



GinnieMae

Our Guaranty Matters

2015

SEPTEMBER 21-22 | ARLINGTON, VIRGINIA



GAMECHANGERS
2015 GINNIE MAE SUMMIT

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The Path to Pooling Single-Family Loans Successfully

Moderator: Jonathan Hughes, Sr. Acct Exec-Ginnie Mae

Andrea Hunter, Vice President, Bank of New York Mellon

Jason Eisendrath, Director, Mortgage Delivery Specialists (MIAC)

Getting Started - Pooling Tips

Andrea Hunter – BNY Mellon

GinnieNET New Pool Submissions – Initial Certification

GinnieNET Network is swept twice each business day for processing and issuance of pools initially certified by the Document Custodian.

2:00 PM Sweep of Certified Pools/Loan Packages

- Pools certified prior to 2:00 PM EST will be considered 1 Day Processing and may be delivered for settlement the next business day.

9:00 PM Sweep of Certified Pools/Loan Packages

- Pools certified after 2:00 PM EST but before 9:00 PM EST will be considered 2 Day Processing and may be delivered for settlement in two business days.



Pooling Tips

GinnieNET Pool Submissions – Process to Delete Certified Pools

For Pools in the 2:00 PM GinnieNET Sweep:

- Contact the Ginnie Mae Help Desk at 1-800-234-4662, option 3. Pool(s) can only be deleted between the hours of 2:00 PM - 4:00 PM EST by the PPA.

For Pools in the 9:00 PM GinnieNET Sweep:

- Issuers have until 12 Noon to perform an Auto-Delete on GinnieNET. After 12 Noon but before 4:00 PM - EST, Issuers must contact the Ginnie Mae Help Desk at 1-800-234-4662, option 3 for assistance with deleting pool(s).

Please Note: If the pool is issued (after 4:00 PM or thereafter), Issuers will be advised to work with their Account Executive for a resolution.



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Pooling Tips

Pool Settlements– Pool DK's

- **DK = Don't Know**
 - DK's are an industry term meaning that the Clearing/Custody bank doesn't recognize the trade, and this may or may not lead to an overnight delay in delivery
- Exceptions occur due to an Issuer inputting the incorrect delivery instructions:
 - A good practice is to place a *'/* between the bank's name and third party name:
 - Correct instruction would be: **BK of NY/BNYCM**;
 - Incorrect instruction example would be: **BONY/HARCUS213897** (since each level of instruction requires a separator *'/*)
- Too much information usually is an indicator of an Exception. If you feel that you might be adding incorrect instructions, call us (1-800-234-4662 option 2).
- If you do not see your trade by 1:30 p.m., please contact us (1-800-234-4662 option 2).
- If Investor DKs a pool due to a pooling error, you will be advise to work with your Account Executive for the best resolution.



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Pooling Tips

Multiple Issuer Pools (MIP)

15 Year MIP – Single Family

30 Year MIP – Single Family

30 Year MIP – Single Family Adjustable Rate Mortgages (ARM)

40 Year MIP – Single Family (Hope for Homeowners)*

Obtain your Prospective MIP Numbers for Loan Packages (LPs) on Ginnie Mae's Website:

Doing Business with Ginnie Mae – Issuer Resources-Multiple Issuer Pool Numbers

****FS Pool Type Only***



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Pooling Tips

Tips on Selecting Correct MIP Number (CUSIP) –Term

When selecting the Term of the Pool (Security) it is based on the LP's characteristics:

- Issue Date
- Security Interest Rate
- Pool Type
- Term (of LP) - *ARMs are only 30 Year Term*
- Security Margin (ARM only)

Term is < 16 Years, LP will be placed in a 15 Year MIP

Term is > 16 Years, LP will be placed in a 30 Year MIP



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Pooling Tips

Examples on Selecting Correct Term/MIP Number

- LPs Issue Date is 09/01/2014 with a Maturity Date of 01/20/2029 = 15 Year
Select Appropriate MIP Number/CUSIP with a 15 Year Term
- LPs Issue Date is 09/01/2014 with a Maturity Date of 01/20/2020 = 15 Year
Select Appropriate MIP Number/CUSIP with a 15 Year Term
- LPs Issue Date is 09/01/2014 with a Maturity Date of 08/20/2044 = 30 Year
Select Appropriate MIP Number/CUSIP with a 30 Year Term

Please Note: Select/choose the appropriate MIP Number from the Prospective MIP and CUSIP Numbers Listing found on the **Ginnie Mae Website**.



