



Issuer and Modernization Outreach Call

January 24, 2017



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Agenda

- Master Agreements (MAMS) Topics
- Loan Buyout/Defective Loans
- Reminders and Update: Ginnie Mae System Security
- APM 16-05: Pooling Eligibility for Streamlined Refinance Loans
- APM 17-01: Periodic Update to Document Custody Program
- MyGinnieMae/Single Sign On (SSO)
- GMEP Commitment Management Updates

Master Agreements

- Today, all but one master agreement can be uploaded and submitted through the Enterprise Portal (GMEP).
 - HUD-11702 - original document must be sent
- All but the ACH Debit Authorization agreement must be renewed yearly, by the end of the calendar year
 - HUD-11709A - ACH Debit Authorization – does not need to be renewed yearly
- Renewals may be processed from the first business day of October until last business day December
- If there are no changes to your form, a renewal is sufficient. You will only create a new document when there are changes.

*Reminder: Don't forget your P&I and T&I renewals (HUD- 11709 and 11720)

Loan Buyouts/ Defective Loans

Ginnie Mae has centralized the buyout request process. In doing so, we have found that errors made during the origination, processing and underwriting stages are the leading cause of defective loans.


Some examples of defects that render loans to become uninsurable:

- FHA loans cited for “Flipping” or failing to meet seasoning requirements for new case number issuance from time of previous FHA transaction.
- FHA Loans where the Borrowers Minimum Required Investment did not meet the 3.5% required investment.
- FHA/VA/RD loans where the max seller concessions (6%) were exceeded.
- Appraisals/2nd Appraisal or other required Home inspections include Occupancy Inspections not performed or not available.

Loan Buyouts/ Defective Loans (cont.)

- Loans with AUS decisions of Approved Eligible- have repeat decisioning ordered and subsequently returned with “Refer Eligible”, however loan ineligible for M/U for one or more reason/s.
- VA IRRL’s where the Borrower’s fixed rate was not reduced (Old loan vs New Loan), or term extended beyond maximum allowed
- VA Loans where the basic entitlement amount on the COE is \$0.00, and minimum loan amounts not adhered to, but was overlooked.
- Loans with rates and/or loan amounts that exceed the Agency’s maximum threshold or approval amounts at case assignment. (e.g. maximum LTV exceeded, UFMIP/VA Funding fee not properly calculated, maximum interest rate exceeded.

Reminders and Update: Ginnie Mae System Security



User Rules of Behavior in Appendix III-29 of the MBS Guide require Ginnie Mae system passwords to be changed every 90 days

Ginnie Mae will automatically disable any Ginnie Mae Enterprise Portal (GMEP) User ID that is inactive for a continuous period of 90 calendar days.

To avoid deactivation, GMEP users must log in to GMEP before reaching a 90-day period of inactivity.

If your GMEP user ID is deactivated, you may contact one of the Security Officers at your organization to regain access to Ginnie Mae systems.

NEW! Beginning in mid February users will receive a reminder email 10 days prior to account deactivation for inactivity.

APM 16-05: Pooling Eligibility for Streamlined Refinance Loans

- “Effective with pool issuances on or after February 1, 2017, streamline refinance loans may be delivered into Ginnie Mae I single Issuer pools or Ginnie Mae II MIPs only if, at the time of the refinance, at least six consecutive monthly payments have been made on the existing loan.”
- Question have arisen concerning the meaning of “six consecutive monthly payments”. Specifically, whether any degree of delinquency would reinitiate the six month waiting period
- For clarity, this APM did not alter Ginnie Mae’s the Loan Status at Pooling standards.
 - “As of the pooling date . . . (1) monthly payment on the pooled mortgages can be due an unpaid.” Please see chapter 9-2 of the MBS Guide
- Rather, Ginnie Mae’s meaning of six consecutive months relates to the seasoning of the original loan that is being refinanced.

