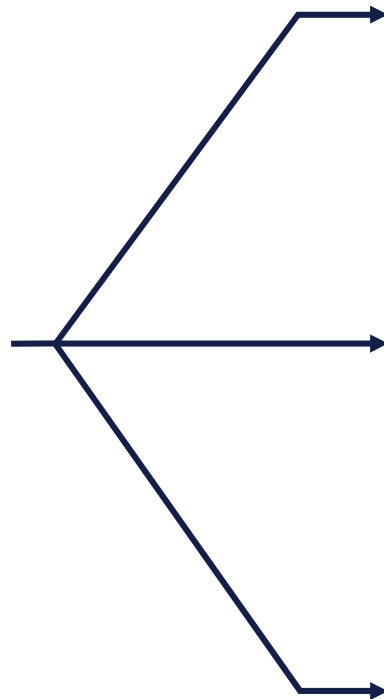
OBJECTIVES: REFERENCE DOCUMENTATION

Module Objectives



What tasks should an Issuer be able to complete after training?

What new information will Issuers be exposed to?



List the **resources and reference documentation** available to Issuers

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

Explain basic **Ginnie Mae terminology**

SUPPORT INFORMATION

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

Select Option 1 or Option 2:

Option 1 – GinnieNET Hotline

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

Option 2 – Reporting and Feedback System (RFS)

- 1 = RFS
- 2 = HMBS
- 3 = SCRA
- 4 = MAS
- 5 = WHFIT
- 6 = PDD/VTT

Update on Ginnie Mae's Response to COVID-19 More...

GinnieMae Issues Investors Disclosure Research & Insights Newsroom About Us

Focused on affordability for more than 50 years

Ginnie Mae makes affordable housing finance possible for America's homeowners and renters.

[Learn More](#)

Housing Analysis & Policy Spotlight (HAPS) Blog

Ginnie Mae Celebrates National Native American Heritage Month

Foreign Ownership of Agency MBS

OUR MISSION

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

Enabling liquidity for the federal government insured programs



Issuers

Investors

Disclosure

Research & Insights

Newsroom

About Us



Program Guidelines

- APMs
- MBS Guide
- Digital Collateral Program
- Investor Reporting Manuals
- Notes & News
- Modernization Bulletins
- Supplemental Loan Level Forbearance File

Issuer Tools

- Multiple Issuer Pool Numbers & CUSIPs
- Pool Dates Calendar
- Approved Issuers Directory
- Approved Digital Collateral Program Participants
- IOPP
- PIIT
- ARM Index Information
- Unclaimed Funds Search

Issuer Training

- Announcements
- Tools and Resources
- Training Recordings
- Modernization Initiatives

Third Party Providers

- Document Custodians
- Subservicers

Systems & Applications

- MyGinnieMae Portal
- GinnieNET
- Pay.gov
- Multifamily Database Search
- Multifamily Database Download



Housing Analysis & Policy Spotlight (HAPS) Blog



Ginnie Mae Celebrates National Native American Heritage Month



Foreign Ownership of Agency MBS

REFERENCE DOCUMENTS

DOCUMENT



Ginnie Mae Web Site



Issuer Resources



Ginnie Mae MBS Guide



Ginnie Mae Investor Reporting Manual

DESCRIPTION

Government National Mortgage Association official website.

The Issuer Resources page is designed for quick access to many topics such as MBS Guide, APM, Issuer Calendar, MGM, GinnieNET and Notes and News.

The Ginnie Mae Mortgage-Backed Securities Handbook provides in-depth information about the Ginnie Mae I and Ginnie Mae II programs. It includes program information on many topics, including eligibility requirements, Issuer responsibilities, risks and liabilities, applications, pools, required forms, and other special requirements.

The Ginnie Mae Investor Reporting Manual is designed to be a supplement to the Ginnie Mae Mortgage-Backed Securities Handbook. It clarifies certain aspects of pool administration using instructions and examples, including sample forms. The Investor Reporting Manual illustrates many topics, including reconciliations, loan liquidations, due dates and reporting requirements.

