



GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

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

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APM 12-07

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Theodore W. Tozer, President

SUBJECT: Single-Family Data Elements

- A. Pooling Loans
- B. Monthly Pool and Loan Level Reporting
- C. Clarification of Data Definitions

Ginnie Mae is committed to providing greater transparency on the underlying collateral that backs outstanding Ginnie Mae securities. In order for Ginnie Mae to further align its data disclosures with the industry, the following data will be collected.

Data Element	Definition
First-Time Homebuyer Indicator	Indicates that the borrower qualifies as a first-time homebuyer, as determined by the insuring agency
Third-Party Origination Type	Specifies the type of party that participated in the origination process, specifically taking in the loan application
Upfront MIP Rate	The upfront mortgage insurance premium (UFMIP) percentage rate that institutions charge to insure FHA loans
Annual MIP Rate	The annual mortgage insurance premium (MIP) percentage rate that institutions charge to insure FHA loans

A. Pooling Loans

Effective with September 1, 2012 issuances and thereafter, Issuers are required to provide the four additional data elements. Initially, if an Issuer is unable to provide this data, they will receive a warning in *GinnieNET*. However, effective with January 2013 issuances and thereafter, failure to provide these data elements will prevent the pool from being issued. This information will be collected via *GinnieNET* on the import file layout.

The First-Time Homebuyer Indicator will be added at the end of the *GinnieNET* Mortgage Record Layout M04; the remaining three new data elements will be added at the end of the existing *GinnieNET* Mortgage Record Layout M11 (see Attachment 1). Beginning August 2012, Issuers will be able to test the new file layout. If you have questions regarding the testing of the new file layout, please call the *GinnieNET* Helpdesk at 1-800-234-4662, option 1.

B. Monthly Pool and Loan Level Reporting

The above data elements will be added to the Various Loan Record layout, in order to provide Issuers with the means to correct previously reported information. This update is effective for the September 2012 Reporting Period (September 2012 activity reported in October 2012), and forward. The updated file layout is attached (Attachment 2). If you have any technical questions regarding this announcement, please submit them online by visiting the [RFS Help Desk](#), or contact Steve Audi at 301-721-5927.

C. Clarification of Data Definitions

The three data elements listed below are currently being captured on the HUD Form 11706, Schedule of Pooled Mortgages and RFS Various Loan Record. The definitions for these data elements have been revised to provide Ginnie Mae program participants with a better understanding of the information being requested.

Data Element Name	Current Definition	Updated Definition
Loan-to-Value Ratio Percent	The ratio of the current UPB amount to the appraised value, estimated value or purchase price of the property. The value is to include the upfront mortgage insurance premium.	The ratio (expressed as a percent) of the Original Principal Balance including any financed mortgage insurance premium to either: (i) in the case of a purchase money loan, the lower of the property's sale price of appraised value at origination; or (ii) in the case of a refinancing loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered.
Combined Loan-to-Value Ratio Percent	The result of dividing the combined original principal balance (OPB) amounts of the first and all subordinate mortgages by the property valuation amount.	The ratio (expressed as a percent) of the Original Principal Balance, including any financed mortgage insurance premium, plus all subordinate mortgages to either; (i) in the case of a purchase money loan, the lower of the property's sale price of appraised value at origination, or (ii) in the case of a refinancing loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered.
Loan Status Code	Loan Status Code 1. Buydown loan 2. Not applicable 3. Delinquent due to reset FHA Secure 4. 2nd lien FHA Secure	Loan Buydown Code A code indicating whether the loan has a buydown feature. 1. Buydown loan 2. Not a buydown loan (See Attachment 1, Mortgage Record Layout M10)

The applicable changes to Ginnie Mae Mortgage-Backed Securities Guide 5500.3, Rev. 1 (Guide), will be posted under the "What's New" section of Ginnie Mae's website at www.ginniemae.gov, no later than August 1, 2012. In addition, Ginnie Mae will publish frequently asked questions no later than May 18, 2012.

If you have any non-technical questions regarding this announcement, please contact your Ginnie Mae Account Executive in the Office of Mortgage-Backed Securities at (202) 708-1535.

Attachment 1

GinnieNET Single Family Import File Layouts

The new data fields and associated requirements are highlighted in red.