APM 17-01: Periodic Update to Document Custody Program

MBS Guide Chapters 11 and 13

Aligned with new DCM Revisions

Updated Cross-References

Targeted Audiences

Consolidated Guidance Based on Topic

DCM

Became a true “Document *Custody* Manual” rather than a Document *Custodian* Manual.

Consolidated policies from MBS Guide and aligned topics

Implemented guiding FAQ’s on scrivener errors and abbreviations

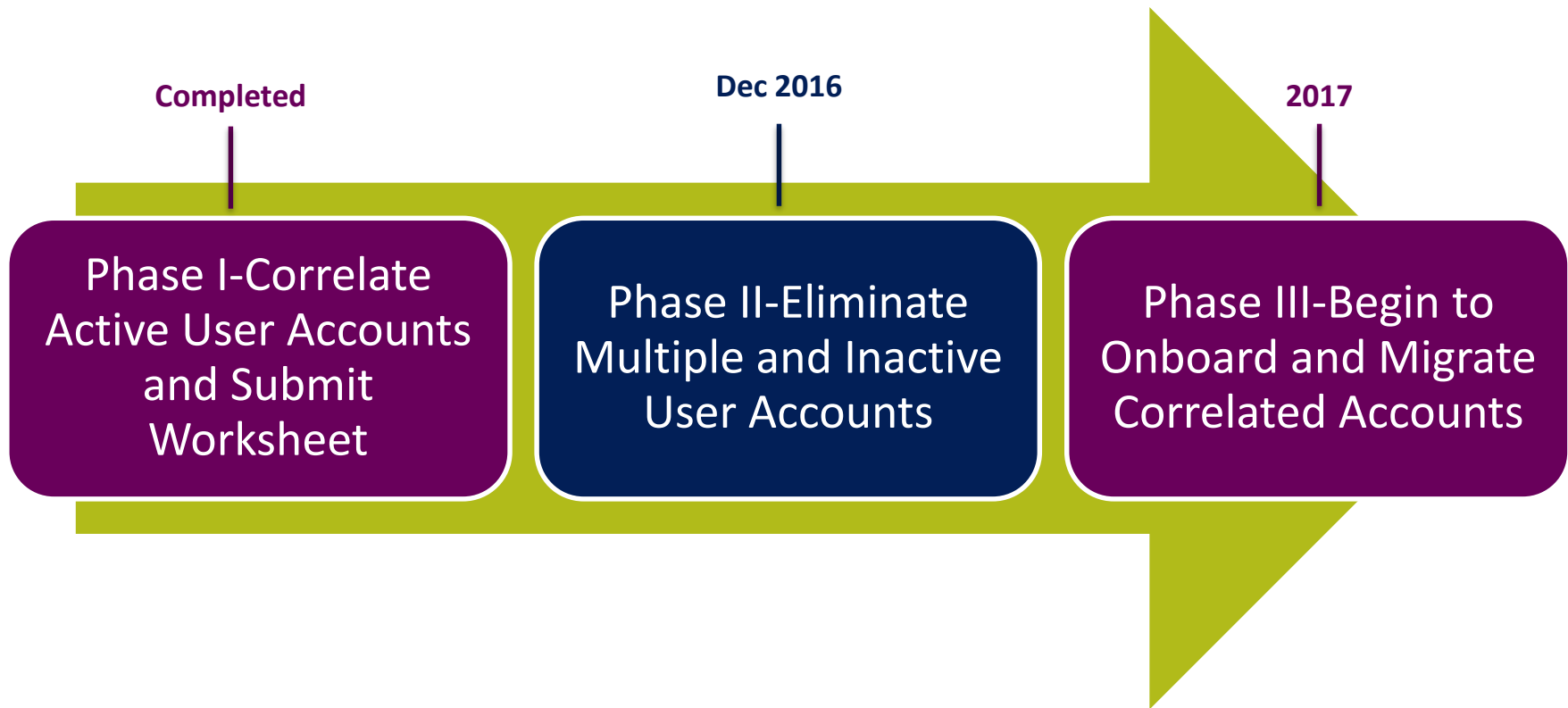
My Ginnie Mae/Single Sign On (SSO)

One ID + One Password = Access

Single Sign On (SSO): Ginnie Mae is developing a new portal to host our business applications. This portal, called *MyGinnieMae* will have single sign on functionality. This means that a single log in ID and password will provide users access to most of the applications needed to do business with Ginnie Mae. Multiple user IDs will no longer be needed or allowed.

