

***Ginnie Mae
Investor Outreach
Office of Capital Markets
MBS/HMBS Disclosure Updates***



Date: September 30, 2014
Time: 2:00 EST

Agenda

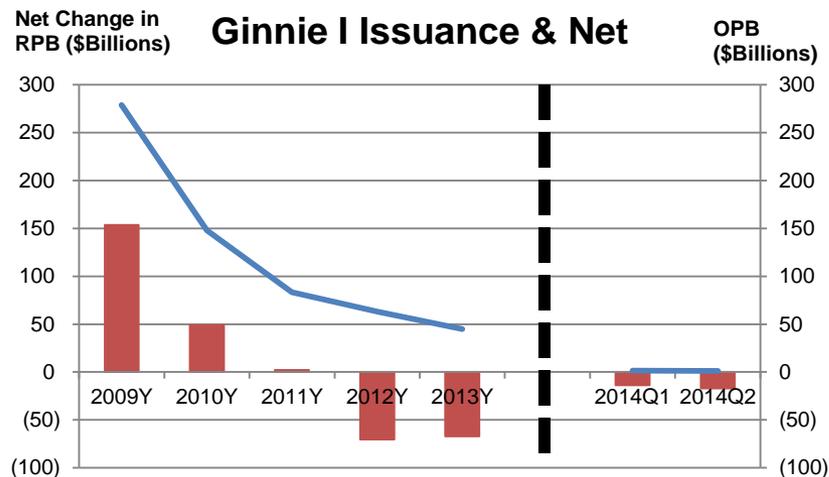
- Disclosure Major Releases Implemented 2013 - 2014
- Ginnie Mae Data Facts
- Ginnie Mae Quality Assurance
- Retirement of Legacy Disclosure Web page
- Enhancements to MBS
- Enhancements to HMBS
- Enhancements to Platinum
- Enhancements to Web Site
 - Disclosure Search Pages
 - Expanded Disclosure History
- Industry Feedback
- Questions

Disclosure Major Releases implemented 2013-2014

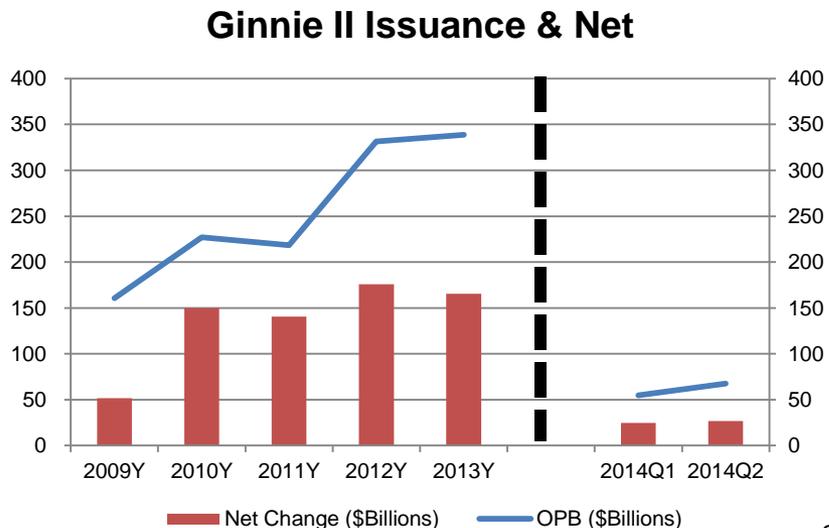
- **Monthly Loan-Level Disclosure data (Dec 2013)**
- **MBS Liquidated Loans Made Available**
- **Platinum Collateral and Enhanced Pools**
- **Enhanced HMBS Disclosures**
- **Moved to the final production release schedule**
- **Downloadable Loan Level CSV format**