LINK

www.ginniemae.gov

https://ginniemae.gov/issuers/program_guidelines/Pages/mostrecentapms.aspx

www.ginniemae.gov/issuers/program_guidelines/Pages/mbs_guide.aspx

www.ginniemae.gov/issuers/program_guidelines/Pages/investor_reporting_manual.aspx

REFERENCE DOCUMENTS

DOCUMENT



Ginnie Mae MBS Guide Chapter 31 Project Loan Pools

DESCRIPTION

This chapter describes special requirements that apply to a pool consisting of one or more multifamily project loans.

LINK

www.ginniemae.gov/issuers/program_guidelines/MBSGuideLib/Chapter_31.pdf



Ginnie Mae MBS Guide Chapter 32 Construction Loan Pools

This chapter describes special requirements that apply to a pool consisting of a single loan for the construction of multifamily housing.

www.ginniemae.gov/issuers/program_guidelines/MBSGuideLib/Chapter_32.pdf



MBS Guide Appendices

The MBS Guide includes a list of all Appendices and their associated forms, where applicable.

www.ginniemae.gov/issuers/program_guidelines/Pages/mbsguideappendiceslib.aspx

REFERENCE DOCUMENTS

DOCUMENT



**Ginnie Mae MBS Guide
Appendix VI-19 Issuers
Monthly Report of Pool
and Loan Data**

DESCRIPTION

Appendix VI-19 is to be used by an Issuer to complete monthly accounting reporting.

LINK

www.ginniemae.gov/issuers/program_guidelines/MBSGuideAppendicesLib/Appendix_VI-19.pdf



**Notes and News
and APMs**

Notes and News provides periodic reminders and information about Ginnie Mae programs.

APMs (All Participants Memoranda) are used periodically to announce policy changes and updates to MBS programs.

www.ginniemae.gov/issuers/program_guidelines/Pages/notes_news.aspx

https://www.ginniemae.gov/issuers/program_guidelines/Pages/mostrecentapms.aspx



Ginnie Mae FAQ

Frequently Asked Questions regarding the MBS Program.

www.ginniemae.gov/Pages/faq.aspx

“GINNIE MAE TERMS”

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

[Glossary link](#)

RFS Reporting Timelines

OBJECTIVES: RFS REPORTING TIMELINES



What tasks should an Issuer be able to complete after training?

What new information will Issuers be exposed to?

Module Objectives

Explain **monthly pool and loan reporting deadlines**

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

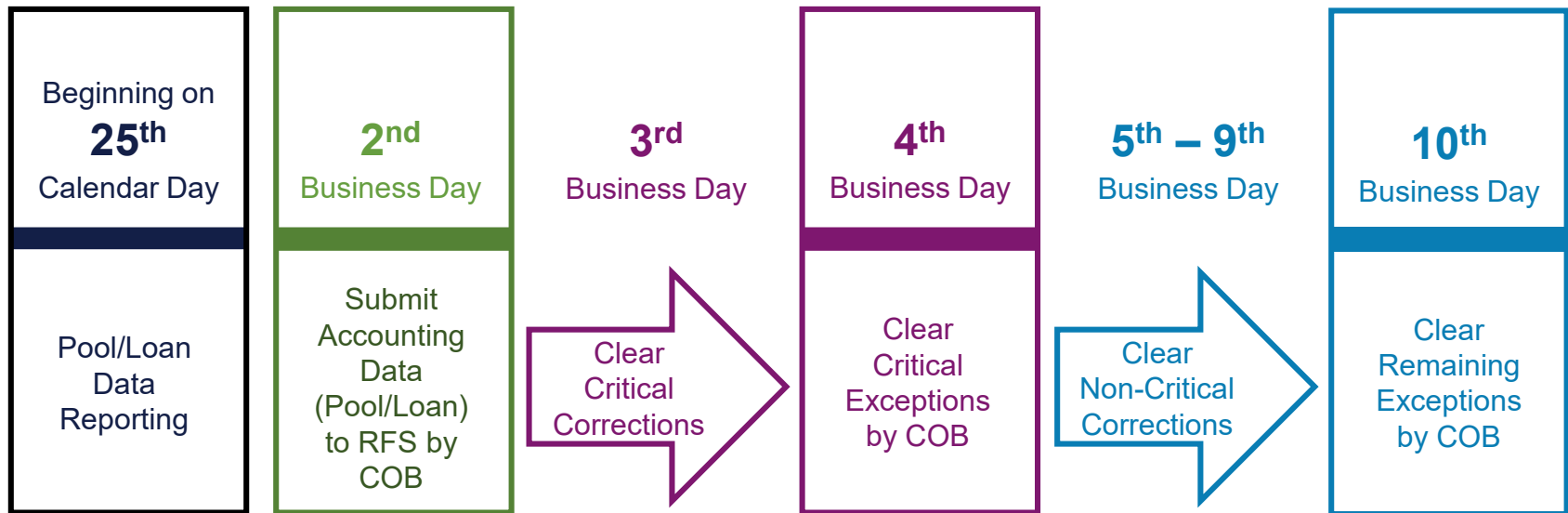
Explain **when and how often pool and loan data must be reported**

