
Digital Collateral Workgroup



AGENDA **Digital Collateral Presentation**



eNote Overview



Ginnie Mae Pilot Securitization Parameters



Pilot Timeline



Open Q&A

eNOTE OVERVIEW **MERS® eRegistry**

- Established in **2004** as the mortgage industry's system of record and centralized registry for eNotes
- Stores the unique, tamper-evident digital signature of eNotes
- Enables transfers of eNotes and other mortgage documents via MERS® eDelivery

MERS®
System

- ✓ *Tracks beneficial ownership rights and servicing rights for over 75% of all U.S. mortgages*

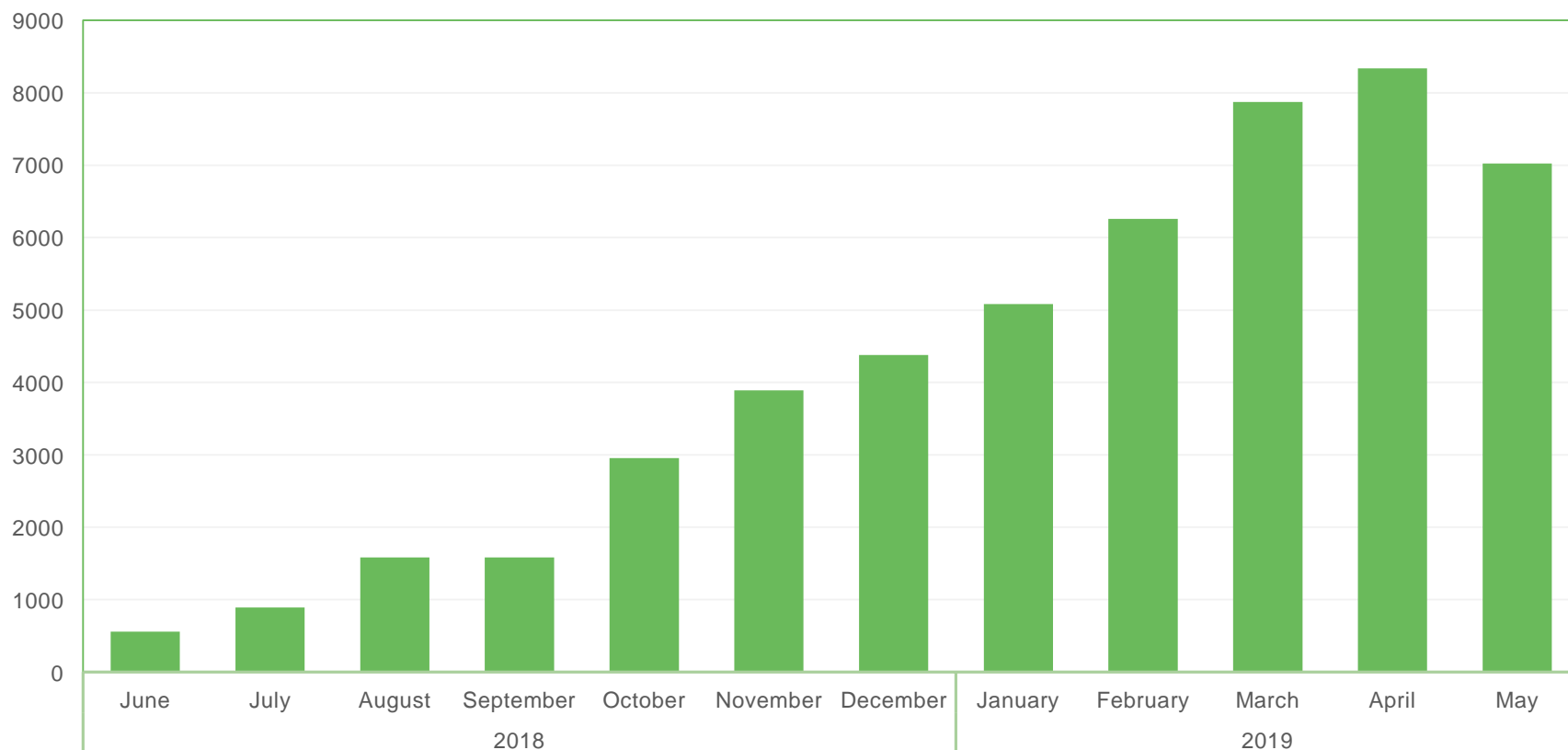
MERS®
eRegistry

- ✓ *System of record for identifying the Controller (holder) and Location (custodian) of the authoritative copy of registered eNotes*

