



Ginnie Mae HMBS Enhanced Pool Disclosure Definitions Version 4.1

The following five Sections provide the definitions, calculations, and descriptions of the data elements under Ginnie Mae’s HMBS Enhanced Pool/New Issuance Daily and Weekly disclosure, and the HMBS Enhanced Monthly Pool Disclosure:

Section #	Section Name
1	Definition of Terms
2	Description of Statistics Disclosed/How the Statistics are Derived
3	Examples of Calculations for WALA
4	Record Types and Data Items Disclosed
5	Ginnie Mae Disclosure Change History
Appendix A	HMBS Disclosure Files Summary

Disclaimer related to these disclosure definitions: The data related to these definitions in Ginnie Mae’s HMBS Enhanced Pool Disclosure were originally provided to Ginnie Mae by Ginnie Mae Issuers. Ginnie Mae makes no warranty, express or implied, on the accuracy, adequacy, completeness, legality or reliability of the data. Ginnie Mae hereby disclaims any liability associated with use of this data or any damages resulting from third party use of this data. This disclaimer applies to both isolated and aggregate uses of information.

Section 1 - Definition of Terms

Definition of Terms

Term	Definition
HECM Loan	The only reverse mortgage insured by the U.S. Federal Government is called a Home Equity Conversion Mortgage or HECM, and is only available through an FHA approved lender. The HECM enables the borrower to withdraw some of the equity in their home. The borrower can choose how to withdraw their funds, whether in a fixed monthly amount, a line of credit, or a combination of both. In this discussion, the HECM loan is referred to simply as “the loan”.
Primary Mortgage Market	In the primary mortgage market, HECM loans are originated. A HECM is originated by borrowers working directly with lenders, or maybe with the assistance of a mortgage broker. There are several different types of HECM lending institutions: banks, savings and loans, credit unions, and mortgage finance companies.
Secondary Mortgage Market	A market comprising investors who buy large numbers of mortgages from the primary lenders and resell them to other investors.
HMBS	In the context of this discussion, a security is a financial instrument sold or traded as an investment. HMBS stands for HECM Mortgage-Backed Security. A mortgage-backed security is a security that is considered “asset-based” because the security is backed by a HECM or collection of HECMs. Typically, holders of HECM mortgage-backed securities will not receive regular payments.

Definition of Terms

Ginnie Mae	Government National Mortgage Association (GNMA or Ginnie Mae) is a government organization that participates in the HECM secondary mortgage market, guaranteeing securities based on pools of loans made under the Federal government program FHA. The agency FHA is defined below.
Ginnie Mae HMBS	A Ginnie Mae HMBS is a mortgage-backed security issued by the Government National Mortgage Association. The Ginnie Mae HMBS securities are the only HMBS products that are backed by the full faith and credit of the United States government. This makes the Ginnie Mae HMBS unique among the HMBS products in the secondary mortgage market.
Pool	A collection of HECM loan Participations, which is the basis for a HECM mortgage-backed security.
Loan	An individual HECM loan that is part of a HECM loan pool. Monthly Loan Level Disclosure information is provided at the HECM loan level and Participation level
Issuer	Issuer refers to an entity which issues and is obligated to pay amounts due on securities. For each issuer, there is a unique four-digit issuer number and a name of the issuing institution.
Agency	All of the HECM loans underlying Ginnie Mae HMBS pools of loans are made under the Federal government FHA program. FHA is involved in the underwriting of the original HECM loans made under the agency's respective program. FHA provides data to Ginnie Mae on a continuing basis for the HECM loans made under the agency's programs. FHA is defined below.

Definition of Terms

FHA	FHA or Federal Housing Administration is part of the US Department of Housing and Urban Development (HUD). FHA has many programs to support homeownership. FHA is the largest mortgage insurer in the world and also regulates housing industry business.
Disclosure	In the United States, publicly traded securities are regulated by the Securities and Exchange Commission (SEC). The SEC requires that for publicly traded securities disclosure information must be provided.
Purpose of Disclosure	Disclosure information is used by investors, potential investors, and investment analysts to help evaluate the potential investment value and risk involved in a given security, such as a HECM mortgage-backed security (HMBS).
Disclosure Data Sources	For Ginnie Mae HECM mortgage-backed securities, the sources of the information provided in disclosure are the issuer of the given security and FHA.
Types of Data Disclosed	Some disclosure data concerns the loan pool itself, such as the date the pool was issued, and “number of loans” for a given state in the State Record.
Frequency of Disclosure	Comprehensive HMBS Enhanced Monthly Pool Disclosure is produced on a monthly basis.

Definition of Terms

Data Item or Data Field

A data item or “data field” is one specific piece of information within a disclosure record. Examples are “pool issued date” in the Pool Header Record and “original principal limit” for a given loan in the loan level records.

Data Condition

Certain variables in the data may have a set of discrete possibilities, somewhat like multiple choice. An example would be “Property Type”. In Ginnie Mae disclosure, the Property Type for a given loan may be “1 - Single Family”, “2 - Condominium”, “3 - Manufactured Housing”, “4 - Planned Unit Development” or “Property Type Not Available”. Each of these is considered a distinct data condition. There is a separate aggregation and reporting for each of these three data conditions. This means that for the Property Type data condition “1-unit”: the number of “1-unit” loans for the pool is reported, as well as the total UPB of “1-unit” loans, and also that UPB amount expressed as a percentage of the pool’s total UPB. These same three statistics (number of loans, the total UPB for these loans, and that UPB as a percentage of the pool’s total UPB) are also separately reported for loans for “Condo”, “Manufactured Housing”, “Planned Unit Development” and for “Property Type Not Available”.