State **when critical alerts must be cleared**

RFS POOL AND LOAN REPORTING TIMELINE

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

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



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

TIMELINE ITEMS – MONTHLY “WORKFLOW”

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

MONTHLY INVESTOR REPORTING WORKFLOW

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

MONTHLY INVESTOR REPORTING WORKFLOW

Timeline	Workflow Item	Workflow Reporting Item Description
5 th BD	RFS Loan Matching	➤ RFS Loan Matching runs the 5 th BD. Exceptions and Download Files are available on RFS for Issuer download on the 6 th BD. Corrections are processed upon receipt. Matching runs three times per month.
6 th BD	Final Collection Notices	➤ Final Collection Notices – posted 6 th BD AM based on the 4 th BD final RPBs. Final Collection Notice is based on the Issuer reported security RPBs released by RFS on the 4 th BD
10 th BD	Monthly Report Certification	➤ Monthly Reporting Certification (online in RFS) must be completed using MGM/RFS between the 10 th BD and the 14 th BD by 7:00 PM ET.
10 th BD	RFS Loan Matching	➤ RFS Loan Matching runs the 10 th BD. Exceptions and Download Files are available on RFS for Issuer download on the 11 th BD. Corrections are processed upon receipt. Matching runs three times per month.
10 th BD	RFS Loan Matching Suspend	➤ RFS Loan Matching “Suspend” – Issuers will be notified via e-Notification on the 10 th BD if they have loan matching suspend records. Responses are due no later than the second to last BD of the month.
After 10 th BD	RFS Loan Matching Corrections	➤ Loan Matching corrections updated in RFS after the 10 th BD are posted to RFS database but will be processed during Loan Matching the following month on the 5 th BD.
10 th CD	G-Fee Draft	➤ G-Fee Draft: Ginnie I
15 th CD	ACH Draft	<ul style="list-style-type: none"> ➤ P&I Draft: Ginnie I ➤ Issuer funds P&I “Disbursement” Account (ACH Account drafted by BNY) prior to 7:00 AM ET on the 15th CD of each month.

MONTHLY INVESTOR REPORTING WORKFLOW

Timeline	Workflow Item	Workflow Reporting Item Description
Before Close 25th CD	RFS Loan Matching Final	➤ A third match is available to download before close for the reporting period (around the 25 th CD). This is the final matching run for the month.
25th CD	RFS Close	➤ RFS “Closes” for the current reporting month on the 25 th CD of the month. If the 25 th CD is not a BD, RFS will Close the next BD. No corrections to RFS data can be made for current reporting month after this date.
2nd to Last BD Month	Loan Match Suspense Posted	➤ By 9 AM second to last BD, Suspense updates are completed in RFS by Operations (Issuers must submit the update items based on 10 th BD report).
Monthly	Each Month	<ul style="list-style-type: none"> ➤ P&I Custodial Accounts – Reconcile accounts within 30 days of the previous month’s cut-off date. ➤ T&I Custodial Accounts – Reconcile accounts within 30 days of the previous month’s cut-off date. ➤ Test of Expected P&I – Required calculation performed on all pools each month. Shortages funded by Issuer. ➤ Pool to Security Reconciliation – Required calculation performed on all pools each month. For under-collateralized pools, principal must be passed through to the security holders.
Quarterly	Per Guide	<ul style="list-style-type: none"> ➤ Custodial Accounts Verification – report submission due between the 6th and 15th BD of March, June, September and December. Enter the data in MGM/RFS (MBS Guide Chapter16). ➤ WHFIT information, determined by Issuer, is due by the 10th CD of January, April, July and October. Corrections due by the 15th CD of the month.
Annual	Per Guide	<ul style="list-style-type: none"> ➤ Annual Reporting of Financial Statements – Upload to MGM IPA. Due 90 Days after close of Issuer Fiscal Year. ➤ Master Agreements due by December 31st via MGM/RFS. ➤ MWX Issuer Detail Report posted to e-Notification after Fiscal Year.

