

Ginnie Mae MBSAA

Ginnie Mae Issuer Outreach Conference Call

April 5, 2011

1:00 PM ET

Agenda

- Welcome and Introduction
- Upcoming Enhancements – GinnieNET
- Upcoming Enhancements – RFS
- Issuer Reporting Timeline – Current and Future State
- Summary of Implementation Timeline
- ULDD Update
- Q & A

Upcoming Enhancements - GinnieNET

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- Eight new data elements at pool issuance (11706) in order to provide more relevant information to the industry

Field Name	Reporting Requirement
Combined LTV Ratio Percent	For loans with first and subordinate mortgages. Result of dividing Combined OPB amounts of the first and all subordinate mortgages by the Property Valuation Amount.
Total Debt Expense Ratio Percent	Submit the ratio of all debts of the borrower to the borrower's qualifying income as defined by the mortgage insurer or guarantor.
Refinance Type	Submit if Loan Purpose data element is Refinance (2)
Last Paid Installment Due Date	Submit if there has been a scheduled installment paid by the borrower.
Pre-Modification First Installment Due Date	Submit if Loan Purpose data element is a Modified Loan (3 or 4)
Pre-Modification Original Principle Balance (OPB) Amount	Submit if Loan Purpose data element is a Modified Loan (3 or 4)
Pre-Modification Interest Rate Percent	Submit if Loan Purpose data element is a Modified Loan (3 or 4)
Pre-Modification Loan Maturity Date	Submit if Loan Purpose data element is a Modified Loan (3 or 4)

Upcoming Enhancements - RFS

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- Data controls on selected RFS Various Record data elements
 - Additional prompts force users to confirm (Yes/No) before corrections are submitted
- New fields (consistent with GinnieNET) on the RFS Various Record (used point forward for correction/omission of 11706 origination data):
 - Combined LTV Ratio Percent
 - Total Debt Expense Ratio Percent
 - Refinance Type
 - Last Paid Installment Due Date
 - Pre-Modification First Installment Due Date
 - Pre-Modification Original Principle Balance (OPB)
 - Pre-Modification Interest Rate Percent
 - Pre-Modification Loan Maturity Date
- Two new fields on the RFS Pool Record (see next page):
 - Adjust Pool Interest
 - Adjust Pool Principal
- One new field on the RFS Loan Record for Loan T&I Balance (see next page)

Upcoming Enhancements – New Data Elements in RFS

- New data elements in RFS for reconciliation purposes

Field Name	Reporting Requirement
On the Pool Record – adds 2 fields to the end of the “P” record	
Adjust Pool Interest	This field is to be used on an exception basis, when the issuer cannot associate the adjustment to particular loan or loans. Entries are made in this field to increase (+) or decrease (-) the Pool Interest. This is an adjustment directly to the pool, in addition to any adjustments on individual loan records (“L” record field 21). Each entry must be supported by a detailed explanation that the issuer must keep in their pool records and must be available upon request by Ginnie Mae.
Adjust Pool Principal	This field is to be used on an exception basis, when the issuer cannot associate the adjustment to particular loan or loans. Entries are made in this field to increase (+) or decrease (-) the Pool Principal balances. This is an adjustment directly to the pool, in addition to any adjustments on individual loan records (“L” record field 22). Each entry must be supported by a detailed explanation that the issuer must keep in their pool records and must be available upon request by Ginnie Mae. Do not use this field to adjust Security RPB.
On the Loan Record – adds 1 field to the end of the “L” record	
Loan T&I Balance	The balance of taxes and insurance funds in escrow or impound account, for the loan, as of the issuers reporting cutoff date.

Upcoming Enhancements – Exception Feedback

Ginnie Mae is taking steps to help address Issuer concerns:

- Enhancements to RFS Pool Accounting business rules/edits to improve clarity and consistency of reporting
- Enhancements to RFS Exception Feedback module to improve error logging and communication to Issuers
- Several other online enhancements
 - Better Online Navigation
 - Access to Loan and Pool Activity for Terminated Pools
 - “Reference” Listing of All Exceptions Will Be Made Available
- These enhancements will progress over a phased implementation
- Issuer feedback will be solicited

