



Modernization Outreach Call

February 20, 2014



Agenda

- Program Updates
- MISMO Adoption Project Updates
- Securitization Modernization
 - Commitment Authority ACH Errors
 - Master Agreements FAQ
 - Pool Transfer System Overview
- Next Outreach Call
- Q&A

Program Updates – Electronic Signatures

- FHA announced it will accept electronic signatures on loan documents with the exception of the Note.
- Currently, Ginnie Mae does not allow electronic signatures, or electronic documents for critical loan documents such as Notes, Security Instruments and Loan Modification Agreements.
- Ginnie Mae does not restrict the use of electronic signatures on loan disclosures, or servicing and loss mitigation documents, with the exception noted above.
- Ginnie Mae is concerned with maintaining the liquidity and negotiability of these documents over time.
- Ginnie Mae is developing guidance, and will solicit stakeholder feedback as it works through the process.

MISMO Adoption Project

- Ginnie Mae is currently finalizing the Pool Delivery Dataset (PDD).
- Official roll-out of the new MISMO compliant Pool Delivery Dataset is March 31, 2014.
- File Specifications will be sent out on March 31, 2014. Additional supplementation guidance will be shared after March 31st.
- Ginnie Mae's Pool Delivery Dataset includes fewer than 150 elements.

MISMO Adoption Project

- The Implementation Guide for Ginnie Mae's Pool Delivery Dataset will be similar in format to the GSE's Uniform Loan Delivery Dataset (ULDD) Implementation Guide.
- Ginnie Mae will continue to engage Issuers and Document Custodians with targeted focus group calls to inform them of progress in the MISMO adoption effort and to receive feedback on shared information. Those interested in participating can contact GinnieMaeMISMOProject@hud.gov.
- The final implementation date has not been determined. Once timelines are confirmed, additional guidance and training will be provided.

Any questions regarding this project can be directed to
GinnieMaeMISMOProject@hud.gov.

Commitment Authority ACH Errors

- Commitment authority fees are ACH drafted by BNYM, effective December 16, 2013.
- Bank accounts may have blocks in place that must be removed to allow ACH to occur.
BNYM Unique Identifier: 1351603822
- In event of failed (blocked ACH), funds must be immediately wired to BNYM (same business day by 12pm).

Master Agreements Process Steps Form HUD-11702 Resolution of Board of Directors and Certificate of Authorized Signors

Process Step	Responsible Party
Electronic data entry via GMEP	Issuer
Attach executed (signed) PDF copy	Issuer
Submit via GMEP	Issuer (RSA Token)
Electronic approval via GMEP	BNYM
Mail original, executed document to BNYM	Issuer

Master Agreements Process Steps

Form HUD-11703-II Master Agreement for Participation Accounting

Process Step	Responsible Party
Electronic data entry via GMEP, selection of Participation Agent	Issuer
Submit via GMEP	Issuer (RSA Token)
Receive and review form	Participation Agent
Submit accept/reject via GMEP	Participation Agent (RSA Token)

Master Agreements Process Steps Form HUD-11707 Master Servicing Agreement

Process Step	Responsible Party
Electronic data entry via GMEP, selection of Subservicer	Issuer
Submit via GMEP	Issuer (RSA Token)
Receive and review form	Subservicer
Submit accept/reject via GMEP	Subservicer (RSA Token)
Approval	Ginnie Mae

Master Agreements Process Steps

Form HUD-11709 Master Agreement for Servicer's P&I Custodial Account(s)

Process Step	Responsible Party
Electronic data entry via GMEP	Issuer
Attach executed (signed) PDF copy	Issuer
Submit via GMEP	Issuer (RSA Token)
Electronic approval via GMEP	BNYM
Mail original, executed document to BNYM	Issuer

Master Agreements Process Steps Form HUD-11715 Master Custodial Agreement

Process Step	Responsible Party
Electronic data entry via GMEP, selection of Document Custodian	Issuer
Submit via GMEP	Issuer (RSA Token)
Receive and review form	Document Custodian
Submit accept/reject via GMEP	Document Custodian (RSA Token)

Master Agreements Process Steps

Form HUD-11720 Master Agreement for Servicer's Escrow Custodial Account(s)

Process Step	Responsible Party
Electronic data entry via GMEP	Issuer
Attach executed (signed) PDF copy	Issuer
Submit via GMEP	Issuer (RSA Token)
Electronic approval via GMEP	BNYM
Mail original, executed document to BNYM	Issuer

Master Agreements FAQ

Question:

My form HUD-11702 (Resolution of Board of Directors/Authorized Signatures) was executed in 2013. Do I need to have a new Form executed?

