

***Ginnie Mae
Investor Outreach
Office of Capital Markets
MBS/HMBS Disclosure Updates***



Date: June 18, 2014
Time: 2:00 EST

Agenda

- Summary Monthly Flash Report
- Release schedules
- Platinum Disclosure Enhancements
- ARM – 45 Day Look-back
- Buy-out Policy
- HMBS Phase II – Expanded Data Elements
- HMBS – Non-borrowing Spouse
- Expanding Disclosure History
- MBS Terminated Pool File
- MBS Terminated Loan File
- Future Enhancements to the Website
- CSV File Format
- Questions

Summary Monthly Flash

May 2014 Reporting Period

	New Issuance	Pay Downs**	Net	UPB Portfolio
Ginnie I	\$2,100,910,898	\$6,295,683,415	\$(4,194,772,516)	\$452,461,426,015
Ginnie II	\$22,737,488,374	\$11,852,784,086	\$10,884,704,288	\$1,003,384,866,857
HMBS	\$574,430,791	\$392,552,364	\$181,878,426	\$48,078,138,677
Totals	\$25,412,830,063	\$18,541,019,865	\$6,871,810,197	\$1,503,924,431,549

*** MF included in GI not broken out**

**** Pay down is the sum of Issuer reported Loan Liquidations and issuer reported Loan curtailments for the period. It does not include adjustments to the security RPB**

Single Family Forward New Issuance – By Agency

Ginnie I

Security Rate	OPB	Percent			
		FHA	VA	RD	PIH
1.5	\$725,037	100.00%			
2.49	\$120,869	100.00%			
2.5	\$1,400,708	64.57%	35.43%		
2.75	\$815,542	100.00%			
2.875	\$459,025	100.00%			
3	\$31,832,967	41.87%	55.73%	2.24%	0.16%
3.125	\$383,864	100.00%			
3.25	\$6,254,473			100.00%	
3.49	\$1,305,605	58.66%	41.34%		
3.5	\$79,858,180	53.95%	27.77%	18.06%	0.22%
3.75	\$4,365,776	100.00%			
4	\$344,523,940	57.19%	13.58%	29.23%	
4.375	\$51,007	100.00%			
4.5	\$20,313,148	76.61%	13.24%	10.15%	
5	\$2,705,161	100.00%			
6	\$1,389,223	82.87%			17.13%
Total OPB: \$496,504,525					

Single Family Forward New Issuance – By Agency

Ginnie II		Percent			
Security Rate	OPB	FHA	VA	RD	PIH
1.5	\$51,131,796	1			
2	\$27,906,778	4.43%	95.57%		
2.5	\$361,745,198	52.39%	47.58%	0.03%	
3	\$921,182,510	62.84%	36.28%	0.82%	0.06%
3.5	\$6,430,033,108	47.75%	45.35%	6.70%	0.20%
3.75	\$2,142,077	100.00%			
4	\$11,988,820,844	59.73%	32.84%	7.20%	0.23%
4.25	\$1,465,790	100.00%			
4.5	\$2,619,301,601	77.99%	16.36%	5.47%	0.18%
5	\$278,260,668	78.42%	18.40%	3.18%	
5.5	\$93,992,876	81.45%	12.82%	5.38%	0.35%
6	\$80,256,871	85.09%	7.36%	7.09%	0.47%
6.5	\$24,995,110	87.32%	4.07%	6.36%	2.25%
7	\$7,713,032	79.63%	13.70%	6.66%	
7.5	\$2,251,619	83.70%	11.33%	4.97%	
8	\$806,155	100.00%			
8.5	\$729,389	88.76%	4.80%	6.44%	
9	\$156,748	100.00%			
9.5	\$126,358	100.00%			
10	\$105,050	100.00%			
10.5	\$148,313	66.91%	33.09%		
Total OPB: \$22,893,271,890					

Single Family Forward New Issuance – By Loan Purpose

Ginnie Mae I

Security Rate	OPB	Percent			
		Purchase	Refinance	Loan Mod HAMP	Loan Mod Non-HAMP
1.5	\$725,037	100.00%			
2.49	\$120,869	100.00%			
2.5	\$1,400,708	28.00%	72.00%		
2.75	\$815,542	100.00%			
2.875	\$459,025	100.00%			
3	\$31,832,967	37.00%	63.00%		
3.125	\$383,864	100.00%			
3.25	\$6,254,473	100.00%			
3.49	\$1,305,605	100.00%			
3.5	\$79,858,180	79.00%	21.00%		
3.75	\$4,365,776	100.00%			
4	\$344,523,940	78.00%	20.00%	1.60%	0.40%
4.375	\$51,007	100.00%			
4.5	\$20,313,148	73.00%	27.00%		
5	\$2,705,161	100.00%			
6	\$1,389,223	80.00%	20.00%		
Total OPB: \$496,504,525					