MORTGAGE RECORD LAYOUT (11706) M04

	Field Name	Requirement	Type	Length	Dec. Places	Start	End	Format
	Record Type		Alphanumeric	3		1	3	M04
	Borrower First Name	Required	Alphanumeric	25		4	28	
	Borrower Last Name	Required	Alphanumeric	25		29	53	
	Borrower SSN	Required	Alphanumeric	9		54	62	
	LTV	Required	Numeric	6	2	63	68	999.99
	Loan Application Date	Required for MH pools	Date	8		69	76	YYYYMMDD
	First-Time Homebuyer Indicator	Conditionally required If loan is identified as purchase, per Loan Purpose code 1 on the M10 record.	Alphanumeric	1		77	77	N or Y
	Filler		Space	3		78	80	

MORTGAGE RECORD LAYOUT (11706) M10

	Field Name	Requirement	Type	Length	Dec. Places	Start	End	Format
	Record Type		Alphanumeric	3		1	3	M10
	Loan Key	Generated	Numeric	9		4	12	999999999
	Loan Type Code	Required	Numeric	1		13	13	1 thru 7
	Filler		Space	3		14	16	
	Loan Purpose	Required	Alphanumeric	1		17	17	1, 2, 3 or 4
	Living Units	Required	Alphanumeric	1		18	18	1, 2, 3 or 4
	Filler		Space	1		19	19	

	Field Name		Type	Length	Dec. Places	Start	End	Format
	Down payment Assistance Flag	Required	Alphanumeric	1		20	20	1 or 2
	CREDIT Score	Required	Numeric	3		21	23	
	Loan Buydown Code	Required	Alphanumeric	1		24	24	1 or 2
	Upfront MIP Amount	Optional	Numeric	8	2	25	32	99999.99
	Annual MIP Amount	Optional	Numeric	8	2	33	40	99999.99
	Filler		Space	3		41	43	
	Interest Rate Change Date	Conditionally Required if the loan is an ARM	Alphanumeric	8		44	51	YYYYMM DD
	Index Type	Conditionally Required if the loan is an ARM	Alpha	5		52	56	LIBOR or CMT
	Acceptable Range ("Months")	Conditionally Required if the loan is an ARM	Alphanumeric	7		57	63	
	Type of ARM Note	Conditionally Required if the loan is an ARM	Alphanumeric	14		64	77	
	Initial (+/-) Interest Rate Cap	Conditionally Required if the loan is an ARM	Alphanumeric	1		78	78	
	Subsequent (+/-) Interest Rate Cap	Conditionally Required if the loan is an ARM	Alphanumeric	1		79	79	
	Lifetime (+/-) Interest Rate Cap	Conditionally Required if the loan is an ARM	Alphanumeric	1		80	80	

MORTGAGE RECORD LAYOUT (11706) M11

	Field Name	Requirement	Type	Length	Dec. Places	Start	End	Format
	Record Type		Alphanumeric	3		1	3	"M11"
	Combined LTV	Required: If there is no second lien, submit the	Numeric	6	2	4	9	"999.99"

	Field Name	Requirement	Type	Length	Dec. Places	Start	End	Format
	Ratio Percent	LTV that was provided on the M4 record.						
	Total Debt Expense Ratio Percent	Required: If required by the insuring agency. If not required by insuring agency, enter "000.00".	Numeric	6	2	10	15	"999.99"
	Refinance Type	Conditionally Required If loan is identified as refinance, per Loan Purpose code 2 on the M10 record.	Numeric	1		16	16	1,2, or 3
	Last Paid Installment Due Date	Conditionally Required Does not apply to new loans, where first payment has not been received.	Date	8		17	24	"YYYYMMDD" "
	PreModification First Installment Due Date	Conditionally Required If loan is identified as loan modification, per loan purpose 3 or 4 on the M10 record.	Date	8		25	32	"YYYYMMDD" "
	PreModification Original Principal Balance (OPB) Amount	Conditionally Required If loan is identified as loan modification, per loan purpose 3 or 4 on the M10 record.	Numeric	11	2	33	43	"99999999.99" "
	PreModification Interest Rate Percent	Optional If loan is identified as loan modification, per loan purpose 3 or 4 on the M10 record.	Numeric	6	3	44	49	"99.999"
	PreModification Loan Maturity Date	Optional If loan is identified as loan modification, per loan purpose 3 or 4 on the M10 record.	Date	8		50	57	"YYYYMMDD" "
	Third-Party Origination Type	Required for all loans 1. Broker 2. Correspondent 3. Retail	Numeric	1		58	58	1, 2 or 3
	Upfront MIP Rate	Conditionally Required If loan is identified as FHA Loan and if loan is	Percent	6	2	59	64	99.999%

	Field Name	Requirement	Type	Length	Dec. Places	Start	End	Format
		identified as purchase or refinance, per Loan Purpose code 1 or 2 on the M10 record.						
	Annual MIP Rate	Conditionally Required If loan is identified as FHA Loan.	Percent	6	2	65	70	99.999%
	Filler		Spaces	10		71	80	

Attachment 2

Monthly Pool and Loan Level Reporting Various Record File Layout

The new data fields and associated requirements are highlighted in red.