Answer:

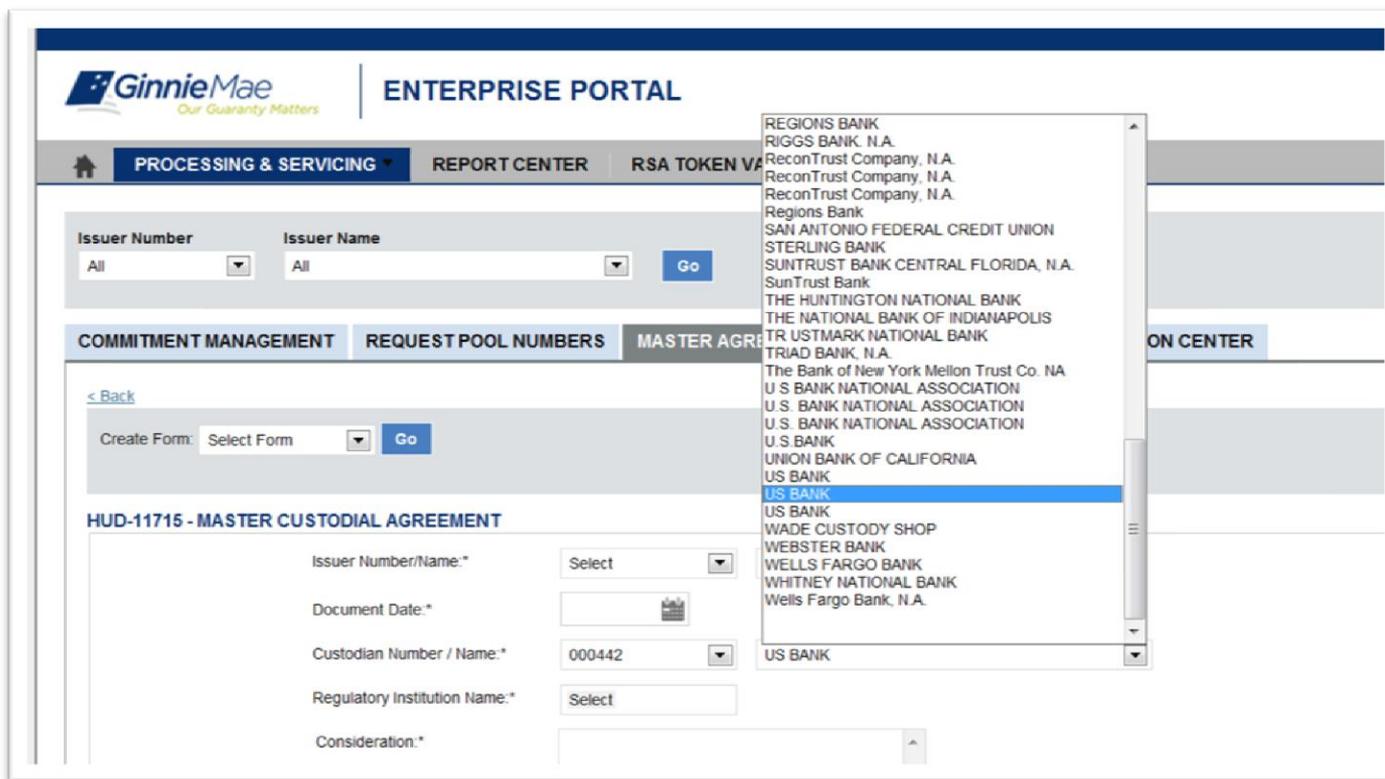
No, If the HUD-11702 was executed January 1, 2013 or after, and previously submitted to Ginnie Mae, this form may be used. Data entry is required via GMEP.

If the HUD-11702 was executed PRIOR to January 1, 2013, a new form must be executed and submitted.

Master Agreements FAQ

Question: How do I select the correct Document Custodian ID when completing my Form HUD-11715 (Master Custodial Agreement)?