Single Family Forward New Issuance – By Loan Purpose

Ginnie Mae II

Security Rate	OPB	Percent			
		Purchase	Refinance	an Mod HAN	Mod Non-H
1.5	\$ 51,131,796.00		100.00%		
2	\$ 27,906,778.00	2.79%	97.21%		
2.5	\$ 361,745,197.59	43.23%	56.67%	0.05%	0.05%
3	\$ 921,182,509.57	34.32%	50.48%	10.63%	4.57%
3.5	\$ 6,430,033,108.36	70.79%	20.86%	4.73%	3.63%
3.75	\$ 2,142,077.00	100.00%			
4	\$ 11,988,820,843.90	68.70%	20.63%	7.66%	3.02%
4.25	\$ 1,465,790.00	100.00%			
4.5	\$ 2,619,301,601.15	58.96%	27.70%	7.62%	5.72%
5	\$ 278,260,668.08	55.83%	33.47%	2.15%	8.54%
5.5	\$ 93,992,875.62	58.93%	33.92%		7.15%
6	\$ 80,256,871.68	61.95%	32.18%		5.87%
6.5	\$ 24,995,110.14	71.76%	26.10%		2.15%
7	\$ 7,713,031.81	78.70%	19.45%		1.86%
7.5	\$ 2,251,618.54	91.75%	5.83%		2.42%
8	\$ 806,154.80	93.00%			7.00%
8.5	\$ 729,389.20	79.85%	8.97%		11.18%
9	\$ 156,748.00	100.00%			
9.5	\$ 126,358.00	100.00%			
10	\$ 105,050.00	100.00%			
10.5	\$ 148,313.00	100.00%			
Total OPB: \$22,893,271,890					

HMBS New Issuance - Fixed

Security Rate	SUM OPB	Percent of Total OPB	Security Rate	SUM OPB	Percent of Total OPB
4.268	\$6,009,817	2.504%	4.661	\$5,080,751	2.117%
4.408	\$2,665,732	1.111%	4.666	\$17,789,876	7.411%
4.528	\$1,566,494	0.653%	4.675	\$1,969,599	0.821%
4.531	\$3,757,895	1.566%	4.676	\$20,829,543	8.678%
4.541	\$5,012,740	2.088%	4.677	\$22,569,840	9.403%
4.543	\$1,328,003	0.553%	4.678	\$12,476,415	5.198%
4.552	\$3,082,558	1.284%	4.68	\$10,555,995	4.398%
4.559	\$2,364,541	0.985%	4.689	\$4,743,067	1.976%
4.575	\$7,684,613	3.201%	4.691	\$11,492,833	4.788%
4.583	\$9,356,290	3.898%	4.699	\$10,821,107	4.508%
4.585	\$8,212,383	3.421%	4.702	\$7,098,203	2.957%
4.59	\$19,342,246	8.058%	4.712	\$2,444,044	1.018%
4.612	\$5,003,993	2.085%	4.76	\$2,032,599	0.847%
4.618	\$1,847,167	0.770%	4.775	\$4,379,257	1.824%
4.619	\$5,066,194	2.111%	4.781	\$2,355,951	0.981%
4.627	\$5,058,169	2.107%	5.051	\$1,869,772	0.779%
4.629	\$7,170,437	2.987%	5.18	\$1,774,268	0.739%
4.639	\$5,225,504	2.177%			
Total OPB: \$240,037,896					

Accelerated MBS Release Schedule

Disclosure File	Current Schedule	Future Schedule	1 st Month Applied
MBS Loan Level Monthly	10 th Business Day, 6 PM	6 th Business Day, 6 PM	June 2014 Data
MBS Loan Level New Issuance	Daily, Every Monday-Friday, 4 PM	Daily, Every Monday-Friday, 9 AM	July 2014 Data
MBS Loan Level Monthly New Issuance	2 nd Business Day, 10 PM	1 st Business Day, 10 PM	July 2014 Data