V – Various Loan Record

Field #	Field Name	Start	End	Type	Length	Remarks
1	Record Type	1	1	Character	1	Constant V – Various
2	Unique Loan ID	2	10	Numeric	9	
3	Living Units ¹	11	11	Numeric	1	1, 2, 3, 4, Blank
4	Loan Purpose ¹	12	12	Character	1	1, 2, 3, 4, Blank
5	Loan to Value ¹	13	18	Numeric	6	999.99, *, Blank
6	Filler	19	19	Character	1	
7	Debt Service Ratio	20	26	Numeric	7	99.9999, *, Blank
8	Credit Score ¹	27	29	Numeric	3	999, *, Blank
9	Loan Buydown Code ¹	30	30	Character	1	1 or 2, Blank
10	MIN	31	48	Character	18	Valid value, *, Blank
11	MERS Original Mortgagee	49	49	Character	1	N or Y, *, Blank
12	GEM Percent Increase	50	56	Numeric	7	99.9999, *, Blank
13	Down Payment Assistance Flag ¹	57	57	Character	1	1 or 2, Blank
14	Combined LTV Ratio Percent ¹	58	63	Numeric	6	999.99, *, Blank
15	Total Debt Expense Ratio Percent ¹	64	69	Numeric	6	999.99, *, Blank
16	Refinance Type ¹	70	70	Numeric	1	1, 2, 3, *, Blank
17	Pre-Modification First Installment Due Date ¹	71	78	Date	8	YYYYMMDD, *, Blank
18	Pre-Modification Original Principle Balance (OPB) Amount ¹	79	89	Numeric	11	99999999.99, *, Blank
19	Pre-Modification	90	95	Numeric	6	99.999, *, Blank

Field #	Field Name	Start	End	Type	Length	Remarks
	Interest Rate Percent					
20	Pre-Modification Loan Maturity Date	96	103	Date	8	YYYYMMDD, *, Blank
21	First-Time Homebuyer Indicator ¹	104	104	Character	1	N or Y, *, Blank
22	Third-Party Origination Type ¹	105	105	Character	1	1, 2, 3, Blank
23	Upfront MIP Rate ¹	106	111	Numeric	6	99.999, *, Blank
24	Annual MIP Rate ¹	112	117	Numeric	6	99.999, *, Blank

¹ Controlled Fields - RFS maintains data that was reported to GinnieNET at pool issuance (new pool delivery), or the most recent data reported to RFS by the Issuer. RFS has system controls on changes to data previously reported for these fields. If the issuer is changing data that was originally reported to GinnieNET as part of pool issuance, or if the Issuer is changing data that was previously reported to RFS, the incoming data will be suspended and the Issuer will be contacted by Ginnie Mae to provide a justification for the changes to previously reported data.

Various Record General Reporting Instructions

The information in the Various Loan Record layout, the general instructions below, and the item-by-item field-level instructions provide the reporting requirements that must be followed for reporting fields within the Various Loan Record.

Ginnie Mae originally collects the various data elements at pool issuance, on the GinnieNET 11706 Schedule of Pooled Mortgages. However, there may be circumstances where the data was incomplete or requires update (e.g., a change from previously reported data). **Issuers should use the Various Loan Record only to make changes to incorrect or incomplete data originally reported on the HUD Form 11706-Schedule of Pooled Mortgages, at pool issuance.**

1. Issuers should submit only the data fields on the Various Loan Record that are being corrected. All other fields that are not being corrected should be filled with spaces (shown in the Remarks column of the table on page 22 as “Blank”).
2. Issuers must not report the Various Loan Record if no changes are present.
3. Submit only Valid Values: Any fields that are being reported on the Various Loan Record must have valid values per the layout and field instructions in this document. Invalid values will not be accepted.
4. Deleting Previously-Reported Data: To delete previously-reported data, report an asterisk “*” in the field’s left-most position and fill with spaces to the right.
5. Fields 1, 2, 3, 4, 9, 13, and 22 cannot be deleted and must have valid values if reported.
6. Field 21 cannot be deleted when Loan Purpose = 1 and must have valid values if reported.
7. Fields 23 and 24 cannot be deleted when Loan Type is FHA and must have valid values if reported.