MWX Issuer Detail Report posted to e-Notification after issuers fiscal year-end.

Polling Question:



1. **What is the deadline for reporting 100% of pool and loan data?**
 - a. 7:00 PM ET on the 4th business day
 - b. 11:59 PM ET on the 4th business day
 - c. 7:00 PM ET on the 2nd business day
 - d. 11:59 PM ET on the 2nd business day

BREAK



Please return to complete the second half of today's session after a 10-minute break.

E-Notification

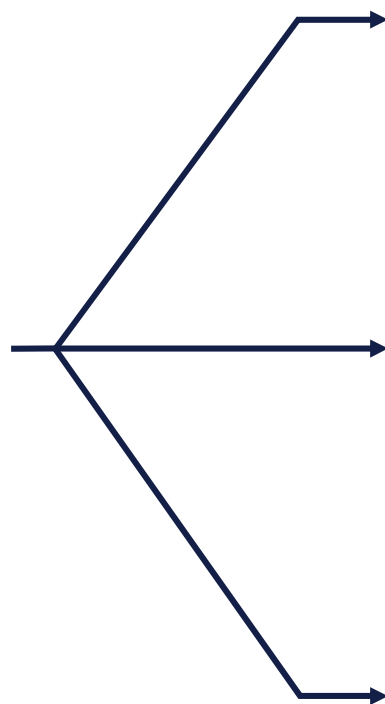
OBJECTIVES: E-NOTIFICATION

Module Objectives



What tasks should an Issuer be able to complete after training?

What new information will Issuers be exposed to?



Describe where to find **critical job alerts**

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

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

ABOUT RFS E-NOTIFICATION

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

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

E-NOTIFICATION INFORMATION

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


Exception Feedback Example

Messages List (<= 30 Days)

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

ACCESSING E-NOTIFICATION

Communities ▾ **Tools ▾**

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

PASSIVE EMAIL



MyGinnieMae

My Dashboard

MFPDM Pools & Loans

MFPDM Maintenance

e-Notification (eNote)

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

3201

Today is: 11/16/2022

3201 - ABC Mortgage - Training

Sign Up To Receive A Passive E-mail

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

Issuer #

E-mail Address

ISSUER INBOX – POSTED NOTIFICATIONS

e-Notification (eNote)



- Mailbox
- Create New Notification
- Notification List
- Not Registered List
- News And Updates
- User Guide

Go

Messages List (<= 30 Days)

Subject	Date & Time Sent	Read By	Date Read
Commitment Authority Availability	02/11/2021 04:41:40AM	Opened	02/11/21
Daily Transfer Sheets Formatted	02/11/2021 12:57:27AM		
Daily Unique Loan ID Raw	02/10/2021 08:56:44PM		
New Pools Certified /Rejected	02/10/2021 04:56:36PM		
Pre-Collection Notices Ginnie Mae I Formatted	02/08/2021 05:02:12AM	Opened	02/08/21
Pre-Collection Notices Ginnie Mae I Raw	02/08/2021 05:01:47AM		
Pools are Ready Letter	02/04/2021 01:36:56AM		
Daily Transfer Sheets Formatted	02/04/2021 12:57:14AM		
Daily Unique Loan ID Raw	02/03/2021 08:56:44PM		
New Pools Certified /Rejected	02/03/2021 11:06:40AM	Opened	02/03/21
Pre-Collection Notices Ginnie Mae I Formatted	02/03/2021 05:01:59AM	Opened	02/03/21
Pre-Collection Notices Ginnie Mae I Raw	02/03/2021 05:01:36AM		
PA Exception Feedback	02/02/2021 04:00:29PM		
PA Functional Acknowledgement	02/02/2021 02:46:43PM	Opened	02/02/21
PA Functional Acknowledgement	02/02/2021 02:41:41PM	Opened	02/02/21
Monthly Transfer Sheets Formatted	02/02/2021 01:06:59AM		

