



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-9000

GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

November 8, 2010

MPM 10-08

MEMORANDUM FOR: All Participants in the Ginnie Mae Multiclass Securities Program
FROM: Theodore W. Tozer, President
SUBJECT: Federal Housing Administration's (FHA) Short Refinance Program

The Federal Housing Administration (FHA) recently announced enhancements to its refinance program that will give a greater number of responsible borrowers an opportunity to remain in their homes. These enhancements were publicized in FHA's Mortgagee Letter 2010-23 dated August 6, 2010.

The enhanced refinance program is designed to help borrowers who owe more money on their mortgage than the value of their home, to refinance their current conventional loan into an affordable FHA loan. Loans with case numbers issued on or after September 7, 2010, which are closed on or before December 31, 2012, are eligible for this refinance option.

Ginnie Mae will allow Issuers to pool these refinance loans in Ginnie Mae Single Family fixed-rate or ARM pools, where applicable, provided they meet the criteria for one of the FHA ADP Codes below. GinnieNET has been updated to accommodate these refinance loans.

FHA Short Refinance ADP Codes		
Type of FHA loan	Fixed Rate	ARM
203(b)	821	822
Condo	831	832

Regarding the disclosure of these loans, Ginnie Mae will provide ongoing disclosure of the concentration of FHA Short Refinance loans in pools on the monthly disclosure file beginning in October 2010 and forward. Beginning in November 2010, this data will be provided on the issuance disclosure files. The data elements to be disclosed include the following: number of loans; unpaid principal balance; and percent of dollar amount of FHA Short Refinance loans in the pool, compared to the total dollar amount of all loans in the pool.

Please call Ginnie Mae's Office of Capital Markets at (202) 401-8970 with any questions or comments regarding this announcement.