Section 2 - Description of Statistics Disclosed and How the Statistics are Derived

Description of Statistics Disclosed

Most statistics disclosed are gathered at the loan level and aggregated for disclosure at the pool level. There are several statistics commonly disclosed for a given data condition:

Data Statistic	Description	Formula
Number of Participations	Number of Participations within the pool having a given condition, such as the number of Participations having a Payment Option of "2" (Term). The number of participations having a given condition is obtained by counting for the pool the number of participations having that condition.	Count of Participations with a given condition
Total Participation UPB	Total UPB (Unpaid Principal Balance) of a pool's participations having a given condition, such as the number of Participations having a Payment Option of "2" (Term). The total ending UPB for all participations within the pool having a given condition is obtained by summing the UPB of all such participations.	Sum of UPB for participations with a given condition

Description of Statistics Disclosed

<p>Total Participation UPB as a Percentage of the Pool UPB</p>	<p>Total UPB of a pool's participations having a given condition expressed as a Percentage of the Pool's UPB. For example, the percentage of the pool's participation UPB for all participations having a Payment Option of "2" (Term). This UPB percentage is calculated by dividing the total participation UPB of the given condition by the Pool's UPB.</p>	<p>Sum of UPB for Participations with a given condition</p> <p>divided by</p> <p>the Pool's UPB</p>
<p>Total Participation UPB as a Percentage of the Principal Limit of the associated HECM Loans</p>	<p>Total UPB of a pool's participations having a given condition expressed as a percentage of the total Principal Limit of the associated HECM Loans. For example, the percentage of the pool's participation UPB for participations having a Payment Option of "2" (Term). This UPB percentage is calculated by dividing the total participation UPB of the given condition by the total of the HECM Principal Limits for all HECMs associated with those Participations.</p>	<p>Sum of the UPB for Participations with a given condition</p> <p>divided by</p> <p>the total of the HECM Principal Limit for all HECMs associated with those Participations</p>

Description of Statistics Disclosed

<p>Total Participation UPB as a Percentage of the Maximum Claim Amount (MCA) of the associated HECM Loans</p>	<p>Total UPB of a pool's participations having a given condition expressed as a percentage of the total MCA of the associated HECM Loans. For example, the percentage of the pool's participation UPB for participations having a Payment Option of "2" (Term). This UPB percentage is calculated by dividing the total participation UPB of the given condition by the total of the HECM Loan MCA for all HECM Loans associated with those Participations.</p>	<p>Sum of the UPB for Participations with a given condition</p> <p>divided by</p> <p>the total of the HECM Loan MCA for all HECM Loans associated with those Participations</p>
<p>Total HECM Loan UPB as a Percentage of the Principal Limit of the same HECM Loans</p>	<p>Total UPB of all HECM Loans having a given condition that are associated with a pool's participations expressed as a percentage of the total Principal Limit of the same HECM Loans. For example, the percentage of the HECM Loan UPB for loans having a Payment Option of "2" (Term). This UPB percentage is calculated by dividing the total HECM Loan UPB for loans having a given condition that are associated with a pool's participations by the total of the HECM Loan Principal Limits for those same HECM loans.</p>	<p>Sum of the UPB for HECM Loans with a given condition that are associated with a Pool's participations</p> <p>divided by</p> <p>the total of the HECM Principal Limit for those same HECM Loans</p>

Description of Statistics Disclosed

<p>Total HECM Loan UPB as a Percentage of the Maximum Claim Amount (MCA) of the same HECM Loans</p>	<p>Total UPB of all HECM Loans having a given condition that are associated with a pool's participations expressed as a percentage of the total MCA of the same HECM Loans. For example, the percentage of the HECM Loan UPB for loans having a Payment Option of "2" (Term). This UPB percentage is calculated by dividing the total HECM Loan UPB for loans having a given condition that are associated with a pool's participations by the total of the HECM Loan MCA for those same HECM loans.</p>	<p>Sum of the UPB for HECM Loans with a given condition that are associated with a Pool's participations</p> <p>divided by</p> <p>the total of the HECM MCA for those same HECM Loans</p>
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How the Statistics are Derived

Additional aggregate statistics for the pool are: 1) simple average, 2) weighted averages, and 3) quartiles:

Data Statistic	Description	Formula
Simple Average	The simple average of a data item is the sum of all valid values of that data item divided by the count of valid values. An example would be the Average Original Participation Size (AOPS). In a pool with 100 participations, 90 of those participations have a valid value for Original Principal Balance (OPB). To obtain the AOPS for the given pool, the OPB values are summed for the 90 participations having a valid value and that sum is divided by 90 (the number of participations with a valid value for OPB).	Simple Average of <data item> = $\text{Sum}(\text{<data item>}) / \text{Number of Participations}$

<p>Weighted Average</p>	<p>In forming a weighted average for a given data item, a weight is applied to the values being averaged. In the weighted average, use of the UPB as the weight makes those participations with larger UPB values have a larger part in determining the weighted average.</p> <p>A weighted average is an average of one variable where another variable is used as a “weight”. For Ginnie Mae disclosure, weighted averages use the participation UPB (Unpaid Principal Balance) as the weight. For instance, the Weighted Average Loan Age for a pool is the Loan age for each participation in the pool, weighted by the UPB of each participation in the pool.</p> <p>In disclosure, the weighted averages disclosed are:</p> <p>In the Pool Detail (Type D) Record: WAC Weighted Average Coupon (interest) (WAC) rate (note that this field value is reported by the issuer); WALA (weighted average loan age)</p> <p>In the Weighted Averages and Quartiles Pool Detail (Type W) Record: weighted average Expected Mortgage Interest Rate, weighted average Servicing Fee Set-Aside, weighted average Original Funding Age, weighted average Property Valuation Amount, weighted average Original Term of Payments, weighted average Property Charges Set-Aside, weighted average Property Repair Set-Aside, weighted average Original Available Line of Credit, weighted average Original Draw Amount, weighted average Mortgage Margin, weighted average Lifetime Floor Rate, weighted average Remaining Available Line of Credit, weighted average Monthly Scheduled</p>	<p>Weighted Average of <data item> = (Sum ((<data item> * (Participation UPB)))/(Sum (Participation UPB))</p>
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How the Statistics are Derived

Payment, weighted average Remaining Term of Payments, weighted average Credit Line Set-Aside, weighted average Lifetime Interest Rate Cap, weighted average Annual Interest Rate Change Cap, weighted average Maximum Interest Rate, and weighted Average Non-borrowing Spouse Age.