Answer: Each Document Custodian location has a unique Document Custodian Number assigned. Please make sure to match the Name AND Number.



The screenshot displays the GinnieMae Enterprise Portal interface. At the top, the GinnieMae logo and 'ENTERPRISE PORTAL' are visible. Below the logo, there are navigation tabs: 'PROCESSING & SERVICING', 'REPORT CENTER', and 'RSA TOKEN VA'. The main content area is titled 'HUD-11715 - MASTER CUSTODIAL AGREEMENT'. It features a 'Create Form' section with a 'Select Form' dropdown and a 'Go' button. Below this, there are several input fields: 'Issuer Number/Name:*' (with a 'Select' dropdown), 'Document Date:*' (with a calendar icon), 'Custodian Number / Name:*' (with a dropdown showing '000442'), 'Regulatory Institution Name:*' (with a 'Select' dropdown), and 'Consideration:*' (with a text input field). A large dropdown menu is open over the 'Custodian Number / Name' field, listing various banks and institutions, with 'US BANK' highlighted in blue. The dropdown list includes: REGIONS BANK, RIGGS BANK, N.A., ReconTrust Company, N.A., ReconTrust Company, N.A., ReconTrust Company, N.A., Regions Bank, SAN ANTONIO FEDERAL CREDIT UNION, STERLING BANK, SUNTRUST BANK CENTRAL FLORIDA, N.A., SunTrust Bank, THE HUNTINGTON NATIONAL BANK, THE NATIONAL BANK OF INDIANAPOLIS, TR USTMARK NATIONAL BANK, TRIAD BANK, N.A., The Bank of New York Mellon Trust Co. NA, U S BANK NATIONAL ASSOCIATION, U S BANK NATIONAL ASSOCIATION, U S BANK NATIONAL ASSOCIATION, U S BANK, UNION BANK OF CALIFORNIA, US BANK, US BANK, WADE CUSTODY SHOP, WEBSTER BANK, WELLS FARGO BANK, WHITNEY NATIONAL BANK, Wells Fargo Bank, N.A., and US BANK.

Master Agreements FAQ

Question:

Why does my Subservicer not show in the Drop-Down box in the form HUD-11715 (Servicer's Escrow Custodial Accounts) screen?

Answer:

You must have a Completed/Approved status on form HUD-11707 (Subservicer Agreement) on file to reflect as an option for the HUD-11715.

NOTE: This is also true for Document Custodian(s) not being displayed within form HUD-11720 (Escrow Custodial Accounts).

Master Agreements FAQ

Question:

I am an Issuer that acts as a Subservicer only and do not maintain my own portfolio. Do I need to complete any Master Agreements?

Answer:

Yes. The form HUD-11702 (Resolution of Board of Directors/Authorized Signatures) must be completed first in order to allow execution of the form HUD-11707 (Master Servicing Agreement) electronically from Issuer counterparties.

HMBS Participation Agents must also complete the form HUD-11702 prior to execution of form HUD-11703-II (Participant Accounting Agreement).

Master Agreements FAQ

Question:

I am a new Issuer and have not completed Master Agreements in the past. What should I do to begin originating securities with Ginnie Mae?

Answer:

Depending on the timing of securities issuance, there are two paths:

If a new Issuer is looking to begin pooling PRIOR to 03/31/2014:

- The Issuer must complete all Master Agreements in physical (paper) form and mail all originals to BNYM.
- To continue pooling AFTER 04/01/2014, all Master Agreements must also be submitted via the new, electronic process in GMEP.

If a new Issuer is looking to begin pooling 04/01/2014 or AFTER:

- The Issuer must complete and submit all Master Agreements via the new, electronic process in GMEP.

Master Agreements FAQ

Question:

What happens if I do not complete all Master Agreements by the March 31, 2014 deadline?

Answer:

Issuers who do not have all Master Agreements completed by the March 31, 2014 deadline will be prohibited from issuing new Ginnie Mae securities until all forms have been submitted and completed.

