

Issuer Outreach Call and RPB Q&A

September 10, 2015



Agenda

- RPB Overview
- Policy Updates
- Ginnie Mae Summit Reminder
- Q&A

Quick Overview

- What is changing?
 - The number of systems used to report RPB – No more dual reporting
 - Right now RPB reporting is submitted in 2 systems—GinnieNET and RFS
 - Effective October 1, 2015, RPB reporting will be submitted in 1 system—Only RFS
 - The need to reconcile RPB data between GinnieNET and RFS is being eliminated
- What is staying the same?
 - The process for reporting RPB in RFS
 - The timelines for reporting RPB
 - Your responsibility to address all critical exceptions by the 4th BD
- What do you need to do?
 - Stop reporting RPB in GinnieNET (Rpb.GinnieNET.NET)
 - Continue reporting RPB in RFS as you do today
 - Stop looking for failed edits and faxes—no longer needed and will not be issued
 - Continue to address RFS exceptions in a timely manner-especially exceptions associated with RPB

RPB Reporting Systems

- Why is RPB reporting being eliminated from GinnieNET?
 - There is no need to Report RPB through GinnieNET because RPB are already reported through RFS
- What if I continue to transmit RPB through GinnieNET?
 - If you do transmit RPB to Rpb.GinnieNET.NET, you will be unable to connect and will receive an error message.
- Have the service bureaus been notified of these changes?
 - Ginnie Mae has informed Fiserv and Black Knight of these changes. If an Issuer utilizes another service bureau , it is the Issuer's responsibility to ensure service bureaus are prepared for these changes.
- How will RPB be reported through RFS?
 - RPB are already part of Pool and Loan Level Reporting
 - Consequently, RPB are already reported to RFS regardless of whether you transmit to RFS via secure FTP or through the online direct entry interface

RPB Reporting in Direct Online Entry Same as Today

Home My Profile **RFS**

Pool Accounting - Single Family

PROD.1579.1779 [Home](#) [Pool](#) [Loan](#) [User Guide](#)

[Pool List](#) [Pool Activity](#)

Issuer ID: Pool ID: Report Period:

Issuer ID: Pool ID: Type:

Opening FIC: Opening Security RPB:

Liquidations-In-Full FIC: Scheduled Principal:

Adjustment to FIC: Curtailments:

Closing FIC: Liquidations:

Security Int. Rate: RPB Adjustment:

Install Interest: Total Principal:

Pool Mortgage Rate:

Service Fee: Closing Security RPB:

Int. Due Security Holder:

Cash Due Security Holder:

	Reported	Calculated
Closing Security RPB:	<input type="text" value="0"/>	<input type="text" value="0"/>

Guaranty Fee:

T & I Balance:

P & I Balance:

Other Balance:

Custodial Bank Information

Principal Account#: Principal Bank ABA#:

Escrow Account#: Escrow Bank ABA#:

RPB Reporting in Direct Online Entry Same as Today

Home My Profile **RFS**

Pool Accounting - Single Family

PROD.1579.1779 [Home](#) [Pool](#) [Loan](#) [User Guide](#)

[Pool List](#) [Pool Activity](#)

Issuer ID: Pool ID: Report Period:

Issuer ID: Pool ID: Type:

Opening FIC: <input type="text" value="0"/>	Opening Security RPB: <input type="text" value="0"/>
Liquidations-In-Full FIC: <input type="text" value="0"/>	Scheduled Principal: <input type="text" value="0"/>
Adjustment to FIC: <input type="text" value="0"/>	Curtailments: <input type="text" value="0"/>
Closing FIC: <input type="text" value="0"/>	Liquidations: <input type="text" value="0"/>
Security Int. Rate: <input type="text"/>	RPB Adjustment: <input type="text" value="0"/>
Install Interest: <input type="text"/>	Total Principal: <input type="text" value="0"/>
Pool Mortgage Rate: <input type="text" value="0.0000"/>	
Service Fee: <input type="text" value="0"/>	
Int. Due Security Holder: <input type="text"/>	
Cash Due Security Holder: <input type="text"/>	
	Reported
	Calculated
T & I Balance: <input type="text" value="0"/>	Closing Security RPB: <input type="text" value="0"/>
P & I Balance: <input type="text" value="0"/>	
Other Balance: <input type="text" value="0"/>	
	Guaranty Fee: <input type="text"/>

Custodial Bank Information

Principal Account#: Principal Bank ABA#:

Escrow Account#: Escrow Bank ABA#:

RPB Reporting in File Layout Same as Today

- Field 10 of the “P” record is the Security RPB. This is the “RPB report”
- RPB reported in Field 10 is the RPB of record, as reported by the Issuer

P - Pool Record Field #	Field Name	Remarks	Description
1	Record Type	Constant P - Pool	The letter P will be the first character on each pool record.
2	Pool ID	Must be a valid Ginnie Mae pool.	The Ginnie Mae Pool identifier assigned by Ginnie Mae at pooling to the pool/loan package.
3	Adjust FIC	99999999.99 Signed Field	The amount of adjustment, if any, to the pool FIC for the current Reporting Month.
4	Pool FIC	99999999.99	Dollar amount of the Fixed Installment Control for this pool for this reporting period.
5	Servicing Fee	99999999.99	Dollar amount of the Servicing Fee as calculated per the Ginnie Mae MBS Guide. If the Issuer calculates a Servicing Fee value that is negative, report zeroes to RFS.
6	Weighted Average Interest Rate	99.9999	The weighted average interest rate per the Ginnie Mae MBS Guide. Required for Ginnie Mae I Manufactured Housing pools and for all Ginnie Mae II pools.
7	Net Adjust RPB	9999999999.99 Signed Field	Adjustment to principal remitted to security holders. (For construction and serial note pools, this value must be zero.).
8	Deferred GPM Interest	99999999.99	Deferred Interest paid holders (GPM only): For GPM pools only, the dollar amount that is attributed to interest previously deferred and added to the principal of each loan that was paid to security holders in the current reporting month.
9	Serial Note	9999999999.99	Serial Notes principal available for distribution to holders. This field is only used for Serial Note pools.
10	Security RPB	9999999999.99	The Security remaining unpaid principal dollar amount of this pool as of the end of this reporting period. The reported security RPB for the reporting period.

- MBS Guide Appendix VI-19 <http://www.allregs.com/tpl/Main.aspx>

RFS Exception Feedback Associated with RPB

- Is the file layout changing?
 - No, but the list of RFS Exceptions will be updated
- How are RPB exceptions changing?
 - The list of RPB exceptions listed in Appendix VI-19 is being updated to provide greater clarity about the cause of such exceptions.
 - The specific updates will be announced and published with upcoming APM
- What are the timeframes for addressing RPB exceptions?
 - All exceptions with severity level “C”, Critical Exceptions, must be addressed by the 4th BD— same as today

Severity “C” Exceptions

- What does severity level “C” mean?
 - The severity level, “C”, refers to critical exceptions associated only with Pool and Loan reporting. Generally these are exceptions related to remittance and/or disclosure data. These only occur on data related to Pool reporting and/or Loan reporting.

POOL	LOAN	ISSUER LOAN	SEVERITY	CODE	FIELD	VALUE	MESSAGE
#XXXXXX4	0		C	POOL452	Security RPB	# 10352150.81	should equal prior month Security Remaining Principal Balance minus (Total Principal . . .
#XXXXXX5	0		C	POOL452	Security RPB	# 5667260.83	should equal prior month Security Remaining Principal Balance minus (Total Principal . . .
#XXXXXX6	0		H	POOL054	FIC Adjustment	# 1536.25	should equal the difference between the opening and closing Fixed Installment Constant
#XXXXXX7	0		H	POOL054	FIC Adjustment	# .00	should equal the difference between the opening and closing Fixed Installment Constant

Critical Exceptions Associated with RPB

- Which critical exceptions relate to RPB Reporting?
 - POOL450 Security RPB Missing
 - POOL451 Security RPB must be Numeric
 - POOL452 Security RPB should equal Prior Month RPB minus total principal (RFS calculation)
 - POOL453 Security RPB should equal Prior Month RPB plus draws for construction loans
 - POOL455 Security RPB should equal Prior Month RPB minus Serial Notes for SN pools
 - POOL456 Security RPB must include a decimal point
- Why do corrections associated with RPB need to be addressed by the 4th BD?
 - Because Issuers need to address critical exceptions related to RPB to ensure accurate and timely RPB reporting
 - Effective October 1, RFS exception feedback will be the sole source of required corrections to RPB reports
 - Issuers will no longer be alerted to required corrections through failed edits or faxes
 - Any Issuer that fails to address critical RPB-related exceptions identified by RFS may be unable to submit timely and accurate RPB reports
 - Any issuer that fails to submit timely and accurate RPB reports is subject to Sanctions