8. Invalid values will not be accepted. When invalid values in any field are submitted, the entire Various Loan Record will be rejected.

Issuers should ensure that any data reported on the Various Loan Record meets the objective of changing previously incorrect or incomplete data or is updating fields such as the “MIN” and “MERS Original Mortgagee” due to MERS related activity.

Various Record Field Instructions

1. Record Type: The letter V will be the first character on each record to update various other loan data. This field cannot be corrected to a blank value.

2. Unique Loan ID: A number assigned via GinnieNET that uniquely identifies this Ginnie Mae loan. This is a new loan level collection field. This field cannot be deleted from a previously-reported value.

Exception Messages

- E-RFS150 Ginnie Mae Unique Loan ID must be specified.
- E-RFS151 Ginnie Mae Unique Loan ID must be numeric.
- E-RFS152 Ginnie Mae Unique Loan ID could not be found.
- E-RFS153 Ginnie Mae Unique Loan ID is assigned to another Issuer and a different pool.
- E-RFS154 Ginnie Mae Unique Loan ID is assigned to another Issuer.
- E-RFS155 Ginnie Mae Unique Loan ID belongs to another pool.
- E-RFS156 Ginnie Mae Unique Loan ID must not be reported for a previously liquidated loan.
- L-RFS157 Ginnie Mae Unique Loan ID already exists; do you want to update it?
- E-RFS158 Ginnie Mae Unique Loan ID Multifamily loans are not accessible via the Single Family section.
- E-RFS159 Ginnie Mae Unique Loan ID Single Family loans are not accessible via the Multifamily section.
- E-RFS163 Borrower of loan must be specified.
- E-RFS165 Ginnie Mae Unique Loan ID is not a project pool.
- E-RFS166 Ginnie Mae Unique Loan ID must not be changed for pools issued prior to RFS.

3. Living Units: The number of living units in the property; the same codes used by FHA and VA to indicate one living unit, two, etc. Valid values are: 1, 2, 3, and 4. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.

Exception Messages

- E-VARY050 Living Units must be numeric.
- E-VARY051 Living Units must be 1, 2, 3, or 4.
- L-VARY052 Living Units are not applicable for a Multifamily loan.

4. Loan Purpose: A code that denotes the purpose of the loan. Valid values are: 1 - Purchase, 2 - Refinance, 3 – Loan Modification (HAMP), and 4 – Loan Modification (non-HAMP). This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be corrected to a blank value.

Exception Messages

- E-VARY100 Loan Purpose must be 1, 2, 3, or 4.
- L-VARY101 Loan Purpose is not applicable for a Multifamily loan.
- E-VARY103 Loan Purpose cannot be not be 1 when First-Time Homebuyer Indicator is not reported.

5. Loan to Value: The ratio of the current UPB amount to the appraised value, estimated value or purchase price of the property. The value is to include the upfront mortgage insurance premium. Current UPB = Original Principal Balance. If reporting for Multifamily, report the standard loan-to-value of the mortgage. This is a controlled field on the Various Loan Record.

Exception Messages

- E-VARY150 Loan to Value must be numeric.
- E-VARY151 Loan to Value must include a decimal point.

6. Filler: Reserved for future use.

7. Debt Service Ratio: The debt service ratio can be blank. This field applies to Multifamily pools only.

Exception Messages

- E-VARY250 Debt Service Ratio must be numeric.
- E-VARY251 Debt Service Ratio must include a decimal point.
- L-VARY252 Debt Service Ratio is not applicable for a Single Family loan.

8. Credit Score: Numeric credit score resulting from credit evaluation model. This field applies to Single Family loans only and is not applicable to Multifamily loans. This is a controlled field on the Various Loan Record.

Exception Messages

- E-VARY300 Credit Score must be numeric.
- L-VARY301 Credit Score is not applicable for a Multifamily loan.

9. Loan Buydown Code: A code indicating whether the loan has a buydown feature.

. Valid values are: 1. Buydown loan, 2. Not a buydown loan This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.