Pool Transfer System (PTS) Overview

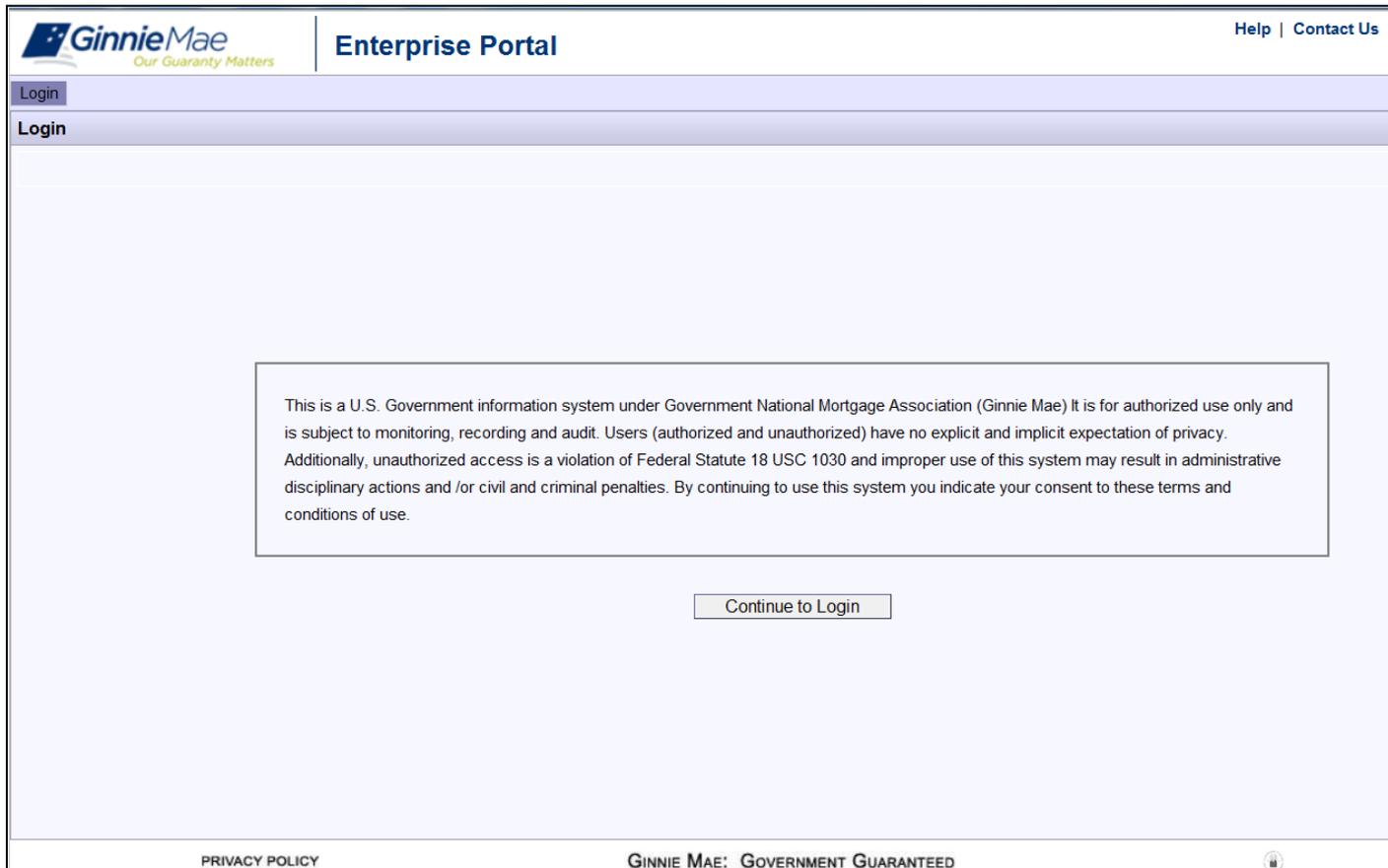
PTS provides an automated means for the Issuer to do the following:

- Initiate and update pool transfer request information
- Import and update pool numbers being transferred
- View and receive the associated approval documentation
- Approve or reject pool transfer requests from the Selling Issuer
- Access and view reports
- Confirm associated transfer fees

PTS also provides electronic notifications of transfer requests and reports to Ginnie Mae Account Executives and Pool Processing Agent (currently BNYM).

PTS – Access

Access PTS through the Ginnie Mae Enterprise Portal (GMEP) at www.eginniemae.net.