HMBS Loan-Level Release Schedule

Disclosure File	Current Schedule	Future Schedule	1 st Month Applied
HMBS Loan Level Daily - New Issues	New File	Daily	July 2014 Data
HMBS Monthly Loan Level - New Issues	New File	2 nd Business Day following month, 10 PM	August 2014 - July Data
HMBS Loan Level Monthly – Release 2 (additional data elements at the loan-level)	12 th Business Day, 10 PM	12 th Business Day, 10 PM	July, 17 2014
HMBS Enhanced Pool	New File	12 th Business Day, 10 PM	August 18, 2014

Platinum Disclosure Release Schedule

Disclosure File	Current Schedule	Future Schedule	1st Month Applied
Platinum Enhanced Pool File	New File	10 th Business Day, 6 PM	July 2014
Platinum Collateral File	New File	10 th Business Day, 6 PM	July 2014

Platinum Disclosure Enhancements

- **Enhanced Platinum Disclosure Data File Release 1**
 - The enhanced file will provide more information that closely resembles the MBS disclosure file
 - File Layout and test file were posted in March
- **Platinum Collateral Disclosure File Release 1**
 - The collateral file will provide records with basic information about the collateral (pools) underlying each Platinum Pool
 - File Layout and test file were posted in March
- **Current Disclosures will continue as is**
- **The Enhanced disclosure information will be in a separate file**
- **First production release targeted for July 2014**

ARM – 45 Day Look-back

FHA is establishing a 45-day look-back period for FHA-insured ARM loans (the current look-back period is 30 days).

- Scheduled to become effective fourth quarter of 2014 or first quarter 2015
- 30 day look-back ARM loans will become ineligible for pooling
- All changes to the ARM program shall be for the forward market only; reverse mortgage market loans (HMBS) will not be affected by these changes.
- The disclosure files will include the origination date

Buy-out Policy

Ginnie Mae permits defaulted loans to be bought out of pools when a loan is 90 or more days, (i.e. three consecutive months) past-due

For example, if the last paid installment on a loan was December 1, and no payments are received and applied by the Issuer for January 1, February 1, and March 1, the loan is eligible to be bought out of the pool as soon as April 1.

HMBS Disclosure Phase II

- HMBS New Issuance Loan Level Disclosure
 - Additional Data Elements are now populated
 - New Issuance Loan-Level July 1, 2014
 - Monthly Loan-Level August 18, 2014 (July reporting information)
- HMBS Enhanced Pool Level Disclosure

HMBS – Non-borrowing Spouse

- Extends the mortgage insurance eligibility requirements
- Principal Limit based on the age of the youngest mortgagor or Non-Borrowing Spouse
- Changes apply only to new borrowers

“Non-Borrowing Spouse” is defined as the spouse, as determined by the law of the state in which the spouse and mortgagor reside or the state of celebration, of the HECM mortgagor at the time of closing and who also is not a mortgagor.

History

- Expanding/enhancing the history
 - Prior period files will be available; for monthly files/other files presently posted only for current period.
 - Deploy in July

MBS Terminated Pool File

- Ginnie Mae is targeting June 23, 2014 for implementation
- A one-time disclosure of all MBS terminated pools from 1979 through May 2014
 - Quarterly updates

MBS Terminated Loan File

- Ginnie Mae is targeting July, 2014 for implementation
- A one-time disclosure of all MBS terminated pools from 1979 through September 2013
 - Quarterly updates

Streamline Web Functions and Pages

- Website enhancements 3rd and 4th quarters of 2014

CSV File Format

- Provide users with additional format for downloading files
- File will be provided in July 2014
- Will be available on the MBS Disclosure Search Page

MBS Disclosure Data Search 📄

Ginnie Mae provides direct access to a wide range of disclosure information on MBS pools. The Ginnie Mae Disclosure Data Search Service allows users to search for a specific security by CUSIP number, pool number, or multi-issuer pool number. The search returns the monthly disclosure data for the security.

If you have any questions or issues, please send an e-mail to InvestorInquiries@HUD.gov.

Step 1: Enter CUSIP or Pool Number

CUSIP Number
 Pool Number (Single-Issuer or Multi-Issuer Pool Number - include leading zeros if less than 6 characters)

Step 2: Select Information Option

Pool-Level Query
 Loan-Level Monthly Existing File Download
 Loan-Level New Issuance File Download
 Loan-Level Monthly New Issuance File Download

Submit
Reset

Please select the data file below:

Data File	Pool Indicator	File Size	Last Updated	File Layout / Dictionary
Monthly Pool 004041.txt	M	0.04 MB	04/2014	mbsloanlevel_layout.pdf
Monthly Pool 004041.csv				mbsloanlevel_dictionary.pdf

Questions

InvestorInquiries@hud.gov