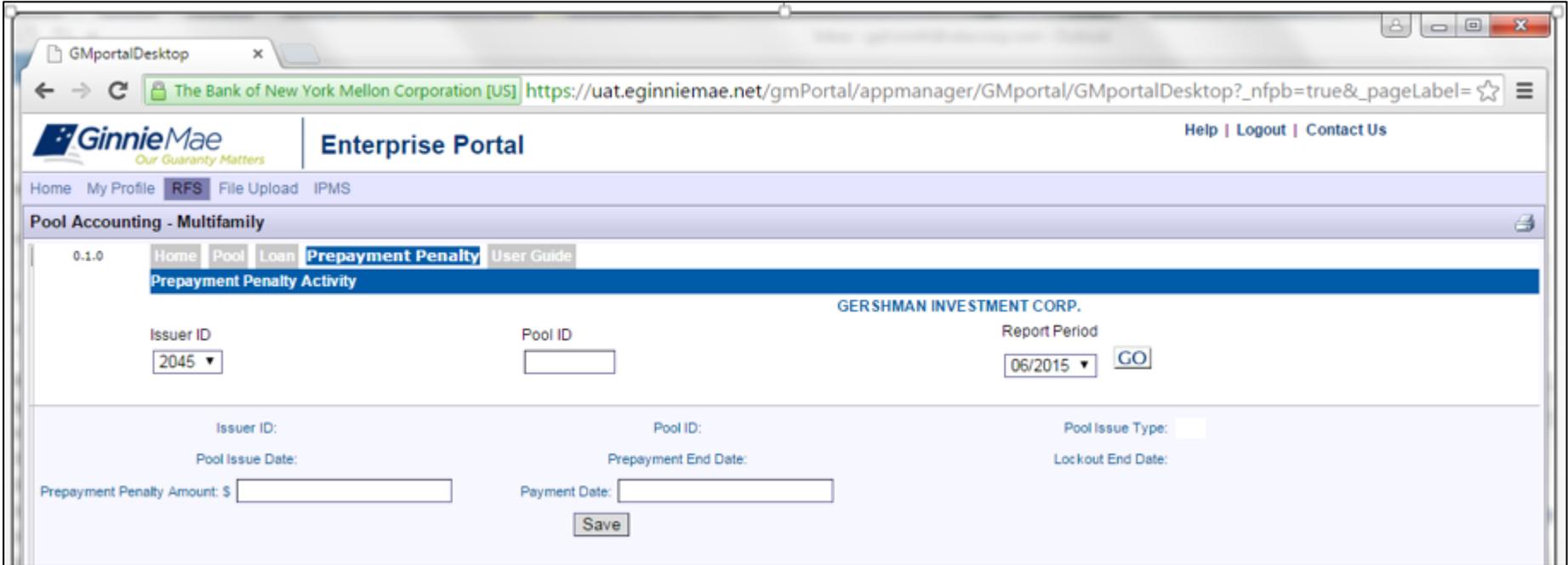
Reporting and Pre-collection Notice Timeframes

- Will these changes impact the RPB reporting timeframes?
 - No Change to Reporting Timeline
 - 2nd BD
 - 4th BD
 - Continue Report No Later Than 7:00PM Eastern

- Will these changes impact the pre-collection notice?
 - No. RFS will release the issuer reported RPB to the Central Paying Agent.
 - Initial Release 2nd BD—for the 3rd BD Preliminary Pre-Collection Notice
 - Final Release 4th BD—for the Payment to Security Holders, Final Pre-Collection Notice and for Factors distributed to the street.

Multifamily Prepayment Penalty Reporting in GMEP

Effective October 1, 2015



The screenshot shows a web browser window with the URL https://uat.eginniemae.net/gmPortal/appmanager/GMportal/GMportalDesktop?_nfpb=true&_pageLabel=. The page title is "Enterprise Portal" and the user is logged in as "GERSHMAN INVESTMENT CORP.". The navigation menu includes "Home", "My Profile", "RFS", "File Upload", and "IPMS". The main content area is titled "Pool Accounting - Multifamily" and contains a sub-menu with "Home", "Pool", "Loan", "Prepayment Penalty", and "User Guide". The "Prepayment Penalty" sub-menu is active, showing a form for reporting activity. The form includes fields for "Issuer ID" (set to 2045), "Pool ID", "Report Period" (set to 06/2015), "Prepayment Penalty Amount: \$", and "Payment Date:". There are also fields for "Pool Issue Date:", "Prepayment End Date:", "Pool Issue Type:", and "Lockout End Date:". A "Save" button is located at the bottom of the form.