<p>Quartiles</p>	<p>Quartiles are used for disclosure to provide more detail about the frequency distribution of data values than is provided by a weighted average. Quartiles are disclosed in sets of five values. These five values are referred to as Q4, Q3, Q2, Q1, and Q0. These quartile values are defined as follows:</p> <p>Q4 is the maximum value of the data item within the pool, such as the Expected Average Mortgage Interest Rate value</p> <p>Q3 is the 75th Percentile value. This value is the value such that 75% of the pool's total participation UPB is in participations with a value less than the Q3 quartile value</p> <p>Q2 is the 50th Percentile (or Median) value. This value is the value such that 50% of the pool's total participation UPB is in participations with a value less than the Q2 quartile value and 50% of the pool's total UPB is in loans with a value more than the Q2 quartile value.</p> <p>Q1 is the 25th Percentile value. This value is the value such that 25% of the pool's participation UPB is in participations with a value less than the Q1 quartile value</p> <p>Q0 is the minimum value of the data item within the pool, such as the minimum Expected Average Mortgage Interest Rate value</p> <p>In disclosure, the quartiles disclosed are:</p> <p>In the Weighted Averages and Quartiles Pool Detail (Type W) Record: Expected Mortgage Interest Rate quartiles, Servicing Fee Set-Aside quartiles, Original Funding Age quartiles, Property Valuation Amount quartiles, Original Term of Payments quartiles, Property Charges Set-Aside quartiles, Property Repair Set-Aside quartiles, Original Available Line of Credit quartiles, Original Draw Amount quartiles, Mortgage Margin quartiles, Lifetime Floor Rate quartiles, Remaining Available Line of Credit quartiles, Monthly Scheduled Payment quartiles, Remaining Term of Payments quartiles, Credit Line Set-Aside quartiles, Lifetime Interest Rate Change Cap quartiles, Annual Interest Rate Change Cap quartiles, Maximum Interest Rate quartiles, and Non-borrowing Spouse Age.</p>	<p>N/A</p>
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Section 3 - Example of Calculations for WALA

Note: The example below use a pool with 10 participations having valid values for Loan Age.

Example 1 - WALA (Weighted Average Loan Age) Participations

Loan	Loan Age (Months)	Participation Unpaid Principal Balance (UPB)
1	302	3116795
2	301	1955630
3	301	2393167
4	301	2907909
5	301	4340513
6	300	1661000
7	300	2221840
8	300	107085
9	300	2296314
10	300	2754908

WALA of 300.7506078 is rounded to a WALA of 301.

WALA Quartile Results

Quartile	Description	Value
q4	Maximum	302
q3	75th Percentile	301
q2	Median or 50th Percentile	301
q1	25th Percentile	300
q0	Minimum	300

Section 4 - Record Types and Data Items Disclosed

Record Types generated by Expanded HMBS Monthly Pool Disclosure:

- Pool Detail Record (Type D)
- Top 10 MSAs Record (Type M)
- State Distribution Record (Type S)
- Supplemental Pool Detail Record (Type U)
- Various Data Record (Type V)
- Weighted Averages and Quartiles Pool Detail Record (Type W)
- Non-borrowing Spouse Record (Type X)

Record Header

Every disclosure record has the following record header information at the beginning of the record.

Data Item	Description
CUSIP Number	The CUSIP number is a unique, nine-character identification number permanently assigned by the Committee on Uniform Securities Identification Procedures to each publicly traded security at the time of issuance.
Pool ID	The Pool ID or Pool ID is a six-character value identifying a collection of participations that are the basis for a HECM loan mortgage-backed security.
Pool Indicator	A one-character value identifying the Issue Type of the given pool. (always "H")

Record Header

Pool Type	A two-character value identifying the type of pool of the given pool, such as RF - Fixed Rate; RA - One Year Adjustable Rate, CMT; RM - Monthly Adjustable Rate, CMT; AL - One Year Adjustable Rate, LIBOR; ML - Monthly Adjustable Rate, LIBOR.
Record Type	A one-character identifier for the record type. Values are: D = Pool Detail Record M = Top 10 MSAs Record S = State Distribution Record U = Supplemental Data Record V = Various Data Record W = Weighted Averages and Quartiles Data Record

Pool Detail Record (Type D) Layout

Data Item	Description
Current Security Interest Rate (WAC)	The current average security interest rate for the pool.
Pool Issue Date	The date the pool was issued; always the first of any given month.
Original Aggregate Amount	The sum of the participation balances at origination. This is the sum of the mortgage outstanding balances.
Issuer Number	A four-digit number that identifies an entity that issues and is obligated to pay amounts due on securities.
Issuer Name	The name of the issuing institution for the pool.

Pool Detail Record (Type D) Layout

Index Type	The type of ARM index being used. It will be either CMT (Constant Maturity Treasury) or LIBOR (London Interbank Offered Rate).
Number of Participations	The current number of participations in the pool.
Average Original Participation Size (AOPS)	Simple average of the participation Original Principal Balance (OPB) values, for all the current participations in the pool.
Maximum AOPS (Q4)	The largest participation OPB in the pool.
Minimum AOPS (Q0)	The smallest participation OPB in the pool.
WAC of the Participations	The reported prospective Weighted Average Coupon (WAC) of the pool.
Maximum WAC (Q4)	The largest reported participation prospective interest rate of all the Participations in the pool.
Minimum WAC (Q0)	The smallest reported non-zero participation prospective interest rate of all the Participations in the pool.
Weighted Average Loan Age of the Participations	The average Loan age for all the participations in a pool, weighted by the UPB of each participation that is in the pool.
Maximum WALA (Q4)	The largest participation WALA value of the pool.
Minimum WALA (Q0)	The smallest participation WALA value of the pool.
Pool-Level Aggregate Breakdown of Payment Option	