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Pooling Tips

Pre Pool Submission you can perform a Pre Check to Validate the Following on Ginnie Mae's Enterprise Portal ("GMEP"):

- **Ensure there are Assigned Pool Numbers**
 - ✓ Check your Available Pool Numbers
- **Ensure there is adequate Commitment Authority**
 - ✓ Check Commitment Management
- **Ensure there are completed Master Agreements on File**
 - ✓ Check Master Agreements Management System



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Master Agreements Annual Renewal Process

- Issuers are required to have Approved Master Agreements on File with the PPA.
- Issuers must recertify Master Agreement forms annually by January 1st.
 - MAMS Renewal Period – October 1st to December 31st
- The Annual Renewal process is executed on the Master Agreements Management System (MAMS) on GMEP.
- Failure to renew may result in suspending pooling/origination rights.



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Master Agreements Annual Renewal Process

Master Agreements

- Form HUD 11702 – Resolution of Board of Directors and Certificate of Authorized Signatures
- Form HUD 11703-II – Master Agreement for Participation Accounting
- Form HUD 11707 – Master Servicing Agreement
- Form HUD 11709 - Master Agreement for Servicer's P&I Custodial Account
- Form HUD 11709-A – ACH Debit Authorization (*Does not Require Renewal*)
- Form HUD 11715 – Master Custodial Agreement
- Form HUD 11720 – Master Agreement for Servicer's Escrow Custodial Account



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GinnieNET/SecurID Token

Replacing the Fingerprint Biometric on GinnieNET with the SecurID Token

- Security Officers will be required to assign the GinnieNET Authorized Signer Role in GMEP
- When submitting New Pools, GinnieNET will prompt for the GMEP User Name and Password and the SecurID replacing the Fingerprint



GinnieNET/SecurID Token

Replacing the Fingerprint Biometric on GinnieNET
with the SecurID Token

Questions please contact the GMEP
Portal/GinnieNET Help Line at:

- Telephone Number - 1-800-234-4662, option 1
- Email Address – ginniemae1@bnymellon.com



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Delivery Standards & Tips

**Jason Eisendrath – Mortgage Delivery
Specialists (MDS) – a division of
Mortgage Industry Advisory Corp.
(MIAC)**

In the beginning.....

- -Items to address before your first pool
 - Locating the data needed to populate the 11706
 - Determining your LOS export functionality
 - LOS GinnieNet export
 - LOS add-ons
 - GinnieNet file vendors
 - Setting up the relationships needed (outside of your relationship with Ginnie Mae)
 - Document Custodian
 - Bond / Wire Custodian
 - P&I and T&I Accounts



Steps Leading Up To A Successful GinnieNet Upload

- Pooling
 - Best Execution
- GinnieNet 11706 File Creation
- Data Edits
- Finally.....File Submission

The screenshot shows a web browser window titled "Single-family Mortgage Details - 11706 - Windows Internet Explorer". The address bar shows a URL starting with "https:". The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The page content includes a welcome message for "JEisenMDS (4353)", the GinnieMae logo with the tagline "Our Guaranty Matters", and the page title "GinnieNET On The Web". Below the title is the subtitle "Single-family Mortgage Details - 11706". There are links for "Logout", "Return to Main Menu", "Change My Password", "Select Active Issuer", and "Page Help". The main form contains several input fields and dropdown menus: "Pool#" (text input), "Issue Type:" (dropdown menu, "Not Selected"), "Pool Type:" (dropdown menu, "Not Selected"), "Mort Type:" (dropdown menu), "Mortgage#" (text input), "Issue Date:" (dropdown menus for "09", "/01/", and "2015"), and "Transfer Status:" (dropdown menu, "Not Selected"). A note below the form states "(Issue Date will be ignored when Pool# is specified.)". At the bottom of the form are "Search" and "New" buttons. The browser's status bar at the bottom right shows "100%".





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