PROPRIETARY

eNOTE OVERVIEW **Surge in eNotes**

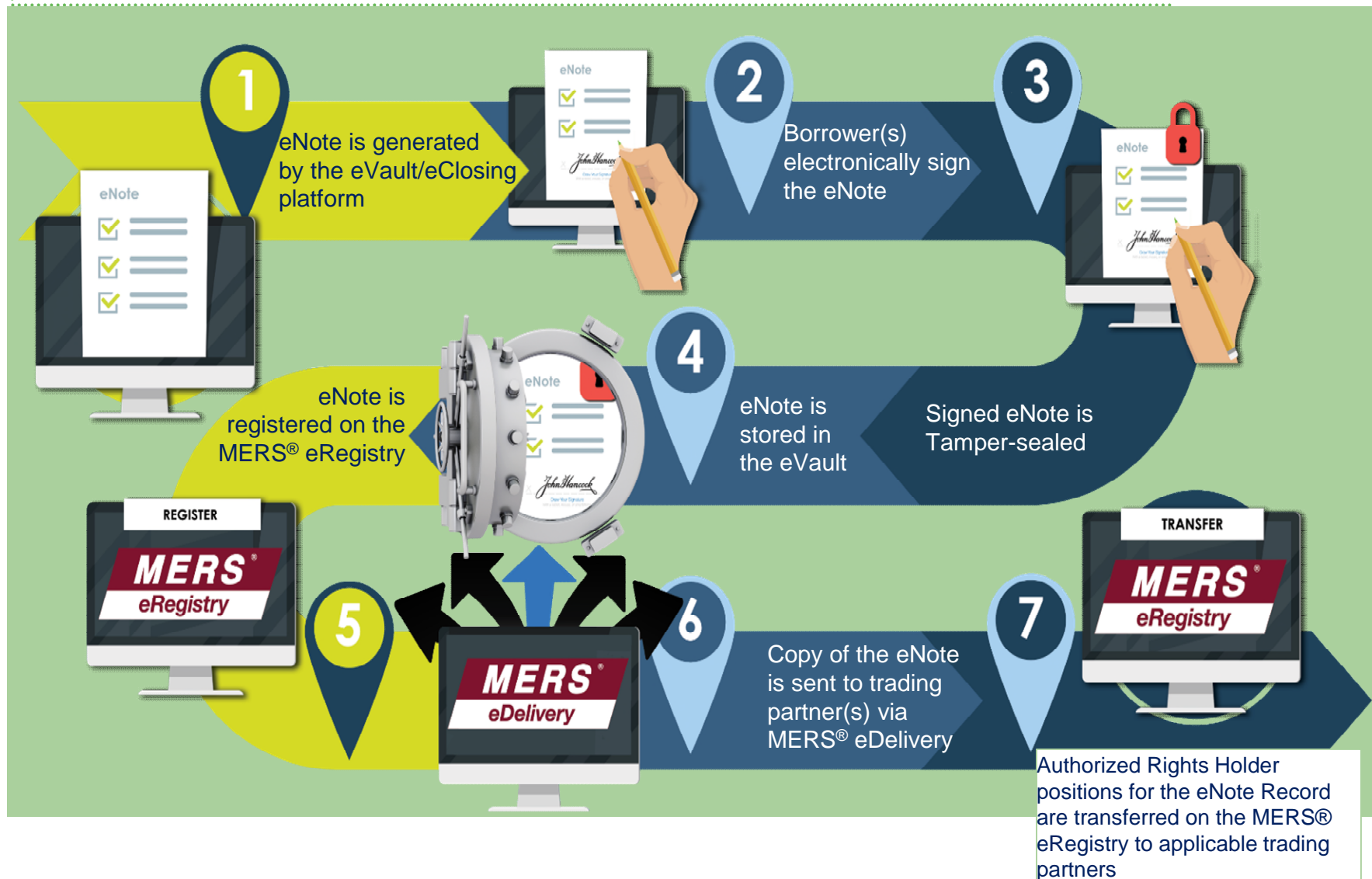
eNotes Registered on the MERS® eRegistry



of Registrations in Q1 2019 > Total of All Registrations in 2018
19,000+ Q1 2019 vs. 17,000+ FY 2018