Pool Detail Record (Type D) Layout

Payment Option Term	The borrower Payment Option for the HECM loan associated with the participation is “term”. Statistics provided are: the number of participations where the payment option = “term”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Payment Option Tenure	The borrower Payment Option for the HECM loan associated with the participation is “tenure”. Statistics provided are: the number of participations where the payment option = “tenure”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool Detail Record (Type D) Layout

Payment Option Line of Credit	The borrower Payment Option for the HECM loan associated with the participation is “line of credit”. Statistics provided are: the number of participations where the payment option = “line of credit”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Payment Option Modified Tenure	The borrower Payment Option for the HECM loan associated with the participation is “modified tenure”. Statistics provided are: the number of participations where the payment option = “modified tenure”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool Detail Record (Type D) Layout

Payment Option Modified Term	The borrower Payment Option for the HECM loan associated with the participation is “modified term”. Statistics provided are: the number of participations where the payment option = “modified term”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Payment Option Lump Sum	The borrower Payment Option for the HECM loan associated with the participation is “lump sum single disbursement” (valid only for fixed rate loans having a Case Number issued after September 30, 2013). Statistics provided are: the number of participations where the payment option = “lump sum single disbursement”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool Detail Record (Type D) Layout

Payment Option Not Available

Information identifying the borrower Payment Option for the HECM loan associated with the participation is not available. Statistics provided are: the number of participations where the payment option is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool-Level Aggregate Breakdown of Payment Option (end)

Pool-Level Aggregate Breakdown of Property Type

Property Type Single Family

The Property Type for the HECM loan associated with the participation is "single family". Statistics provided are: the number of participations where the property type is "single family"; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool Detail Record (Type D) Layout

Property Type Condo	The Property Type for the HECM loan associated with the participation is “condo”. Statistics provided are: the number of participations where the property type is “condo”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Property Type Manufactured Housing	The Property Type for the HECM loan associated with the participation is “manufactured housing”. Statistics provided are: the number of participations where the property type is “manufactured housing”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool Detail Record (Type D) Layout

Property Type Planned Unit Development	The Property Type for the HECM loan associated with the participation is “planned unit development”. Statistics provided are: the number of participations where the property type is “planned urban development”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Property Type Not Available	The Property Type for the HECM loan associated with the participation is not available. Statistics provided are: the number of participations where the property type is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Pool-Level Aggregate Breakdown of Property Type (end)	
Original Security Interest Rate (WAC)	The reported Security Interest Rate (WAC) of the pool at pool issuance.
Maximum WAC (Q4)	The largest reported participation interest rate of all the Participations in the pool at pool issuance.
Minimum WAC (Q0)	The smallest reported participation interest rate of all the Participations in the pool at pool issuance.

Pool Detail Record (Type D) Layout

Non-borrowing Spouse	There are one or more Non-borrowing Spouses associated with the participations in the pool. Statistics provided are: the number of participations with one or more Non-borrowing spouses (for the associated loan); the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB.
Remaining Property Charges Set Aside Amount	The remaining amount in the set aside established at closing to cover property charges such as taxes, insurance, ground rents, and homeowner's association fees. Statistics provided are: the number of participations with a non-zero Remaining Property Charges Set Aside Amount (for the associated loan); the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB.
As of Date (CCYYMM)	The Reporting Period identifies the year and month of the pool information.

Top 10 MSAs Pool Detail Record (Type M) Layout

Data Item	Description
Issuer	Issuer Number
Top 10 MSAs by Total UPB	MSA refers to Metropolitan or Micropolitan Statistical Area. The MSA is a 5-digit code identifying the geographical area where the loan's collateral property is located. For each pool, the top 10 MSAs by total UPB are disclosed.
Highest MSA	The 5-digit MSA code of the MSA with the greatest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
2nd Highest MSA	The 5-digit MSA code of the MSA with the 2 nd highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
3rd Highest MSA	The 5-digit MSA code of the MSA with the 3rd highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
4th Highest MSA	The 5-digit MSA code of the MSA with the 4th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
5th Highest MSA	The 5-digit MSA code of the MSA with the 5th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
6th Highest MSA	The 5-digit MSA code of the MSA with the 6th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
7th Highest MSA	The 5-digit MSA code of the MSA with the 7th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.

Top 10 MSAs Pool Detail Record (Type M) Layout

8th Highest MSA	The 5-digit MSA code of the MSA with the 8th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
9th Highest MSA	The 5-digit MSA code of the MSA with the 9th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
10th Highest MSA	The 5-digit MSA code of the MSA with the 10th highest total UPB in the pool, plus that MSA's total number of loans, total UPB, and UPB as a percentage of the pool's total UPB.
MSA Not Available	For the pool's loans where the MSA could be determined or assigned, the total number of such loans, total UPB, and UPB as a percentage of the pool's total UPB.
As-Of Date (CCYYMM)	The as-of-date identifies the year and month of the loan pool information.

State Distribution Record (Type S) Layout

Data Item	Description
State Abbreviation	A one-character identifier for the record type. Value is "L".
Current Pool UPB Balance for State	The sum of the Participation UPB balance for all participations in the pool associated with the given State.
Pool UPB Balance for State as a % of total Pool UPB	The Pool UPB Balance for the State expressed as a percentage of the pool's total UPB.
Number of Participations for State	The number of Participations in the pool associated with the given State.
Number of Participations for State as a % of the pool's total participation count	The total number of Participations for the state expressed as a percentage of the pool's total participation count.
Total Participations	The pool's total participation count.
Participation Original Principal Balance for State	The sum of the Participation Original Principal Balance amounts for all Participations in the pool associated with the given State.
As of Date (CCYYMM)	The Reporting Period identifies the year and month of the pool information.