The SSO functionality will enable and require system users to log-in to Ginnie Mae systems using their own email address as their username.

My Ginnie Mae/Single Sign On (SSO)



My Ginnie Mae/Single Sign On (SSO)

- Total User Accounts Correlated To Date
 - Issuers 70.6%
 - Document Custodians 77.78%

Want to check the status of your Account Correlation Worksheet submission?

Go to http://www.ginniemae.gov/issuers/issuer_training/Pages/modernization.aspx

and under the “Single Sign On” tab look for:

Other Tools - Items included in this section are designed to assist in the implementation of Ginnie Mae's modernization efforts.

| Publication Name | Publish Date |
|--|--------------|
| Account Correlation Worksheet Status by Issuer ID | 01/17/2017 |
| Account Correlation Worksheet Status by Custodian ID | 01/17/2017 |
| Account Correlation Worksheet | 10/06/2016 |



Commitment Authority Cancellation Process

Issuers now have the ability to cancel a pending commitment authority request prior to the processing of the ACH Fees.

- For Commitment requests submitted approximately after 4:00pm EST (business day) and prior to 3:55pm the next business day, the pending request can be cancelled, when the request has the status of “Pending/Cancel on the Summary Screen.”
 - (Note: If submitted on a non business day, the request will be in a pending/cancel status until the next business day)
- If the Cut off is missed, the manual process has not changed – Contact your Account Executive

Alphabetic Display of Commitment Amount

COMMITMENT MANAGEMENT

[SUMMARY](#) | [REQUEST COMMITMENT](#)

Issuer Number 2094
Issuer Name U. S. BANK, NA

Program Type SL-Single Family

Commitment Requested \$ 2,500,000 Two **Million** Five Hundred **Thousand** Dollars

Commitment Fee Due: \$700.00 Seven Hundred Dollars

Payment Info:

ACH Routing Number

Enter Account Number

Re-enter Account Number

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 commitment authority 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 commitment authority 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.

Submit Request

Reset

Back to Summary

Confirm Commitment Request

Confirmation



You are requesting Commitment in the amount of:

Two **Million** Five Hundred **Thousand** Dollars

The Commitment Fee to be Drafted is:

Seven Hundred Dollars

Please click "OK" to submit request or "Cancel" to reject request.

Ok

Cancel

Cancel Commitment Request

Issuer Number

All



Issuer Name

All



Go

COMMITMENT MANAGEMENT

REQUEST POOL NUMBERS

MASTER AGREEMENTS

POOL TRANSFER

SUBMISSION CENTER

[SUMMARY](#)

[REQUEST COMMITMENT](#)

Issuer Number: 2094 Issuer Name: U. S. BANK, NA

Program Type: SL-Single Family

Commitment Requested: \$2,500,000.00 Two **Million** Five Hundred **Thousand** Dollars


Commitment Fee Due: \$700.00 Seven Hundred Dollars

Cancel Commitment Request

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Confirmed Cancellation

Issuer Number: Issuer Name:

 The Commitment transaction 40005318 is successfully cancelled.

Issuer Number: 2094 Issuer Name: U. S. BANK, NA

| | |
|-----------------------|--|
| Program Type: | SL-Single Family |
| Commitment Requested: | \$2,500,000.00 Two Million Five Hundred Thousand Dollars |
| Commitment Fee Due: | \$700.00 Seven Hundred Dollars |

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