Upcoming Enhancements – Exception Feedback

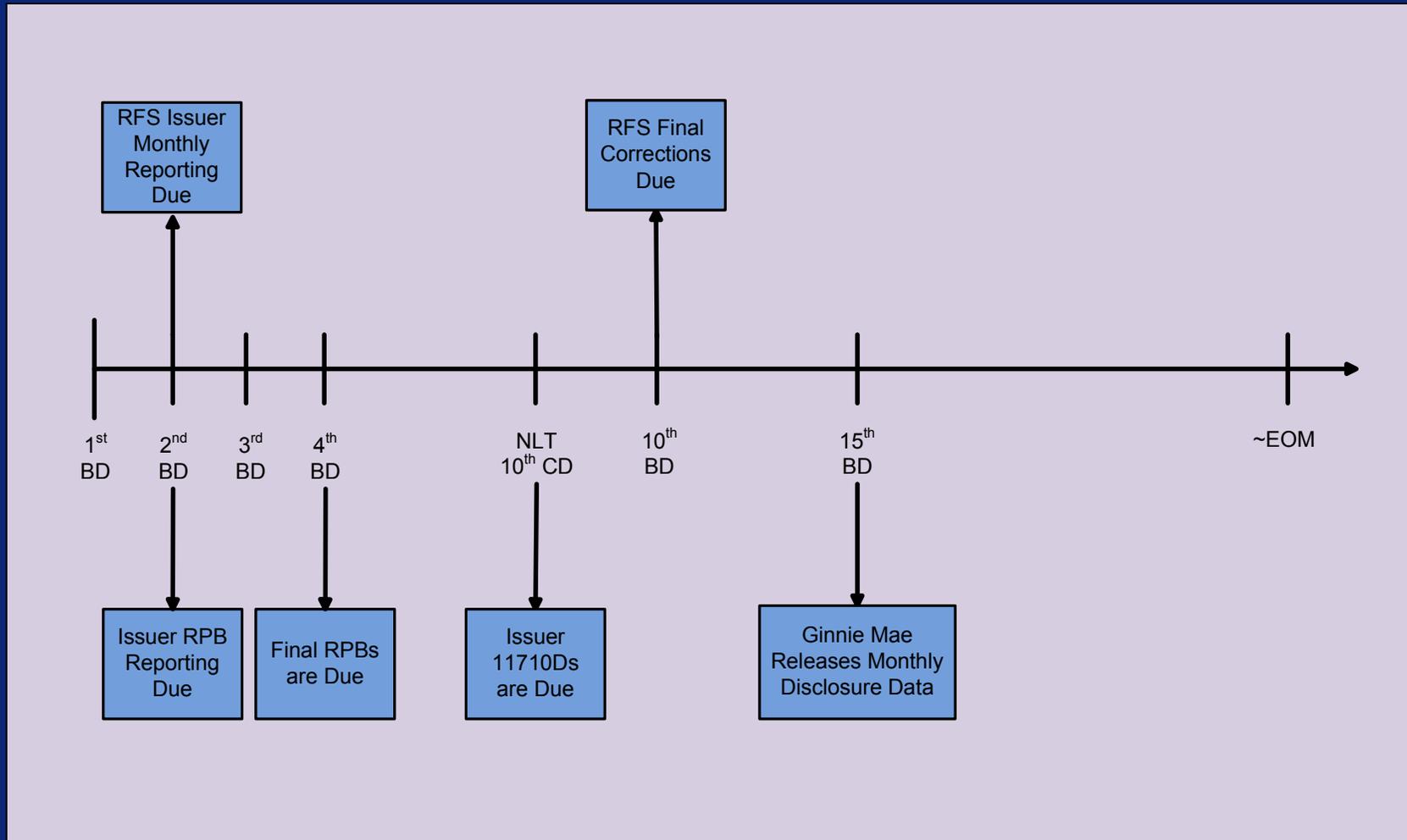
- Enhancements to RFS Pool Accounting business rules and exceptions include:
 - For ARM loans, exceptions C-LIQ153, C-LIQ202, H-LOAN253, H-LOAN303, H-LOAN353, H-LOAN354 will be suppressed in the month a loan interest rate adjustment occurs (exceptions are related to liquidation, delinquency, and Interest rate-to-Security rate)
 - Suppression of exception C-LOAN451, Curtailments for a delinquency loan, when a negative Net Adjust UPB (Loan Record, field 22) is reported
 - Removal of exception L-POOL503 - T&I Balance zero two months in a row
 - The following exceptions will automatically be removed by the system after being uncorrected for more than 2 business days: E-RFS104, E-RFS107, E-RFS152, E-RFS153, E-RFS155, E-RFS156, E-RFS999; these exceptions are related to misreporting a loan.
 - For online issuers (GMEP Portal), the previous month's final reported P&I and T&I Account Number and Bank ID values will be populated as the baseline for these fields in the next reporting month

Issuer Reporting Timeline – Current and Future State

Current Reporting Timeline

- Current reporting timeline is established by APM 09-11
- The current objective is:
 - Provide the investor community with monthly data (Data Disclosure), earlier in the month.
 - In line with this objective, adjust the reporting schedule similar to industry practices, which accelerates the issuer monthly reporting cycle.
- The Current Timeline is illustrated on the next page