Supplemental Pool Detail Record (Type U) Layout

Data Item	Description
Pool-Level Aggregate Breakdown of Loan Purpose Code	
Loan Purpose is Traditional	The Loan Purpose for the HECM loan associated with the participation is “Traditional”. Statistics provided are: the number of participations where the Loan Purpose is “traditional”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Loan Purpose is Refinance	The Loan Purpose for the HECM loan associated with the participation is “Refinance”. Statistics provided are: the number of participations where the Loan Purpose is “refinance”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Loan Purpose is Purchase	The Loan Purpose for the HECM loan associated with the participation is “Purchase”. Statistics provided are: the number of participations where the Loan Purpose is “purchase”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Loan Purpose is Not Available	The Loan Purpose for the HECM loan associated with the participation is not available. Statistics provided are: the number of participations where the Loan Purpose is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Pool-Level Aggregate Breakdown of Loan Purpose Code (end)	
Pool-Level Aggregate Breakdown of HECM Saver Indicator	

Supplemental Pool Detail Record (Type U) Layout

HECM Saver is Standard	The HECM Saver Indicator for the HECM loan associated with the participation is “Standard”. Statistics provided are: the number of participations where the HECM Saver Indicator is “Standard”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
HECM Saver is Saver	The HECM Saver Indicator for the HECM loan associated with the participation is “Saver”. Statistics provided are: the number of participations where the HECM Saver Indicator is “Saver”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Pool-Level Aggregate Breakdown of HECM Saver (end)	
Pool-Level Aggregate Breakdown of Payment Option	
Payment Option Tenure	The Payment Option for the HECM loan associated with the participation is “Tenure”. Statistics provided are: the number of participations where the HECM Payment Option is “Tenure”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Payment Option Term	The Payment Option for the HECM loan associated with the participation is “Term”. Statistics provided are: the number of participations where the HECM Payment Option is “Term”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Payment Option Line of Credit	The Payment Option for the HECM loan associated with the participation is “Line of Credit”. Statistics provided are: the number of participations where the HECM Payment Option is “Line of Credit”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.

Supplemental Pool Detail Record (Type U) Layout

Payment Option Modified Term	The Payment Option for the HECM loan associated with the participation is “Modified Term”. Statistics provided are: the number of participations where the HECM Payment Option is “Modified Term”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Payment Option Modified Tenure	The Payment Option for the HECM loan associated with the participation is “Modified Tenure”. Statistics provided are: the number of participations where the HECM Payment Option is “Modified Tenure”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Payment Option Lump Sum	The Payment Option for the HECM loan associated with the participation is “Lump Sum”. Statistics provided are: the number of participations where the HECM Payment Option is “Lump Sum”; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Payment Option Not Available	The Payment Option for the HECM loan associated with the participation is not available. Statistics provided are: the number of participations where the HECM Payment Option is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool’s total UPB.
Pool-Level Aggregate Breakdown of Payment Option (end)	
As of Date (CCYYMM)	The Reporting Period identifies the year and month of the pool information.

Various Data Record (Type V) Layout

Data Item	Description
Number of Participations with Payments	Count of the Participations which had a full or partial payment this period.
UPB of Participations with Payments	The sum of the ending Participation UPB values of the Participations which had payments this period.
Percent of UPB Paid Off	The total Pool Payments amount divided by the total ending Pool UPB amount.
Ratio: Pool Outstanding Balance to Max Claim Amount of HECM Loans	The total ending Pool UPB amount divided by the sum of the Max Claim Amount of the HECM loans.
Maximum Participation UPB/HECM Max Claim Amount (Q4)	Largest Participation UPB divided by the associated HECM Max Claim Amount
Minimum Participation UPB/Max Claim (Q0)	Smallest Participation UPB divided by the associated HECM Max Claim Amount
Ratio: Pool Outstanding Balance to Principal Limit of HECM loans	The total ending Pool UPB amount divided by the sum of the Principal Limit of the HECM loans.

Pool-Level Aggregate Breakdown of Youngest Borrower or Co-borrower Age

Note: Age is computed from birth date and is the youngest borrower or co-borrower whose age is at least 62 years. Where there is no data for an age range report zeroes.

Various Data Record (Type V) Layout

Youngest Borrower/Co-borrower
Age 62-65

The youngest age of either the borrower or co-borrower associated with the Participation is 62 to 65 years. Statistics provided are: the number of participations where the youngest age is 62-65; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Youngest Borrower/Co-borrower
Age 66-70

The youngest age of either the borrower or co-borrower associated with the Participation is 66 to 70 years. Statistics provided are: the number of participations where the youngest age is 66-70; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Various Data Record (Type V) Layout

Youngest Borrower/Co-borrower
Age 71-75

The youngest age of either the borrower or co-borrower associated with the Participation is 71 to 75 years. Statistics provided are: the number of participations where the youngest age is 71-75; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Youngest Borrower/Co-borrower
Age 76-80

The youngest age of either the borrower or co-borrower associated with the Participation is 76 to 80 years. Statistics provided are: the number of participations where the youngest age is 76-80; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Various Data Record (Type V) Layout

Youngest Borrower/Co-borrower Age 81-85	The youngest age of either the borrower or co-borrower associated with the Participation is 81 to 85 years. Statistics provided are: the number of participations where the youngest age is 81-85; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Youngest Borrower/Co-borrower Age 86-90	The youngest age of either the borrower or co-borrower associated with the Participation is 86 to 90 years. Statistics provided are: the number of participations where the youngest age is 86-90; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Various Data Record (Type V) Layout

Youngest Borrower/Co-borrower Age 91-95	The youngest age of either the borrower or co-borrower associated with the Participation is 91 to 95 years. Statistics provided are: the number of participations where the youngest age is 91-95; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Youngest Borrower/Co-borrower Age 96-100	The youngest age of either the borrower or co-borrower associated with the Participation is 96 to 100 years. Statistics provided are: the number of participations where the youngest age is 96-100; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Various Data Record (Type V) Layout

Youngest Borrower/Co-borrower
Age 101-up

The youngest age of either the borrower or co-borrower associated with the Participation is 101 years or older. Statistics provided are: the number of participations where the youngest age is 101 years or older; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Age Not Available

The youngest age of either the borrower or co-borrower associated with the Participation is not available. Statistics provided are: the number of participations where the youngest age is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Pool-Level Aggregate Breakdown of Youngest Borrower or Co-borrower Age (end)

Pool-Level Aggregate Breakdown of Youngest Borrower or Co-borrower Gender and Joint/Single Loan Indicator

Note: Age is computed from birth date and is the youngest borrower or co-borrower whose age is at least 62 years. Obtain the Gender of the youngest borrower/co-borrower.