The screenshot shows the Ginnie Mae Enterprise Portal login page. At the top left is the Ginnie Mae logo with the tagline "Our Guaranty Matters". To the right of the logo is the text "Enterprise Portal". In the top right corner, there are links for "Help" and "Contact Us". Below the header, there are two "Login" buttons. The main content area contains a disclaimer box with the following text: "This is a U.S. Government information system under Government National Mortgage Association (Ginnie Mae) It is for authorized use only and is subject to monitoring, recording and audit. Users (authorized and unauthorized) have no explicit and implicit expectation of privacy. Additionally, unauthorized access is a violation of Federal Statute 18 USC 1030 and improper use of this system may result in administrative disciplinary actions and /or civil and criminal penalties. By continuing to use this system you indicate your consent to these terms and conditions of use." Below the disclaimer box is a "Continue to Login" button. At the bottom of the page, there are links for "PRIVACY POLICY", "GINNIE MAE: GOVERNMENT GUARANTEED", and a small icon.

PTS – Summary Screen



ENTERPRISE PORTAL

WELCOME **MR. JOHN SMITH**
BANK A

PROCESSING & SERVICING | REPORT CENTER | RSA TOKEN VALIDATION

Issuer Number | Issuer Name | Go

COMMITMENT MANAGEMENT | REQUEST POOL NUMBERS | MASTER AGREEMENTS | POOL TRANSFER | SUBMISSION CENTER

SUMMARY | [REQUEST NEW TRANSFER](#)

Selling Issuer Number/Name: | **Buying Issuer Number/Name:** | **Pool Transfer Type:** | **Transfer Month/Year:**

Status: | **Request Number:**

Search Reset

* Displays Active Pool Transfer Requests.

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Request Number	Selling Issuer Number	Selling Issuer Name	Buying Issuer Number	Buying Issuer Name	Transfer Type	Sale Date	Transfer Date	Status	Approval Letter	Assignment Agreement	Cancel
200026	1433	SERIES A MORTGAGE BANK	1437	EAST BANK OF THE HUDSON	Standard-Complete	11/29/2013	12/01/2013	Validation with Errors	View	View	Cancel
100145	1433	SERIES A MORTGAGE BANK	1437	EAST BANK OF THE HUDSON	Standard-Complete	10/03/2013	03/01/2014	Validation with Errors	View	View	Cancel
100144	1438	BANK A	1457	BANK B	Standard-Complete	10/03/2013	11/01/2013	Seller cancelled request	View	View	Cancel
100027	1438	BANK A	1457	BANK B	Standard-Partial	09/19/2013	09/26/2013	Seller cancelled request	View	View	Cancel