To Submit MFPP Online:

- Go to Existing RFS Multifamily Pool Accounting Menu in GMEP
- Select Prepayment Penalty
- Select Issuer ID and Report Period from Drop Down Menus
- Enter Pool ID, Prepayment Penalty Amount and Payment Date
- Save and Submit

To Submit MFPP as a File Upload:

- Go to Existing GMEP File Upload Menu
- Select Prepayment Penalty
- Upload Submission
- Save and Submit

Technical Support

- What if I have additional questions or need technical support?
 - Please contact the RFS HelpDesk Ginnie Mae Hotline at 1-888-GINNIE4 (Option 1) 1-888-446-6434.

Policy Updates

Policy Updates

- **APM 15-14: Changes in Issuer Business Status**
 - Policy updates aimed to reduce the administrative burden for both Issuers and Ginnie Mae associated with the review of certain changes to an Issuer's ownership and balance sheet
 - Mergers
 - Change of Control
 - Transfer of Assets
 - Clarification that Issuers must disclose adverse actions by the GSEs, banking agencies, supervisory, and regulatory agencies

Policy Updates Cont'd

- APM 15-13: Document Custodian's Certification of Form HUD 11708 Releases
 - Updates policy to permit pool final certification or recertification in a circumstance where a single family loan file has been released due to a non-liquidation reason related to bankruptcy, foreclosure or loss mitigation
 - To obtain final certification or recertification Issuer must provide a certification containing the following elements
 - Be prepared on Issuer's letterhead;
 - Include the reason(s) why the files cannot be returned to the custodian (bankruptcy, foreclosure, or loss mitigation) prior to the final certification due date;
 - Identify the name of the person or entity in possession of the file;
 - Be signed by a representative of the entity in possession of the file;
 - Identify the Issuer loan number, pool number, and borrower(s) last name(s);
 - Include the following language "I certify that I have not knowingly or willfully made or used a document or writing containing any false, fictitious, or fraudulent statement or entry. 18 U.S.C. 1001 provides that whoever does so within the jurisdiction of any department or agency of the United States shall be fined not more than \$10,000 or imprisoned for not more than five years, or both." and
 - Be signed by a person authorized to sign for and on behalf of the Issuer and whose signature appears on the form HUD-11702.

Policy Updates Cont'd

- APM 15-11: Prior Approval and RFS Testing Requirements for Transfer of Servicing Responsibilities
 - Implemented in response to higher frequency and volume of pool transfers
 - Requires Issuers to obtain written approval before executing certain additional transfers of servicing.
 - from a servicer to in-house servicing
 - Requires RFS Testing for certain changes in servicing including changes that:
 - move all or a portion of its in-house servicing to a servicer;
 - move all or a portion of its servicing from a servicer to another servicer;
 - move all or a portion of its servicing in-house from a servicer; and
 - implement any change to its in-house servicing platform that has the potential to impact the format or accuracy of the data reported to RFS.

Ginnie Mae Summit



GAMECHANGERS

2015 GINNIE MAE SUMMIT

SEPTEMBER 21-22, 2015

Join us in Crystal City, VA
for the third annual Ginnie Mae Summit

With the financial crisis receding, the mortgage industry landscape is vastly different - from originations to servicing to the capital markets - and changes are continuing. Ginnie Mae's prominence in the mortgage finance industry is at an all-time high. Issues including ownership of MSR's, the continuing rise of non-banks, and balancing risk are shaping the future.

The 2015 Ginnie Mae Summit provides an opportunity for networking and collaboration between leading lenders, document custodians, D.C.-based policy makers, members of Congress and staff, federal agencies, real estate trade groups and industry analysts. Educational sessions will also provide in-depth perspective on Ginnie Mae's business and programs from a variety of perspectives.

Speakers include:



Hon. Ted Tozer
President
Ginnie Mae



Bill Cosgrove
Owner and CEO
Union Home
Mortgage Corp.



Mark Zandi
Chief Economist
Moody's Analytics

And many more!

Attendees include:

- Leaders from Ginnie Mae business partners
- Individuals responsible for:
 - pooling
 - servicing
 - document management
 - investor reporting
- Housing finance stakeholders
- Anyone interested in learning more about Ginnie Mae

QUESTIONS