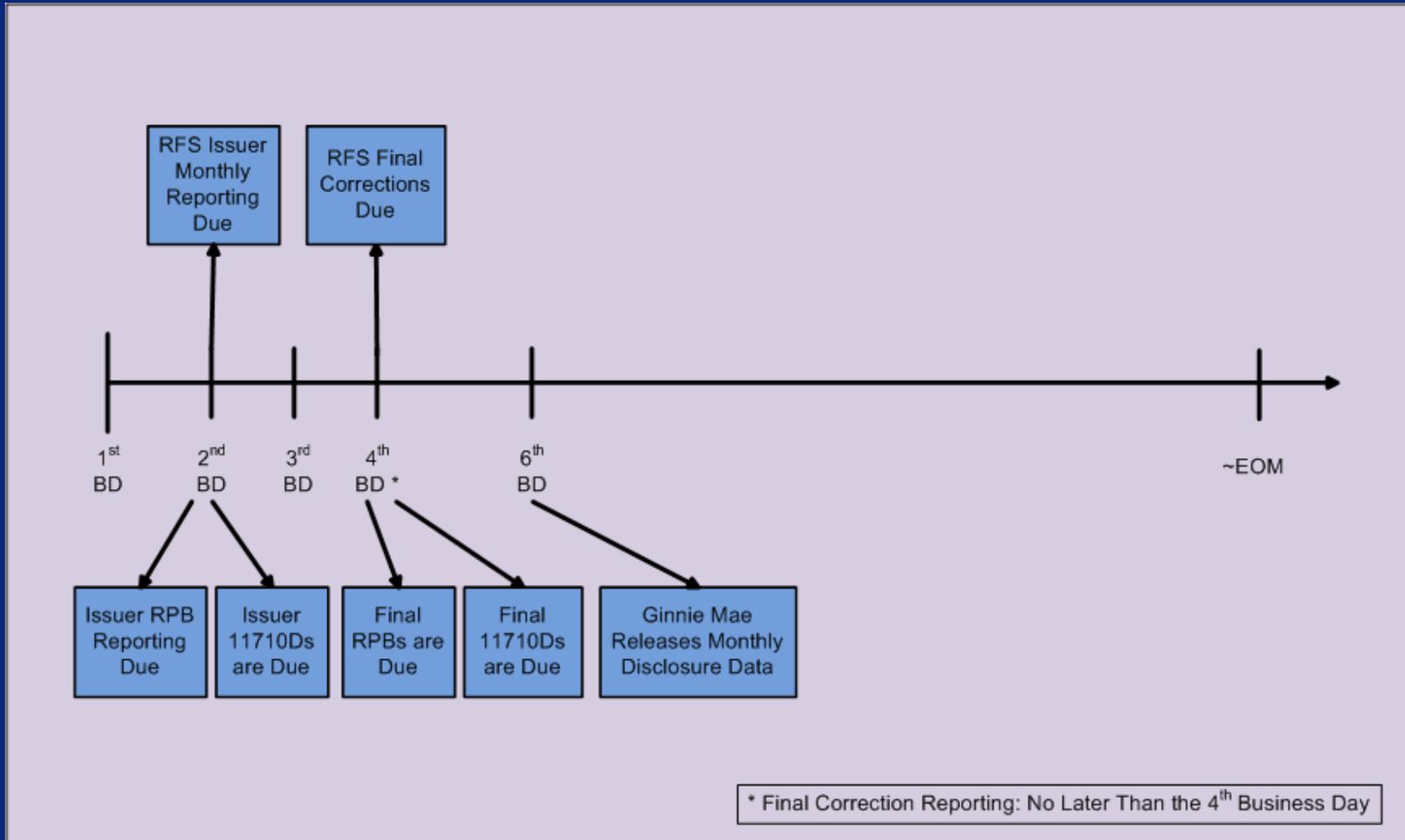
Current Reporting Timeline



Future Reporting Timeline

- “Initial Reporting” deadline will remain the same for RPB and for Monthly Pool/Loan Reporting. Issuer Monthly Summary Report 11710D will now also be due to GinnieNET on 2nd business day
- Deadline for final corrections to RPBs, monthly pool/loan reporting, and 11710Ds will be moved from the 10th to the 4th business day
- Once feedback is taken into consideration, an implementation date will be communicated
- The Future Timeline is illustrated on the next page

Future Reporting Timeline



Summary of Implementation Timeline

Proposed Implementation Dates

- New Data Elements at Issuance (11706)
 - Effective for August 1, 2011 issuances and forward
- New Data Elements to RFS (monthly “P”, “L”, “V” records)
 - Effective in September for August 2011 reporting period
- Exception Feedback Improvements
 - Phased approach to be completed by August 1, 2011
- Future State Reporting Timeline
 - Validate improvements
- Next Issuer Outreach Call tentatively scheduled for mid-August
- APMs will be forthcoming for each of these items

