

GINNIE MAE ISSUER OUTREACH

September 20, 2012

Purpose

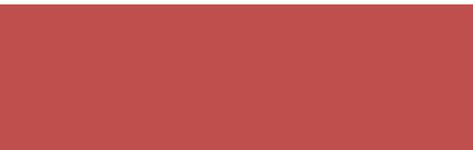
- Please note that the intention of this call is to discuss recently published updates and to solicit Issuer feedback on potential program changes or projects.
- Potential program changes or projects discussed today are preliminary and subject to change.

Agenda



- Financial Information
- HMBS Investor Reporting Manual
- Document Custodian Manual
- Repooling Modified Loans
- ULDD Update
- Field Review Rollout
- Upcoming Training Opportunities
- Website Redesign

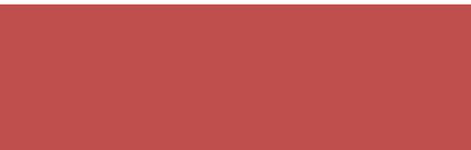
FINANCIAL INFORMATION



Financial Information

- Consolidated HUD Audit Guide contains templates for submitting Liquid and Capital Ratio requirements.
 - <http://www.hudoig.gov/reports/consolidated.php>
- Electronic Submission of financials APM 12-09, Appendix VI-20

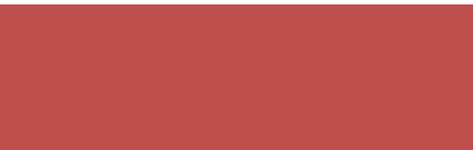
HMBS INVESTOR REPORTING MANUAL



HMBS Investor Reporting Manual

- Ginnie Mae has been working diligently on the development of the HMBS Investor Reporting Manual.
- The release of the Manual will be accompanied with several Guide updates.
- Anticipated publication is October 2012.

DOCUMENT CUSTODIAN

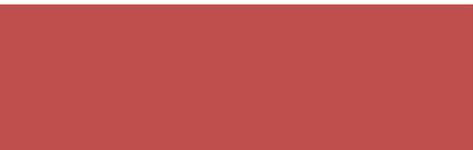


Updates to DC Manual



- Manual is being updated
- Updates include:
 - Short Form Title Policies
 - Modified Loans
 - Intervening Assignments follow a complete chain of title from the original lender to the current Issuer.

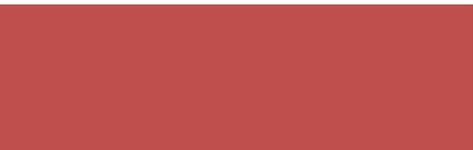
REPOOLING MODIFIED LOANS



Title Requirements for Modified Loans

- A modified mortgage must meet all of Ginnie Mae's eligibility criteria for single family mortgages and the mortgagee must ensure that the modified mortgage constitutes a first lien
- Additionally, the modified loan must meet the following specific requirements:
 - The modified loan must be properly executed and recorded;
 - The Issuer must obtain, and provide to the document custodian, a title policy endorsement "dated down" to the original title policy, providing evidence that the total amount of the modified mortgage is insured; and
 - If subordination agreements with junior lien holders are obtained in order to ensure that the modified loan remains in a first lien position, then the subordination agreements must be properly executed and recorded, and reflected on the dated down title policy.

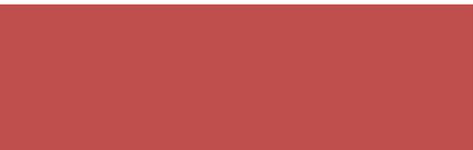
UNIFORM LOAN DELIVERY DATASET



Uniform Loan Delivery Dataset

- Timeline
 - Ginnie Mae will engage a focus group consisting of Issuers and Service Bureaus for feedback on the new XML file format.
 - To those that have already expressed in interest you will be receiving an email within the next two weeks.
 - If you want to join this effort send email to GinnieMaeMISMOProject@hud.gov
 - Official roll-out of the new XML file format will be shared with Issuers for comment no later than January 31, 2013.
 - Final implementation date has not been determined.
 - Once timelines are established, additional guidance and training will be provided.