Single Family Issuance and Net Portfolio Change

- Ginnie I issuance has declined

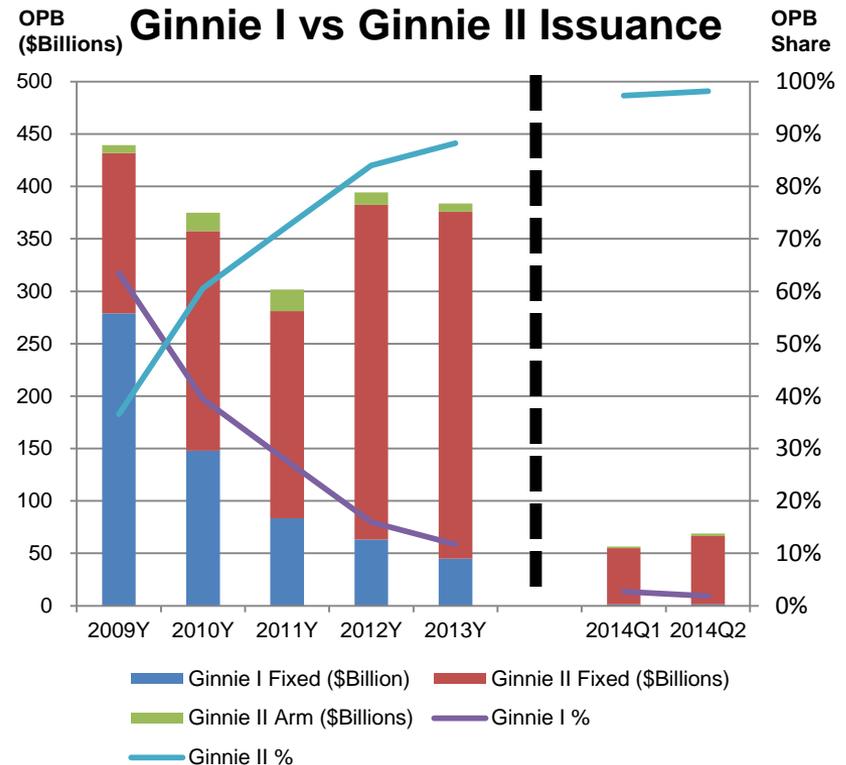


- Ginnie II issuance has increased



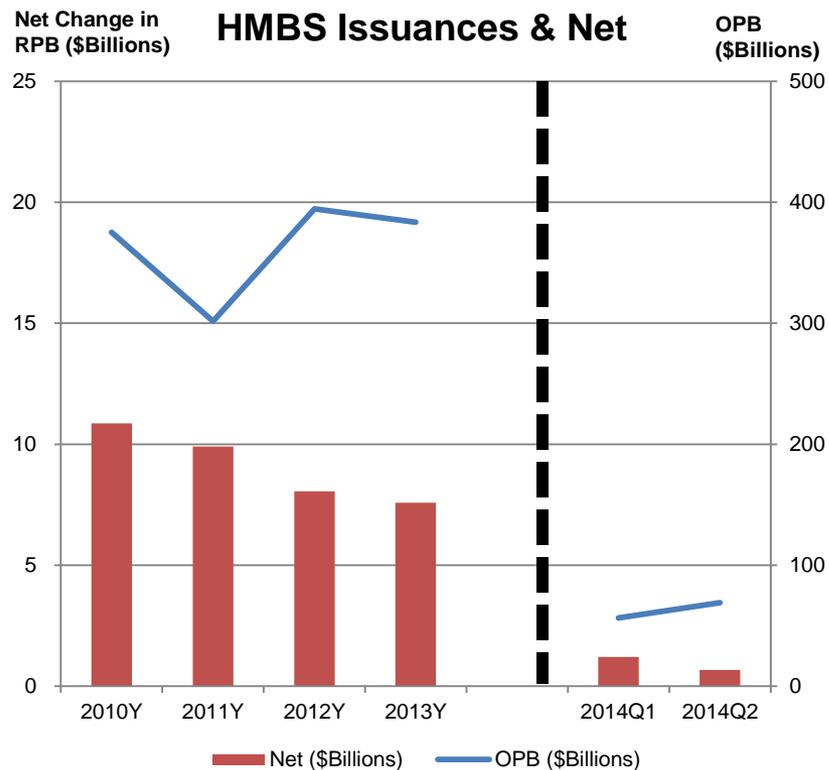
Single Family Ginnie I & Ginnie II Production over Time

- Shift in Ginnie I and Ginnie II's respective issuance volumes
- Ginnie I's represented the majority of issuance in 2009
- Ginnie II issuance volume is over 95% of total 2014 issuance