Request New Transfer

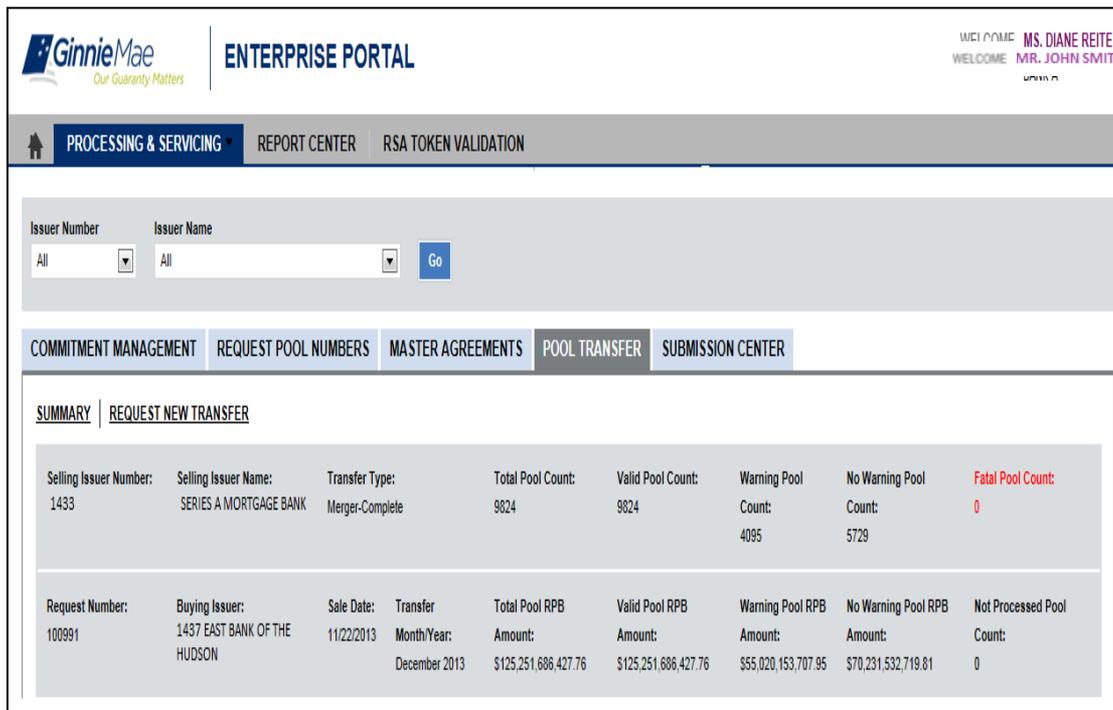
PTS – Transfer Detail Screen

The **PTS Transfer Detail Screen** consists of three sections:

- Transfer request summary
- Pool Number validations and exceptions
- Transfer Fee Payments

The Transfer Request field recap includes:

- Selling Issuer Number and Name
- Transfer Type
- Total Pool Count
- Valid Pool Count
- Warning Pool Count
- No Warning Pool Count
- Fatal Pool Count
- Request Number
- Buying Issuer
- Sale Date
- Transfer Month/Year
- Total Pool RPB Amount
- Valid Pool RPB Amount
- Warning Pool RPB Amount
- No Warning Pool RPB Amount
- Not Processed Pool Count



The screenshot shows the GinnieMae Enterprise Portal interface. At the top right, it displays the user's name as MS. DIANE REITER and WELCOME MR. JOHN SMITH. The main navigation bar includes 'PROCESSING & SERVICING', 'REPORT CENTER', and 'RSA TOKEN VALIDATION'. Below this, there are tabs for 'COMMITMENT MANAGEMENT', 'REQUEST POOL NUMBERS', 'MASTER AGREEMENTS', 'POOL TRANSFER', and 'SUBMISSION CENTER'. The 'POOL TRANSFER' tab is active, showing a 'SUMMARY' section with the following data:

Selling Issuer Number:	Selling Issuer Name:	Transfer Type:	Total Pool Count:	Valid Pool Count:	Warning Pool Count:	No Warning Pool Count:	Fatal Pool Count:
1433	SERIES A MORTGAGE BANK	Merger-Complete	9824	9824	4095	5729	0

Request Number:	Buying Issuer:	Sale Date:	Transfer Month/Year:	Total Pool RPB Amount:	Valid Pool RPB Amount:	Warning Pool RPB Amount:	No Warning Pool RPB Amount:	Not Processed Pool Count:
100991	1437 EAST BANK OF THE HUDSON	11/22/2013	December 2013	\$125,251,686,427.76	\$125,251,686,427.76	\$55,020,153,707.95	\$70,231,532,719.81	0

PTS - Transfer Detail Screen – Fee Payment Account

The final section of the Transfer Detail Screen is used to identify the Selling Issuer's fee payment account.

To finalize the transfer request click **Add to Submission Center**.

Transfer Fee Due: \$250.00

Payment Info:

Enter a new account

ACH Routing Number

Enter Account Number

Re-enter Account Number

OR

Choose an existing account

Select ACH Account

By submission of this request, I agree that I am an authorized signor for the Issuer making this request as listed on the form HUD 11702 (Resolution of Board of Directors and Certificate of Authorized Signatures) and authorize the Bank of New York Mellon, on behalf of the Government National Mortgage Association (Ginnie Mae), to utilize ACH debit processes for the account indicated for the amount listed above. This is permission for a single transaction for the sole purpose of pool transfer fee payment, and does not provide authorization for any additional unrelated debits or credits to your account. Further, I understand that payment of this fee does not guarantee approval of the pool transfer request. Should the request be declined by Ginnie Mae, in whole or part, the adequate refund will be made.

I accept the Terms and Conditions listed above.

[Add to Submission Center](#) [Save & Validate](#) [Reset](#) [Back to Summary](#)

Save the Date

The Next Modernization Outreach Call is Scheduled for:

Thursday, March 13, 2014 at 2 pm EST

Thursday, April 10, 2014 at 2pm EST

Q & A