Various Data Record (Type V) Layout

<p>Joint Loan/Youngest borrower/co-borrower Gender is Female</p>	<p>The youngest borrower or co-borrower Gender is Female and the associated HECM loan is a Joint loan. Statistics provided are: the number of participations where the youngest borrower/co-borrower gender is female and the loan is a joint loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>
<p>Joint Loan/Youngest borrower/co-borrower Gender is Male</p>	<p>The youngest borrower or co-borrower Gender is Male and the associated HECM loan is a Joint loan. Statistics provided are: the number of participations where the youngest borrower/co-borrower gender is male and the loan is a joint loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>

Various Data Record (Type V) Layout

<p>Joint Loan either Youngest borrower/co-borrower Gender or Youngest Age is Not Available</p>	<p>Either the gender of the youngest borrower or co-borrower is not available, or the youngest age is not available, and the associated HECM loan is a Joint loan. Statistics provided are: the number of participations where the youngest borrower/co-borrower gender is not available or the youngest age is not available and the loan is a joint loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>
<p>Single Loan/Youngest borrower/co-borrower Gender is Female</p>	<p>The youngest borrower or co-borrower Gender is Female and the associated HECM loan is a Single loan. Statistics provided are: the number of participations where the youngest borrower/co-borrower gender is female and the loan is a single loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>

Various Data Record (Type V) Layout

Single Loan/Youngest borrower/co-borrower Gender is Male	The youngest borrower or co-borrower Gender is Male and the associated HECM loan is a Single loan. Statistics provided are: the number of participations where the youngest borrower/co-borrower gender is male and the loan is a single loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Single Loan either Youngest borrower/co-borrower Gender or Youngest Age is Not Available	Either the gender of the youngest borrower or co-borrower is not available, or the youngest age is not available, and the associated HECM loan is a Single loan. Statistics provided are: the number of participations where either the youngest borrower/co-borrower gender is not available or the youngest age is not available and the loan is a single loan; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Pool-Level Aggregate Breakdown of Youngest Borrower or Co-borrower Gender and Joint/Single Loan Indicator (end)	
Pool-Level Aggregate Breakdown of Participation Size	
Current Period Average Balance	The sum of the participation UPBs divided by the number of participations.

Various Data Record (Type V) Layout

Maximum Participation UPB
Quartile (Q4)

The largest Participation UPB for the Pool

Minimum Participation UPB
Quartile (Q0)

The smallest Participation UPB for the Pool

Pool-Level Aggregate Breakdown of Participation Size (end)

As of Date (CCYYMM)

The Reporting Period identifies the year and month of the pool information.

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

Data Item	Description
Weighted Average of Expected Average Mortgage Interest Rate Quartiles	Weighted Average of Expected Average Mortgage Interest Rate for each loan represented by a participation in the pool. The Expected Average Mortgage Interest Rate is the original expected average mortgage interest. It is fixed throughout the life of the loan and is used to determine payments to the borrower. In the record, the pool's Weighted Average Expected Average Mortgage Interest Rate quartiles follow the Weighted Average of Expected Average Mortgage Interest Rate.
Expected Average Mortgage Interest Rate Not Available	For the pool, the number of participations where the Expected Average Mortgage Interest Rate for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Servicing Fee Set Aside Amount Quartiles	Weighted Average of Servicing Fee Set Aside Amount for each loan represented by a participation in the pool. The Servicing Fee Set Aside Amount is an amount initially set aside from the Principal Limit as reported by the issuer. In the record, the pool's Weighted Average Servicing Fee Set Aside Amount quartiles follow the Weighted Average of Servicing Fee Set Aside Amount.
Servicing Fee Set Aside Amount Not Available	For the pool, the number of participations where the Servicing Fee Set Aside Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

<p>Weighted Average of Original Funding Age Quartiles</p>	<p>Weighted Average of Original Funding Age for each loan represented by a participation in the pool. The Original Funding Age for each loan is calculated based on the HECM Original Funding Date value and the Reporting Period of the data. The Original Funding Date is the date the loan was first funded. In the record, the pool's Weighted Average of Original Funding Age quartiles follow the Weighted Average of Original Funding Age amount.</p>
<p>Original Funding Age Not Available</p>	<p>For the pool, the number of participations where the Original Funding Age for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.</p>
<p>Weighted Average of Property Valuation Amount Quartiles</p>	<p>Weighted Average of Property Valuation Amount for each loan represented by a participation in the pool. The Property Valuation Amount is as reported by the issuer at pool issuance. In the record, the pool's Weighted Average Property Valuation Amount quartiles follow the Weighted Average of Property Valuation Amount.</p>
<p>Property Valuation Amount Not Available</p>	<p>For the pool, the number of participations where the Property Valuation Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.</p>
<p>Weighted Average of Original Term of Payments Quartiles</p>	<p>Weighted Average of Original Term of Payments for each loan represented by a participation in the pool. The Original Term of Payments is the original number of monthly payments on a term or modified term loan, as of the Origination Date. In the record, the pool's Original Term of Payments quartiles follow the Weighted Average of Original Term of Payments.</p>