PA FUNCTIONAL ACKNOWLEDGEMENT

Issuer Notification Screen with Link for Functional Acknowledgement

[PA Functional Acknowledgement](#)

09/30/2016 10:45:09PM

View Issuer Notification

Issuer #:

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

Reference #: 782078

Notice Type: Loan Processing

Subject: PA Functional Acknowledgement

Message:

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

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

Read By:

Date Read:

[Back](#)

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

FUNCTIONAL ACKNOWLEDGEMENT DOWNLOAD FILE

File Name	File Size	Issuer Id	Record Date	Receipt Date	Receipt Time	User Id	Accept Flag	Pools	Loans	Sensitive	Various
rfs_I_issuerXXXX09791C6010XXXXX.87			Jun-21	1-Jul-21	11:51:41	I_issuerXXXX	R	41	41	0	0
rfs_I_issuerXXXX09791C6010XXXXX.05			Jun-21	1-Jul-21	12:46:42	I_issuerXXXX	R	41	41	0	0
rfs_I_issuerXXXX09791C603XXXXX.531			Jun-21	1-Jul-21	13:31:42	I_issuerXXXX	A	41	41	0	0

Accept Flag:

A – File Accepted



R – File Rejected



EXCEPTION FEEDBACK NOTIFICATION EXAMPLE

Issuer Notification Screen with Link for Download of Exception Feedback File

[PA Exception Feedback](#)

10/01/2016 08:57:35AM

View Issuer Notification

Issuer #: 9225
Date Created: 10/1/2016 8:57:35 AM
Reference #: 782561
Notice Type: Loan Processing
Subject: PA Exception Feedback
Message:
(right click on a file name below to download the file)
[Exception I hlang_9225 20160901085734.csv](#) (15673)

Read By:
Date Read:

Back

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

EXCEPTION FEEDBACK DOWNLOAD FILE EXAMPLE

POOL	LOAN	ISSUER LOAN	SEVERITY	CODE	FIELD	VALUE	MESSAGE	EXPECTED	REC_TYPE	UPDATED
#AA7763	0		E	RFS111	Pool Id	#AA7763	no activity reported this period or the record was rejected.	#	N	#####
#BJ7409	222742192	2048260	E	RFS155	Ginnie Mae Unique Loan ID	#BJ7409	belongs to another pool.	#BJ7408	N	#####
#BZ1879	118916609		E	RFS152	Ginnie Mae Unique Loan ID	#118916609	could not be found.	#	N	#####
#CC9202	228525425	2048146	E	RFS155	Ginnie Mae Unique Loan ID	#CC9202	belongs to another pool.	#BG3101	N	#####
#AW2873	225068636	2047532	C	LOAN655	Loan Unpaid Principal Balance	#20754423.23	is not consistent with other values in the loan record.	#20754423.23	N	#####
#BJ7409	0		C	POOL104	Pool FIC	# 235130.36	should equal the sum of the Loan FIC for non-PARM, non-SEM, non-GPM	#	N	#####
#BJ7409	0		C	POOL452	Security RPB	# 52025924.42	should equal prior month Security Remaining Principal Balance minus (T	#	N	#####
#BJ7409	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BJ7409	229649941	2048260	C	RFS204	Ginnie Mae Unique Loan ID	#	no activity is reported this period.	#01-JUN-21	R	#####
#BJ7410	223095006	2048588	C	LOAN655	Loan Unpaid Principal Balance	#130443.67	is not consistent with other values in the loan record.	#130443.67	N	#####
#BM5957	0		C	POOL453	Security RPB	# 48807889.00	should equal prior month Security Remaining Principal Balance plus curr	#	N	#####
#BM5957	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BM5957	225119294	2049272	C	LOAN655	Loan Unpaid Principal Balance	#4415803	is not consistent with other values in the loan record.	#4415803	N	#####
#BU0732	0		C	POOL453	Security RPB	# 24017974.00	should equal prior month Security Remaining Principal Balance plus curr	#	N	#####
#BU0732	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BU0732	227043442	2049578	C	LOAN655	Loan Unpaid Principal Balance	#2696654	is not consistent with other values in the loan record.	#2696654	N	#####
#BU0735	0		C	POOL752	P&I Bank ID	#	should be specified.	#	P	#####
#BZ1879	0		C	POOL104	Pool FIC	# 220639.77	should equal the sum of the Loan FIC for non-PARM, non-SEM, non-GPM	#	N	#####
#BZ1879	0		C	POOL452	Security RPB	# 59654577.25	should equal prior month Security Remaining Principal Balance minus (T	#	N	#####
#BZ1879	228916609	2047101	C	RFS204	Ginnie Mae Unique Loan ID	#	no activity is reported this period.	#01-JUN-21	R	#####