PROPRIETARY

eNOTE OVERVIEW Follow the eNote



PROPRIETARY

eNOTE OVERVIEW **Upcoming Secured Party Field**

Secured Party: The Participant named on the MERS® eRegistry that has been sold, pledged, assigned, or granted a security interest in the eNote by the Controller.

**Secured
Party
can:**

Permit or restrict Transfers of Control or Location

Initiate Transfers of Control or Location to itself or another MERS® eRegistry Participant

Elect to receive notifications of changes to the eNote record's status

Permit or restrict Deactivations

PROPRIETARY

GINNIE MAE PILOT SECURITIZATION **Key Pillars**

Delegated Custodial Model will Remain in Place

- Issuer responsibility for custodial and certification costs
- Document Custodian fiduciary role intact
- Final Cert. process remains intact

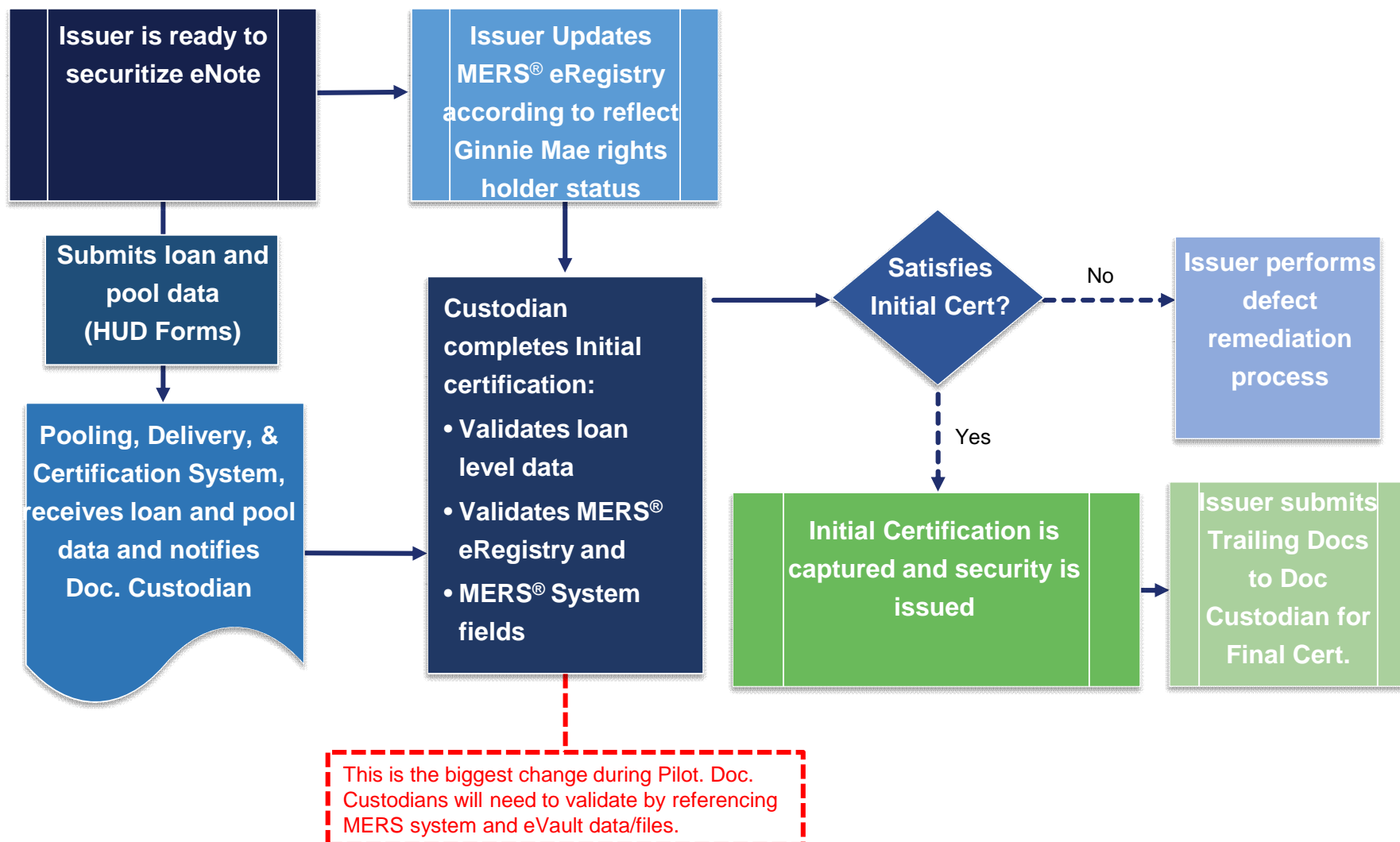
Provide for Streamlining by Accepting Digital Equivalents