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

Original Term of Payments Not Available	For the pool, the number of participations where the Original Term of Payments for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Property Charges Set Aside Amount Quartiles	Weighted Average of Property Charges Set Aside Amount for each loan represented by a participation in the pool. The Property Charges Set Aside Amount is an amount that a borrower sets aside at closing to cover property charges such as taxes, insurance, ground rents, homeowner's association fees, as reported by the issuer. In the record, the pool's Weighted Average Property Charges Set Aside Amount quartiles follow the Weighted Average of Property Charges Set Aside Amount.
Property Charges Set Aside Amount Not Available	For the pool, the number of participations where the Property Charges Set Aside Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Property Repair Set Aside Amount Quartiles	Weighted Average of Property Repair Set Aside Amount for each loan represented by a participation in the pool. The Property Repair Set Aside Amount is an amount that a borrower sets aside at closing to cover property repairs, as reported by the issuer. In the record, the pool's Weighted Average Property Repair Set Aside Amount quartiles follow the Weighted Average of Property Repair Set Aside Amount.
Property Repair Set Aside Amount Not Available	For the pool, the number of participations where the Property Repair Set Aside Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

Weighted Average of Original Line of Credit Amount Quartiles	Weighted Average of Original Line of Credit Amount for each loan represented by a participation in the pool. In the record, the pool's Weighted Average Original Line of Credit Amount quartiles follow the Weighted Average of Original Line of Credit Amount.
Original Line of Credit Amount Not Available	For the pool, the number of participations where the Original Line of Credit Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Original Draw Amount Quartiles	Weighted Average of Original Draw Amount for each loan represented by a participation in the pool. The Original Draw Amount is the original amount drawn on a line of credit loan. In the record, the pool's Weighted Average Original Draw Amount quartiles follow the Weighted Average of Original Draw Amount.
Original Draw Amount Not Available	For the pool, the number of participations where the Original Draw Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Mortgage Margin Quartiles	Weighted Average of Mortgage Margin for each loan represented by a participation in the pool. The Mortgage Margin is the percentage points added to the index rate to determine an ARM's interest rate. The margin is reported by the issuer at pool issuance. In the record, the pool's Weighted Average Mortgage Margin quartiles follow the Weighted Average of Mortgage Margin.
Mortgage Margin Not Available	For the pool, the number of participations where the Mortgage Margin for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

<p>Weighted Average of Lifetime Floor Rate Quartiles</p>	<p>Weighted Average of Lifetime Floor Rate for each loan represented by a participation in the pool. The Lifetime Floor Rate is the minimum interest rate that can be applied during the loan term. In the record, the pool's Weighted Average Lifetime Floor Rate quartiles follow the Weighted Average of Lifetime Floor Rate.</p>
<p>Lifetime Floor Rate Not Available</p>	<p>For the pool, the number of participations where the Lifetime Floor Rate for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.</p>
<p>Weighted Average of Remaining Line of Credit Amount Quartiles</p>	<p>Weighted Average of Remaining Line of Credit Amount for each loan represented by a participation in the pool. The Remaining Line of Credit reflects the remaining cash available to the borrower (net of any tenure or term set asides as well as any tax, maintenance, insurance or servicing set asides In the record, the pool's Weighted Average Remaining Line of Credit Amount quartiles follow the Weighted Average of Remaining Line of Credit Amount.</p>
<p>Remaining Line of Credit Amount Not Available</p>	<p>For the pool, the number of participations where the Remaining Line of Credit Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.</p>
<p>Weighted Average of Monthly Scheduled Payment Quartiles</p>	<p>Weighted Average of Monthly Scheduled Payment for each loan represented by a participation in the pool. The Monthly Scheduled Payment is the scheduled amount that is payable to the borrower on a monthly basis. In the record, the pool's Weighted Average Monthly Scheduled Payment quartiles follow the Weighted Average of Monthly Scheduled Payment.</p>

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

Monthly Scheduled Payment Not Available	For the pool, the number of participations where the Monthly Scheduled Payment for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Remaining Term of Payments Quartiles	Weighted Average of Remaining Term of Payments for each loan represented by a participation in the pool. The Remaining Term of Payments is the remaining number of monthly payments on a term or modified term loan. In the record, the pool's Remaining Term of Payments quartiles follow the Weighted Average of Remaining Term of Payments.
Remaining Term of Payments Not Available	For the pool, the number of participations where the Remaining Term of Payments for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Weighted Average of Credit Line Set Aside Amount Quartiles	Weighted Average of Credit Line Set Aside Amount for each loan represented by a participation in the pool. The Credit Line Set Aside Amount is the specified amount set aside at Pool Issue Date for a line of credit.. In the record, the pool's Weighted Average Credit Line Set Aside Amount quartiles follow the Weighted Average Credit Line Set Aside Amount.
Credit Line Set Aside Amount Not Available	For the pool, the number of participations where the Credit Line Set Aside Amount for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

<p>Weighted Average of Lifetime Interest Rate Change Cap Quartiles</p>	<p>Weighted Average of Lifetime Interest Rate Change Cap for each loan represented by a participation in the pool. The Lifetime Interest Rate Change Cap limits the interest rate increase over the life of the loan. The value is “5” for 1-Year adjusting loans; this field is required only for annual adjusting loans. In the record, the pool’s Weighted Average Lifetime Interest Rate Change Cap quartiles follow the Weighted Average of Lifetime Interest Rate Change Cap.</p>
<p>Lifetime Interest Rate Change Cap Not Available</p>	<p>For the pool, the number of participations where the Lifetime Interest Rate Change Cap for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool’s total UPB.</p>
<p>Weighted Average of Annual Interest Rate Change Cap Quartiles</p>	<p>Weighted Average of Annual Interest Rate Change Cap for each loan represented by a participation in the pool. The Annual Interest Rate Change Cap limits the interest rate increase over the life of the loan. The value is “2” for 1-Year adjusting loans; this field is required only for annual adjusting loans. In the record, the pool’s Weighted Average Annual Interest Rate Change Cap quartiles follow the Weighted Average of Annual Interest Rate Change Cap.</p>
<p>Annual Interest Rate Change Cap Not Available</p>	<p>For the pool, the number of participations where the Annual Interest Rate Change Cap for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool’s total UPB.</p>
<p>Weighted Average of Maximum Interest Rate Quartiles</p>	<p>Weighted Average of Maximum Interest Rate for each loan represented by a participation in the pool. The Maximum Interest Rate is the maximum interest rate on the note. This field is required only for monthly adjusting loans. In the record, the pool’s Weighted Average Maximum Interest Rate quartiles follow the Weighted Average of Maximum Interest Rate.</p>