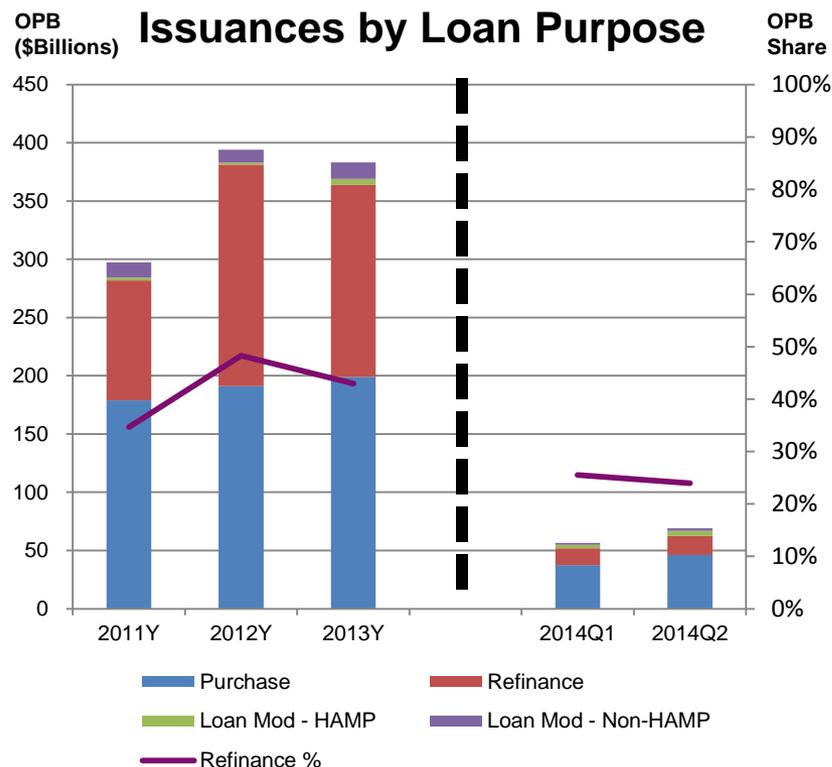
HMBS Issuances and Portfolio Change

- Net staying flat



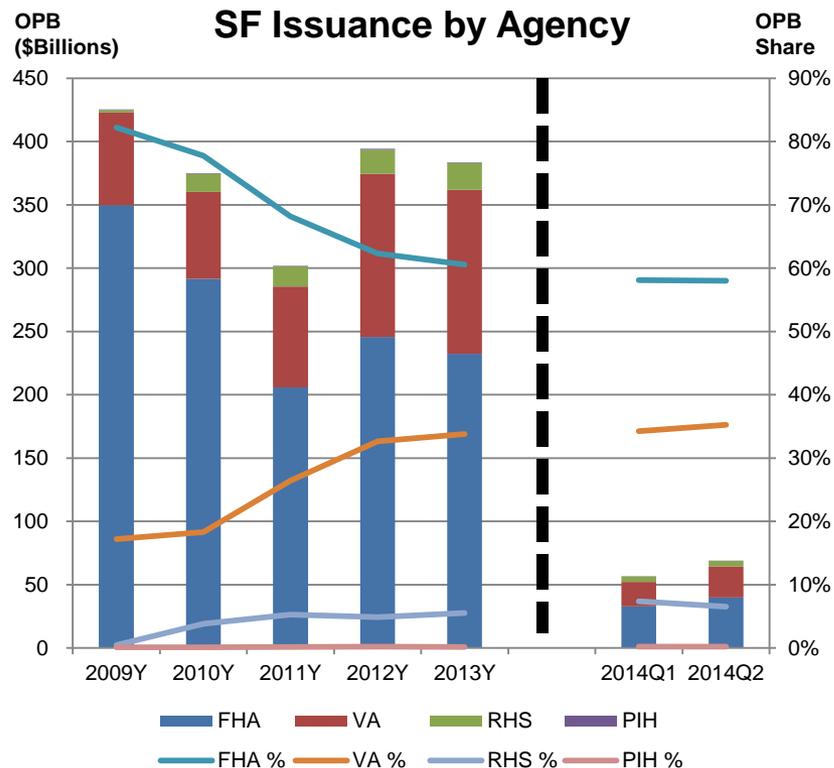
Single Family Originations by Purpose Code

- An increase in the weighted average mortgage rate of Ginnie Mae loans from 3.78% in 2012 to 4.25% through the second quarter of 2014
- Purchases are on the increase