ULDD Update

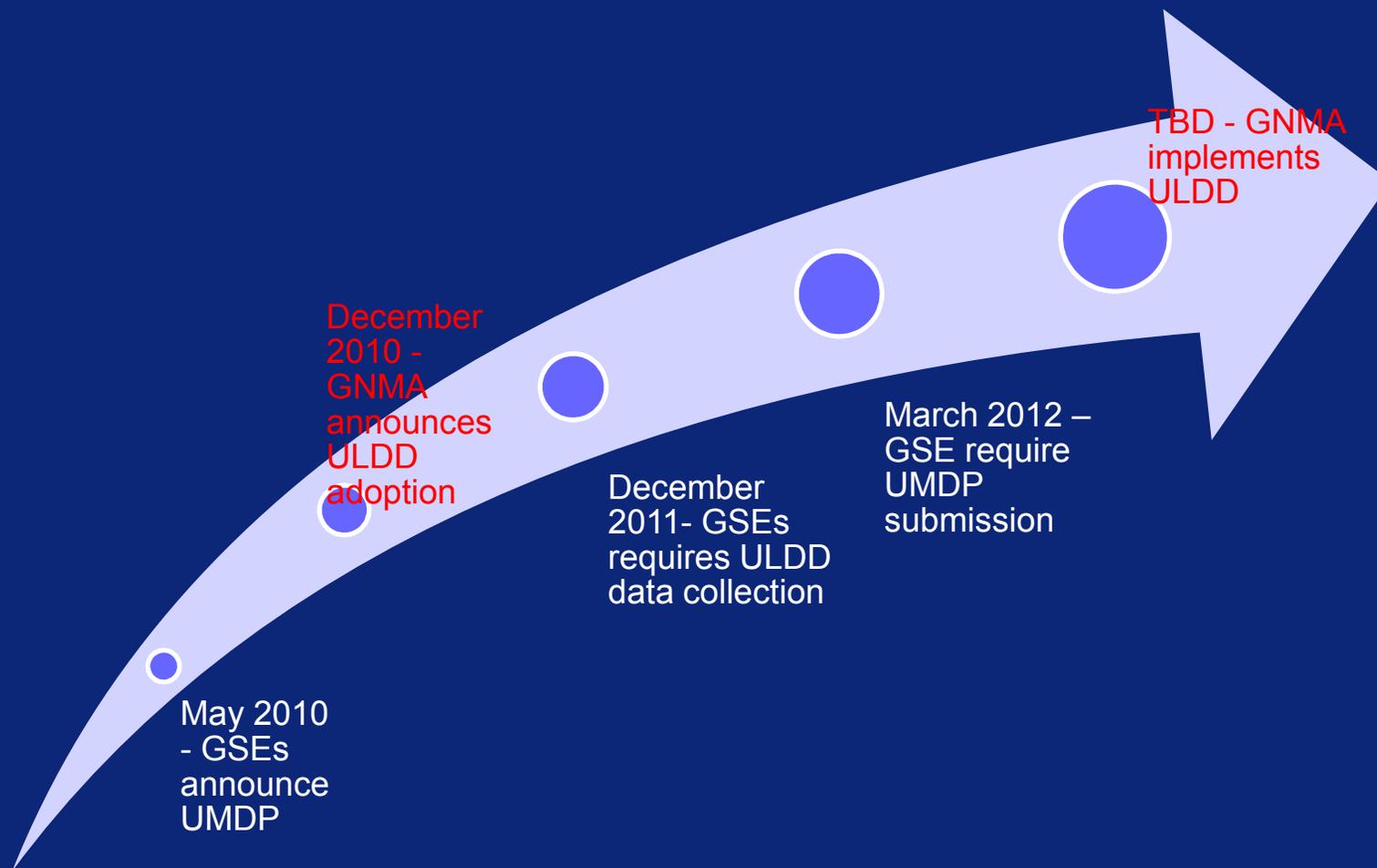
ULDD: Benefits of Adoption

- There are several benefits to the Uniform Loan Delivery Dataset (ULDD):
 - Single File Format for all GSE's
 - Unified Data/Data Definitions
 - Increased Confidence in Loan Quality for Disclosures
 - Long-term Cost Benefits for Issuers
 - Positions GSEs to Respond More Quickly to Changing Market

ULDD: Impacted Processes/Data

- Ginnie*NET* – Issuance
- Possible Expansion of 11705/11706

ULDD: Implementation Timeline



ULDD: Issuer Involvement

- Ginnie Mae is establishing a ULDD workgroup and welcomes your involvement and participation
- If you are interested in becoming involved with Ginnie Mae's ULDD workgroup, please contact us through the "Send Suggestion" link on the Ginnie Mae web page:

<https://www.ginniemae.gov/help/suggest.asp?Section=Contact>

Questions and Answers

If you have any questions, comments, or concerns, please feel free to contact us via the “*Send Suggestions*” Link on the Ginnie Mae web page:

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