

Ginnie Mae released a new pool type (H SA) for annually adjusting HECMs based on SOFR originated on or after July 1, 2023. This reference tool guides users on how to pool the HECM SOFR (H SA) pool type in Ginnie*NET*.

ACCESS GINNIENET

- 1. Log in to MyGinnieMae via https://my.ginniemae.gov
- 2. Select the **Tools** dropdown at the top of the Dashboard.
- 3. Select **GinnieNET** under Other *Applications*.

The *GinnieNET* on the Web - Select Active *Issuer* page displays.



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RFS	IPMS Other Applications	Bloomberg
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	RPN	FHA Website
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		HUD
		HUD Locator
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		MBS - GA
		MBS Guide
		MBS - MDS
		Pay ov
		Rural Housing
		VA - HUD
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Welcome Pathak, Anii	nita (4036) GinnieNET On The Web Main Menu			
4	Data Entry/Review New Pool Processing HMBS Pool Processing HMBS Pool Processing HMBS Notpage Details .11706 HMBS Subscriber Certification and Agreement .117118 Apply Gimie Mae Edits for HMBS Certifications Towestor Reporting Data Export/Import Host Communications Reports Maintenance			



Pooling of HECM SOFR Pool Type (H SA) ISSUER QUICK REFERENCE CARD

POOL DETAILS

5. Choose Issue Type H, Pool Type SA, Index Type SOFR, Type of ARM Note ANNUAL, and Cap Structure 2/5.

Mortgage Subscriber Cer	<u>t&Agr</u> $\leq \geq \geq >$		Bac
	Edit Nev	Delete	
Pool#: UA3190 Iss	ue Type: H Pool Type: SA Index Type: SOFR Type Of AR	M Note: ANNUAL	
Cap Structure: 275		Edit Status:	Not Passed
Description:		Transfer Status:	New Pool
Signed By:		Loans #:	3
Issuer ID/Name:	4036 BANK OF AMERICA	Issue Date:	05/01/2023
Custodian ID/Name:	000405 DEUTSCHE BANK NATIONAL TRUST COMPANY	Settlement Date:	05/24/2023
Mortgage Interest Rate:	9.500 to: 10.000	Subservicer #:	
OAA:	250000.00	Pool Tax ID:	290530044
Security Rate:	8.400	Security Rate Margin:	0.000
P&I Acct#/ID:	237003532982 053000196		
T&I Acct#/ID:		_	
		_	
Number of Participants:	1 Total Position: \$250,000 Weight	ed Average Interest Rate:	8 400

6. When adding individual mortgages to the newly created H SA Pool on the HMBS Mortgage Details - 11706 screen, ensure that at least three (3) loans are associated with the HMBS Pool.

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	HMBS Mortgage L	Jetails -11/06	
Pool St 6 Cert &	Agr	<< < > >>	Back
		Edit New Dele	te
-	Heade	r Info General Info ARM Info Bo	rrowers Info Property Info
Header Info			
Pool#: UN2623 Is	ssue Type: H Pool Type:	SA Status: Passed Edits C	Certified
Issue Date: 05/01/202	3		
🖄 General Info			
Loan Type:	FHA	Payment Option:	Term
Unique Loan ID:	780113988	Participation Loan#:	001
Issuer's Loan#:	2000000000099	Maximum Claim Amount:	\$1,000,000.00
FHA Case#:	001330123455295	Principal Limit:	\$500,000.00
Original Interest Rate:	8.500	Principal Limit Factor:	0.500
Current Interest Rate:	10.000	Principal Balance Being Securitized:	\$100,000.00
Date of Origination:	01/01/2018	Principal Balance Not Being Securitized:	\$0.00
Joint or Single Loan:	Single	Principal Balance Previously Securitized:	\$0.00
Property Type:	Condominium	Loan Servicing Fee Code:	Fixed Monthly
LTV/ Patio:	11.00	Darticination Interest Date:	8 500

POOL IMPORT FILE LAYOUT

When importing a pool, update the following record layouts for H SA Pool Type:

7. On the Pool Record Layout (11705) P02, indicate an Index Type value of S for Secured Oversight Financing Rate (SOFR).

No.	Field Name	Туре	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P02
2	Payment Date	Date	8		4	11	YYYYMMDI
3	Filler		8		12	19	
4	Term	Numeric	2		20	21	
5	Tax ID	Numeric	9		22	30	
6	# of Loans	Numeric	5		31	35	
7	Sec. Rate Margin	Numeric	6	3	36	41	99.999
8	Total Positions	Numeric	15	2	42	56	
9	Filler	Space	1		57	57	
10	Filler	Space	1		58	58	
1	Index Type	Alpha	1		59	59	C, L or S
12	Filler	Space	1		60	60	
13	Cert. Agreement	Numeric	1		61	61	1 or 2

For assistance using Ginnie Mae business applications, contact <u>askGinnieMae@hud.gov.</u>