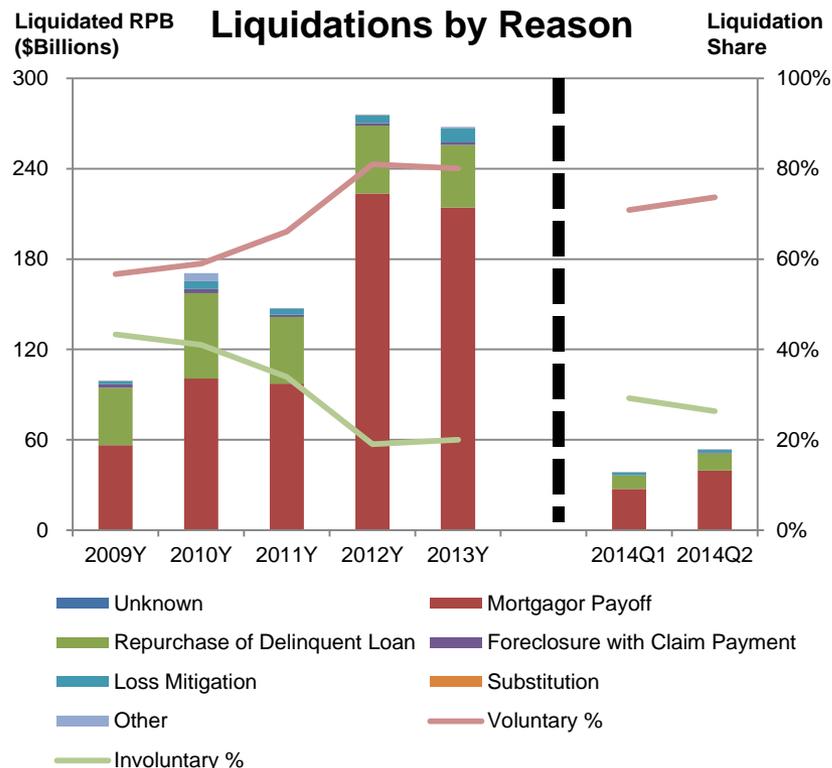
Single Family Originations by Agency

- Ginnie Mae is seeing an increase in VA and RD loans
- FHA's production is decreasing



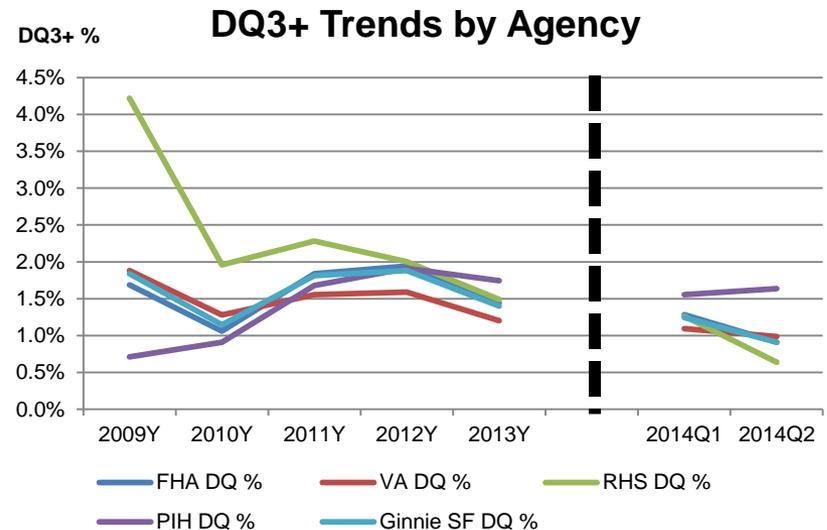
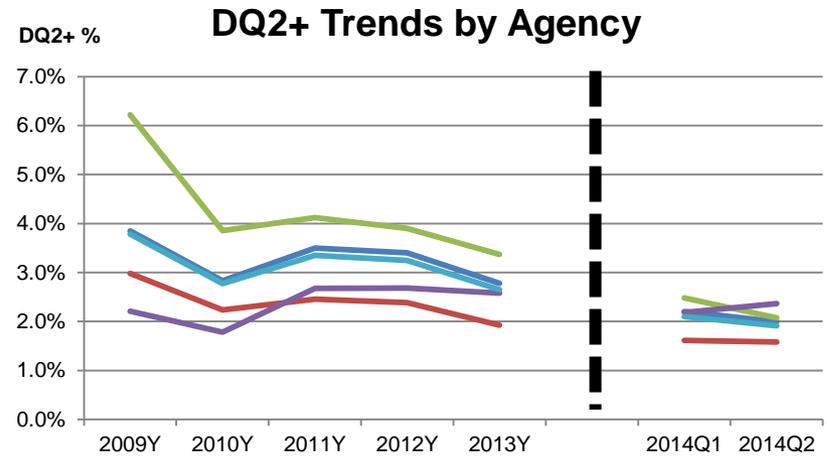
Liquidations by Reason Code

