



GinnieMae

Our Guaranty Matters

2015

SEPTEMBER 21-22 | ARLINGTON, VIRGINIA



GAMECHANGERS
2015 GINNIE MAE SUMMIT

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Bringing Servicing in House

Moderator: Anderson S. Williams
Account Executive
Ginnie Mae

Session Agenda

- Ginnie Mae Requirements
 - Evaluation Process
 - Post Transition
- Facilitated Discussion
- Additional Questions



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Panel Guests

- Scott Woll, EVP, American Neighborhood Mortgage Acceptance Corporation (Annie-Mac)
- Jaime Gomez, COO, Colorado Housing Finance Authority (CHFA)
- Carla Wise, EVP, Freedom Mortgage



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Required Notification

“Effective immediately, any Issuer that wishes to transfer the performance of its servicing responsibilities from a subservicer to an in-house servicing department must also obtain Ginnie Mae’s written approval before implementing the relevant servicing transfer.”

- Source: APM 15-11 (July 29, 2015)



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Evaluation Process

- Submit request 90-days prior to proposed transition date.
- Perform initial inquiry
- Schedule and perform on-site visit



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Initial Inquiry

- Issuer performance
- Compliance review results
- Reason for bringing servicing in-house
- Timeline
 - Loan Boarding
 - Ginnie Mae Reporting



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Desktop Audit

- Request and evaluation of supporting documentation to ensure current business model can successfully support servicing in-house for Ginnie Mae portfolio.



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Onsite Visit and Post-Approval Activities

- Onsite Review
- RFS Testing (APM 15-13)
- Master Agreement updates
- Check-in Meetings after 1st/2nd reporting cycles



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Miscellaneous Information

- Provide the Ginnie Mae Account Executive with an updated list of Issuer Servicing Contacts with telephone numbers, email addresses, and any address updates.
- Evidence of sound system development protocol
- Additional testing
 - Parallel
 - Mock accounting cycle reporting





Questions?