PRE-COLLECTION NOTICE EXAMPLE

ISSUER NUMBER: GINNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM

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

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

ABC Mortgage Company
Anywhere, USA

ACCOUNT NUMBER
BANK'S ACH ROUTING CODE
CHECK DIGIT 7

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

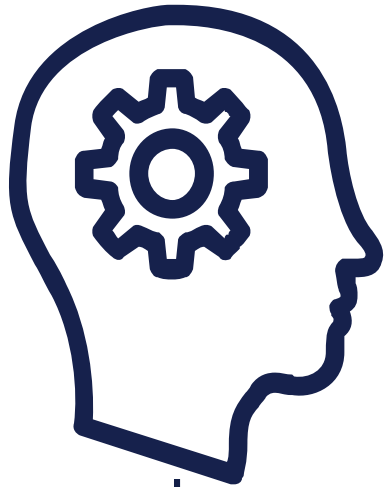
POOL/LOAN PACKAGE NUMBER	POOL INDICATOR	POOL TYPE	RPB REPORTED	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL P & I PAYMENT	GUARANTY FEE
AR6695	X	PN	28,650,804.86	31,388.78	83,895.42	115,284.20	3,107.24
AR6696	X	PN	4,201,931.30	7,484.35	9,436.11	16,920.46	456.02
AR6699	X	PN	36,313,939.07	40,024.82	101,488.15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

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

FOR INQUIRIES, PLEASE CONTACT CANDIDA MATTOCKS AT 212-815-4817
OR KATHRYN CORBETT AT 315-414-3830

*THE TOTAL COLLECTION AMOUNT DOES NOT REFLECT THE PRINCIPAL DISTRIBUTION AMOUNT FOR POOLS WHOSE RPBs ARE UNAVAILABLE. POOLS FOR WHICH RPBs WERE NOT REPORTED (I.E., "NO INFORMATION AVAILABLE") MUST BE REPORTED AS SOON AS POSSIBLE.
THIS FIGURE IS SUBJECT TO CHANGE UPON RECEIPT OF UPDATED INFORMATION.

Polling Questions:



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

- a) 7:00 PM ET on the 2nd business day
- b) 11:59 PM ET on the 3rd business day
- c) 7:00 PM ET on the 4th business day
- d) 11:59 PM ET on the 10th business day

3. What is the deadline to clear Critical Alerts?

- a) 7:00 PM ET on the 2nd business day
- b) 11:59 PM ET on the 3rd business day
- c) 7:00 PM ET on the 4th business day
- d) 11:59 PM ET on the 10th business day

4. True/False: Operations can confirm when you have read your E-notifications.

- a) True
- b) False

Analyze / Discussion

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



OPEN DISCUSSION

Messages List (<= 30 Days)

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

1. Analyze the notification screen
2. Discuss the following items and the actions required.
 - Unique Loan IDs
 - Pre-Collection Notice
 - PA Exception Feedback
 - PA Functional Acknowledgement
 - Issuer Detail Report
 - Custodial Account Verification
 - Matching and Suspense

QUESTIONS & ANSWERS



Yolanda.T.Sease@hud.gov
christy.christensen@vdevcorp.com
nancy.strickland@vdevcorp.com
debbie.boles@vdevcorp.com

SESSION 2 AGENDA

Session 1:

- 1 | Introduction
- 2 | Reference Documentation
- 3 | RFS Reporting Timelines
- 4 | E-Notification

Session 2:

- 5 | RFS Monthly Report of Pool and Loan Data**
- 6 | RFS Exception Feedback**
- 7 | Overview of Reporting Workflow**

Session 3:

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

Multifamily Investor Reporting Session 2: Wednesday, December 14

Multifamily Investor Reporting Session 3: Friday, December 16