- Liquidation volume has more than doubled from 2009 to 2013
- Mortgage payoffs, as a percent of total liquidation volume, is up from 2009
- From 2010 through the second quarter of 2014, the share of repurchase of delinquent loan liquidations has decreased



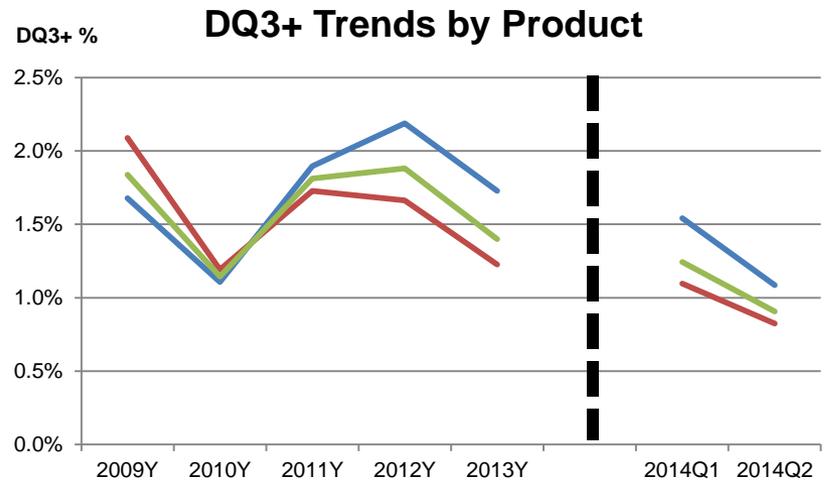
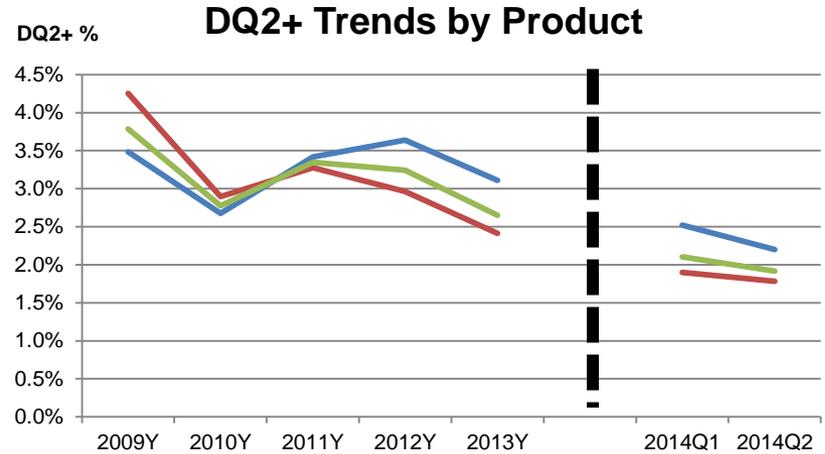
Delinquency Trends by Agency

- Overall, delinquency rates have steadily decreased since 2011
- The overall Single Family portfolio DQ2+ ratio decreased from 3.78% in 2009, to 1.91% in June 2014



Delinquency Trends by Security Type

- Ginnie II delinquency percentages improving



— Ginnie I DQ % — Ginnie II DQ % — Ginnie SF DQ %

Ginnie Mae Quality Assurance

As a reminder, data may not be released for Disclosure if the data does not meet Ginnie Mae standards.

Examples:

- **Thresholds that are not met (eg. Credit Score on MBS Loan Level files)**
- **Matching to insuring agency records**
- **Loan Level and some Pool Level are disclosed point forward**
- **Ginnie Mae Pool Level and Loan Level Dictionaries provide threshold and point forward information for investor reference**

Legacy Download Page

This page will be retired later in 2014.



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Our Guaranty Matters

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To save the file to your local drive, click the individual file name on the list, choose a folder and enter a file name, then click Save.
To toggle the sort order for the list in a particular order, click the column header.