Weighted Averages and Quartiles Pool Detail Record (Type W) Layout

Maximum Interest Rate Not Available	For the pool, the number of participations where the Maximum Interest Rate for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
Non-borrowing Spouse Age Quartiles	Weighted Average of the Non-borrowing Spouse Age(s) for each loan represented by a participation in the pool. There are up to 3 non-borrowing spouses that can be associated with each loan. In the record, the pool's Weighted Average Non-borrowing Spouse Age quartiles follow the Weighted Average of Non-borrowing Spouse Age.
Non-borrowing Spouse Age Not Available	For the pool, the number of participations where the Non-borrowing Spouse Age(s) for the associated loan is unknown or otherwise not available; the total UPB for the pool of such participations, and that UPB expressed as a percentage of the pool's total UPB.
As of Date (CCYYMM)	The Reporting Period identifies the year and month of the pool information.

Non-borrowing Spouse Record (Type X) Layout

Data Item	Description
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Pool-Level Aggregate Breakdown of Youngest Non-borrowing Spouse Age

Note: Age is computed from birth date and is the youngest non-borrowing spouse (if any). Where there is no data for an age range, or if no non-borrowing spouses, report zeroes.

<p>Youngest Non-borrowing Spouse Age under 40</p>	<p>The age of the youngest non-borrowing spouse associated with the Participation is under 40 years. Statistics provided are: the number of participations where the youngest age is under 40; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>
<p>Youngest Non-borrowing Spouse Age 40-49</p>	<p>The age of the youngest non-borrowing spouse associated with the Participation is 40 to 49 years. Statistics provided are: the number of participations where the youngest age is 40-49; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.</p>

Non-borrowing Spouse Record (Type X) Layout

Youngest Non-borrowing
Spouse Age 50-59

The age of the youngest non-borrowing spouse associated with the Participation is 50 to 59 years. Statistics provided are: the number of participations where the youngest age is 50-59; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Youngest Non-borrowing
Spouse Age 60-69

The age of the youngest non-borrowing spouse associated with the Participation is 60 to 69 years. Statistics provided are: the number of participations where the youngest age is 60-69; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Non-borrowing Spouse Record (Type X) Layout

Youngest Non-borrowing Spouse Age 70-79

The age of the youngest non-borrowing spouse associated with the Participation is 70 to 79 years. Statistics provided are: the number of participations where the youngest age is 70-79; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Youngest Non-borrowing Spouse Age over 80

The age of the youngest non-borrowing spouse associated with the Participation is over 80 years. Statistics provided are: the number of participations where the youngest age is over 80; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.

Non-borrowing Spouse Record (Type X) Layout

Age Not Available	The age of the youngest non-borrowing spouse associated with the Participation is not available. Statistics provided are: the number of participations where the youngest age is not available; the total ending UPB for all such participations; the total participation UPB as a percentage of the pool's total UPB; the total participation UPB as a percentage of the total Principal Limit of the associated HECM loans; the total participation UPB as a percentage of the total Max Claim Amount of the associated HECM loans; the total HECM UPB as a percentage of the total Principal Limit of the associated HECM loans; the total HECM UPB as a percentage of the total Max Claim Amount of the associated HECM loans.
Pool-Level Aggregate Breakdown of Youngest Non-borrowing Spouse Age (end)	
As of Date (CCYYMM)	The Reporting Period identifies the year and month of the pool information.

Section 5 - Disclosure Change History

Change #	First Month Disclosed	Description
1.0		Initial Version.
2.0		Initial Version plus this revision: revised text to indicate that this same format is used for Enhanced Pool/New Issuance Daily and Weekly disclosure, and Enhanced Monthly Pool disclosure
3.0		Version 2.0 plus this revision: renamed the field "Beginning Security Interest Rate" to "Current Security Interest Rate"

3.1	October 2014, for September 2014 period data	Version 3.0 plus these revisions: (1) Corrected the definitions for the WAC of the Participations, Maximum WAC (Q4), and Minimum WAC (Q0) fields, found in the Pool Detail ("D") record.
4.0	April 2015, for March 2015 period data	Version 3.1 plus these revisions: (1) Added definitions for the new Type "X" Non-borrowing Spouse record fields (2) Added definitions for the fields related to the new Annual Interest Rate Change Cap, Maximum Interest Rate and Non-borrowing spouse fields (3) Added a definition for the Lump Sum Payment Option
4.1	April 2015, for March 2015 period data	Version 4.0 plus these revisions: (1) Renamed the "Periodic Interest Rate Change Cap" field to "Annual Interest Rate Change Cap"

Appendix A - HMBS Disclosure Files Summary

GINNIE MAE DISCLOSURE FILES

“DAILY / WEEKLY” New Issuance FILES

	File	Product ID	Current Status	Target Date
1	HMBS Enhanced Pool/New Issuance Daily		Produced Daily, when there are new issuances	In Production
2	HMBS Enhanced Pool/New Issuance Weekly		Produced Weekly, for the week’s new issuances	In Production

GINNIE MAE DISCLOSURE FILES

“MONTHLY” FILES

	File	Product ID	Current Status	Target Date
1	HMBS Enhanced Monthly Pool Disclosure File	13320216	Produced Monthly, on 10 th BD day	In Production 04/14/2015 (for 1 st month of 10 th BD release)

2	HMBS Monthly Loan Level Disclosure File		Produced Monthly, on 10 th BD day	In Production 04/14/2015 (for 1 st month of 10 th BD release)