- eNotes
- Original digital instruments
- Electronic copies everywhere photocopies are acceptable

GII MIP: Securitization

- Segregation of eNotes
- Specific MSR transfer restrictions

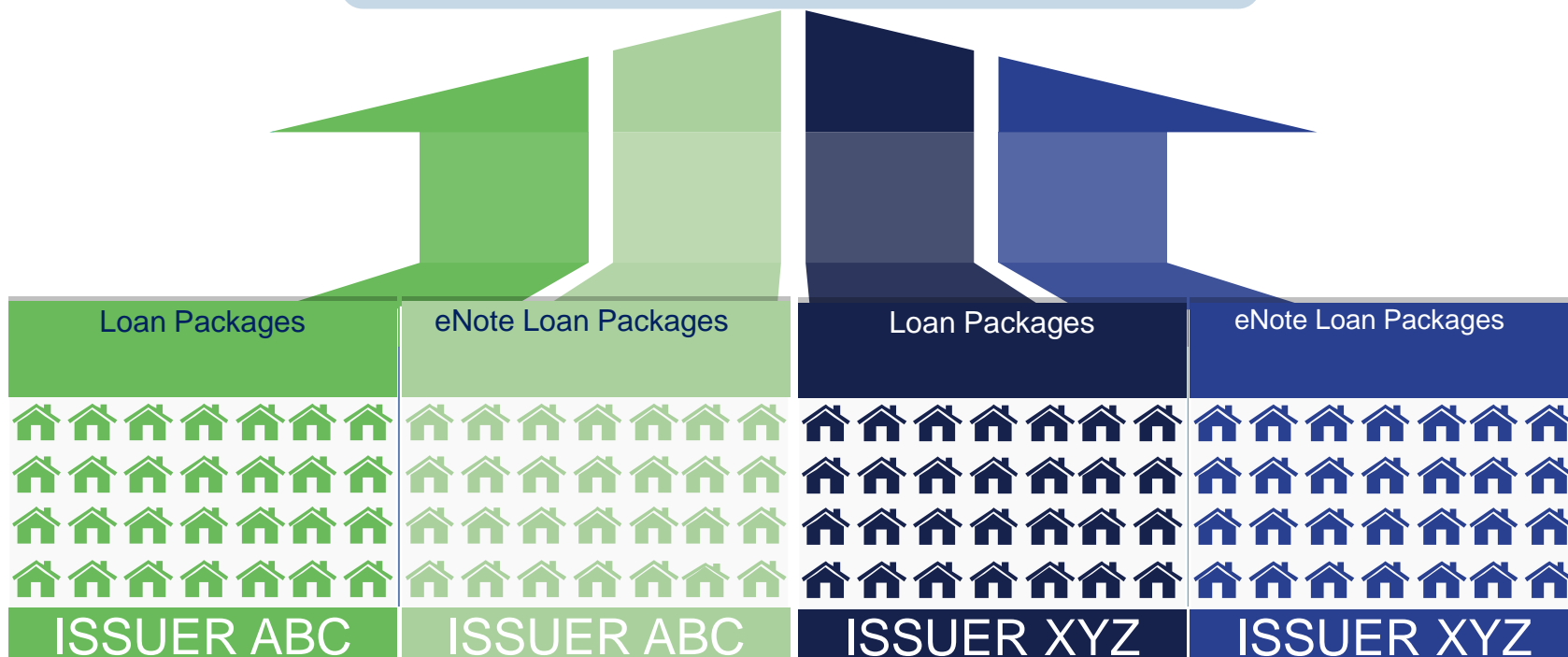
GINNIE MAE PILOT SECURITIZATION **Loan Delivery**