File Name	Last Modified
Data Disclosure Layout HMBS.pdf	3/20/2009
Data Disclosure Layout.pdf	3/20/2009
Data Disclosure Disclaimer.pdf	3/19/2009
Data Disclosure Layout HMBS Saver.pdf	11/24/2010
Data Disclosure Layout LPSR.pdf	11/24/2010
Data Disclosure Consolidated Layout.pdf	11/2/2011
Data Disclosure Daily.txt	9/27/2014
Data Disclosure Daily Consolidated.txt	9/27/2014
Data Disclosure Daily LPSR.txt	9/27/2014
Data Disclosure Monthly LPSR 2010 11.txt	11/30/2010
Data Disclosure Monthly LPSR 2010 12.txt	12/31/2010
Data Disclosure Monthly LPSR 2011 01.txt	1/31/2011
Data Disclosure Monthly LPSR 2011 02.txt	2/28/2011
Data Disclosure Monthly LPSR 2011 03.txt	3/31/2011
Data Disclosure Monthly LPSR 2011 04.txt	4/30/2011

Future Enhancements to MBS

Changes to the Consolidated Pool Disclosure

- **Addition of an ARM Look Back Period Indicator**
- **Addition of new Liquidation Reason Codes**
- **Expansion of field sizes on the “D” and “P” records**
- **Addition of three Upfront MIP Rates (FHA only): 50, 240, 250**
- **Addition of one Annual MIP Rates (FHA only): 75**
- **New Pool Transfer Activity Record**

Changes to the MBS Loan Level Disclosure, “L” Record

- **Addition of Loan Origination Date**
- **Addition of Previous Issuer ID (loans related to Pool Transfers)**

Changes applied with April 2015 data

Future Enhancements to HMBS

- **Revising the Interest Rate value in the Factor File to be the current interest rate; will be implemented within the next quarter.**
- **Revising the Enhanced Pool Monthly Disclosure to correctly output the current security WAC (field 6), prospective WAC (field 16), Maximum prospective WAC (field 17) and Minimum prospective WAC (field 18) in the Pool Detail (type “D”) record. This will be implemented Oct. 12, 2014.**
- **Revising the Loan Level Disclosure (New Issuance and Monthly Portfolio) and Enhanced Pool Monthly Disclosure to reflect new data elements that will be collected at Origination, effective March 01, 2015. Target dates for implementing the disclosure revisions: Loan Level New Issuance 03/01/2015; Loan Level Monthly Portfolio 04/16/2015; Enhanced Monthly Pool 04/16/2015.**
- **A Disclosure Bulletin will announce when the legacy HMBS Pool Monthly Disclosure will be retired.**

Website Disclosure Enhancements

- **Currently, Ginnie Mae has separate MBS and HMBS search pages for results for single Pool Level and Loan Level searches.**
- **In the future, Ginnie Mae plans to have a single search for Pool Level and Loan Level data that will give results for multiple data sets (MBS, HMBS, Platinum, Terminated)**

Consolidated Data History

Disclosure Data Dictionaries

Disclosure Data History

MBS Disclosure Data Search

HMBS Disclosure Data Search

Disclosure Data Calendar

Disclosure Data Release Schedule

Disclosure Data Download

New Files on History Pages

- HMBS Monthly Adjustable (hllmon1_201407.zip)
- HMBS Fixed and Annual Adjustable (hllmon2_201407.zip)
- HMBS Enhanced Pool Monthly (hmonthlyenh_201407.zip)
- Platinum Collateral File (platcoll_201407.zip)
- Platinum Enhanced File (platmon_201407.zip)
-
- MBS Pool Terminations File (ptermot_210405.zip) *
- MBS Liquidated and Terminated Loans (liqloanot_201405.zip) *

* Quarterly file, beginning in October

Industry Feedback, 1 of 2

Ginnie Mae is seeking feedback regarding new data elements and disclosure files:

Potential MBS Loan Level New Elements

- **Net Note Rate**
- **Original Interest Rate (for ARMs)**
- **Investor UPB**
- **Subservicer**
- **Bond Financed**
- **Short Term UPB**
- **Short Term Maturity**

Potential Consolidated Pool File: Record Structure

- **Change to all records: Move the placement of the As-of-Date**
- **Change to “F” Record Restructuring to Consolidate 3 sets of MIP values**

REMIC Disclosure Files

Industry Feedback, 2 of 2

Potential Future Enhancements to Platinum

Changes to the Platinum Collateral File

- **Addition of Platinum Pool RPB**

Changes to the Platinum Enhanced File

- **Addition of MIP Data (from Consolidated Type I record)**
- **Addition of State/Geo Data (from Consolidated Type S record)**
- **Addition of Origination Type and First Time Homebuyer Data (from Consolidated Type F record)**

Changes applied in 2nd quarter 2015

Questions

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