COMPLIANCE FIELD REVIEW CHANGES

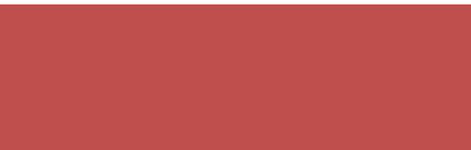


Field Review



- Status update on the roll out of new requirements
- The pilot phase is complete
- Issuers and Doc Custodians are now subject to the new compliance review requirements

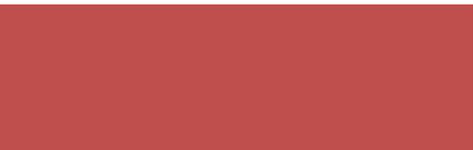
UPCOMING TRAINING OPPORTUNITIES



Training Opportunities

- Save the Date
 - GinnieNET and RFS training
 - November 13-16, 2012
 - New Orleans, LA
- If you would like to more information about the training please submit your inquiries to gnmatraining@hud.gov
- Official announcement and registration instructions will be circulated via eNotification
- At the end of today's presentation we will be seeking your input on specific topics you would like addressed.

WEBSITE REDESIGN



Website update

- Ginnie Mae continues its development work on the design and content of the new Ginnie Mae website.
- The new website will be unveiled by year end.
- Ginnie Mae will host an outreach session and day prior to the release to walk you through the new layout.
- Please answer the following questions so that we focus on the content that is most valuable to you.



What's New

PRESENTATIONS

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SPEECHES

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APM 11-17

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[...read more](#)

Who we are. What we do. Why it makes a difference.

At Ginnie Mae, we help make affordable housing a reality for millions of low- and moderate-income households across America by channeling global capital into the nation's housing markets. Specifically, the Ginnie Mae guaranty allows mortgage lenders to obtain a better price for their mortgage loans in the secondary mortgage market. The lenders can then use the proceeds to make new mortgage loans available.

Ginnie Mae does not buy or sell loans or issue mortgage-backed securities (MBS). Therefore, Ginnie Mae's balance sheet doesn't use derivatives to hedge or carry long term debt.

What Ginnie Mae does is guarantee investors the timely payment of principal and interest on MBS backed by federally insured or guaranteed loans — mainly loans insured by the Federal Housing Administration (FHA) or guaranteed by the Department of Veterans Affairs (VA). Other guarantors or issuers of loans eligible as collateral for Ginnie Mae MBS include the Department of Agriculture's Rural Development (RD) and the Department of Housing and Urban Development's Office of Public and Indian Housing (PIH).

Ginnie Mae securities are the only MBS to carry the full faith and credit guaranty of the United States government, which means that even in difficult times, an investment in Ginnie Mae MBS is one of the safest an investor can make.

[...read more](#)

Contact Us

Physical Address

550 12th Street, SW, Third Floor
Washington, DC 20024
(202) 708-1535

Ginnie Mae Hotline

1-888-446-6434

Mailing Address

451 7th Street, SW, Room B-133
Washington, DC 20410

GinnieNet Hotline

1-800-234-4662



Doing Business with Ginnie Mae

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Doing Business with Ginnie Mae

- [Issuer Resources](#)
- [Investor Resources](#)
- [Industry Specialists](#)

Issuer Resources

- [Notes & News](#)
- [MBS Guide/Forms](#)
- [APMs](#)
- [Issuer Calendar](#)
- [Multiple Issuer Pool Number](#)
- [Multifamily Database](#)
- [Investor Reporting Manual](#)
- [Ginnie Mae Enterprise Portal \(GMEP\)](#)
- [Ginnienet](#)
- [Ginnie Mae - Pay.gov](#)
- [Libraries](#)
- [How to Become an Issuer](#)
- [Approved Issuers/Document Custodians](#)
- [Issuer Online Training](#)

Industry Specialists

- [Document Custodians](#)

Investor Resources

- [Multiclass Securities Guide](#)
- [MPMs](#)
- [Multiclass Securities E-Access](#)
- [Current Monthly Transactions](#)
- [Unclaimed Funds Search](#)
- [Investor Calendar](#)
- [Lists](#)
- [Multiclass Program Participation](#)
- [Ginnie MBS Disclosure Data](#)
- [Tax & Factor Data](#)
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QUESTION AND ANSWER