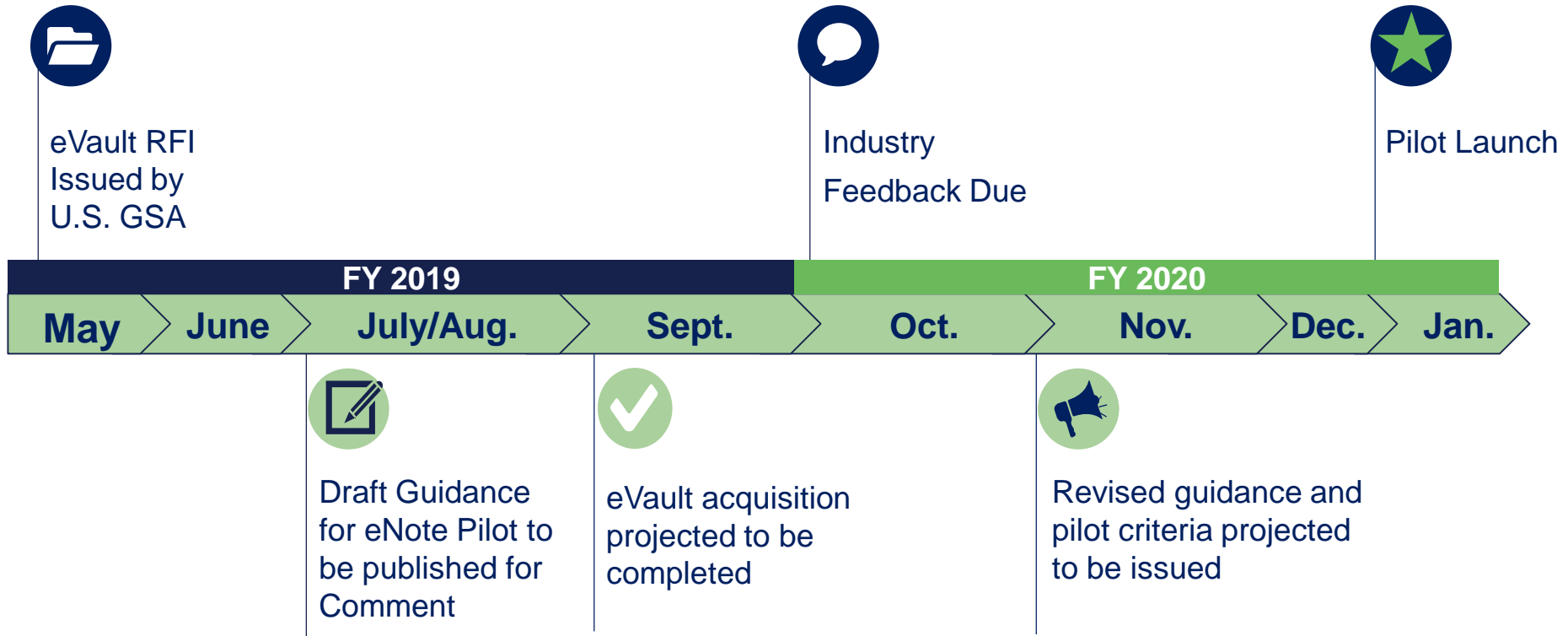
GINNIE MAE PILOT SECURITIZATION **Securitization**



GII Multi-Issuer Pool Collateral



PROJECTED PILOT TIMELINE **Draft Guidance and Input**



Ask
Answer
Who
Where
What
When
How
Why
Understand
Query
Question
Answers
Apply

Questions