Exception Messages

- E-VARY350 Loan Buydown Code must be 1 or 2.
- L-VARY351 Loan Buydown Code is not applicable for a Multifamily loan.

10. MIN: A code that identifies this loan in the Mortgage Electronic Registration System (MERS). This field applies to both Single Family and Multifamily loans.

11. MERS Original Mortgagee: A flag that indicates whether this loan defines MERS (Mortgage Electronic Registration System) as the Original Mortgagee. This field applies to both Single Family and Multifamily loans.

Exception Messages

- L-VARY400 MERS Original Mortgagee should be N or Y.

12. GEM Percent Increase: Growing Equity Mortgage Percentage Increase is the predetermined

rate at which monthly payments increase annually for loans in Pool type GD - Growing Equity Mortgages for a number of years acceptable to FHA or VA. This field applies to Single Family loans only.

Exception Messages

- E-VARY450 GEM Percent Increase must be numeric.
- E-VARY451 GEM Percent Increase must include a decimal point.
- L-VARY452 GEM Percent Increase is not applicable for a Multifamily loan.

13. Down Payment Assistance Flag: A flag that indicates whether the borrower received gift funds for the down payment. Valid values are: 1 – Borrower Received Gift Funds for Down Payment, 2 – No Gift Assistance. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record and cannot be deleted from a previously-reported value.

Exception Messages

- E-VARY500 Down Payment Assistance Flag must be 1 or 2.
- L-VARY501 Down Payment Assistance Flag is not applicable for a Multifamily loan.

14. Combined LTV Ratio Percent: The result of dividing the combined Original Principal Balance (OPB) amounts of the first and all subordinate mortgages by the property valuation amount. If there is no second lien report the LTV. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record.

Exception Messages

- E-VARY510 Combined LTV Ratio Percent must be numeric.
- E-VARY511 Combined LTV Ratio Percent must include a decimal point.
- L-VARY512 Combined LTV Ratio Percent should be equal to or greater than the Loan to Value ratio.

15. Total Debt Expense Ratio Percent: The ratio of all debts of the borrowers to the borrower's qualifying income as defined by the mortgage insurer or guarantor. Also known as: Back End Ratio. If this is not required by the insuring agency then enter "000.00" This field applies to Single Family loans only. This is a controlled field on the Various Loan Record.

Exception Messages

- E-VARY520 Total Debt Expense Ratio Percent must be numeric.
- E-VARY521 Total Debt Expense Ratio Percent must include a decimal point.
- L-VARY522 Total Debt Expense Ratio Percent is not applicable for a Multifamily loan.

16. Refinance Type: Identifies the type of refinance. Valid values are: 1 – Not Streamlined, Not Cash Out, 2 – Cash Out, and 3 –Streamlined. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be "2".

Exception Messages

- E-VARY530 Refinance Type must be 1, 2, or 3.
- E-VARY531 Refinance Type must only be reported for a refinance loan (Loan Purpose = 2).

17. Pre-Modification First Installment Due Date: The original first scheduled installment due prior to the modification (First Payment Due Date prior to modification taking place). This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be "3" or "4".

Exception Messages

- E-VARY540 Pre-Modification First Installment Due Date must be a valid month.
- E-VARY541 Pre-Modification First Installment Due Date must be a valid day of the month.
- E-VARY542 Pre-Modification First Installment Due Date must be in YYYYMMDD format e.g. 20400115.
- E-VARY543 Pre-Modification First Installment Due Date must only be reported for a modified loan (Loan Purpose = 3 or 4).

18. Pre-Modification Original Principal Balance Amount: The Original Principal Balance (OPB) of the modified loan prior to the modification taking place -- the unmodified Original Principal Balance of the loan per the original note. This field applies to Single Family loans only. This is a controlled field on the Various Loan Record. If this field is reported, Loan Purpose must be “3” or “4”.

Exception Messages

- E-VARY550 Pre-Modification Original Principal Balance Amount must be numeric.
- E-VARY551 Pre-Modification Original Principal Balance Amount must include a decimal point.
- E-VARY552 Pre-Modification Original Principal Balance Amount must be greater than zero.
- E-VARY553 Pre-Modification Original Principal Balance Amount must only be reported for a modified loan (Loan Purpose = 3 or 4).

19. Pre-Modification Interest Rate Percent: The original interest rate of the modified loan prior to the modification taking place -- the interest rate per the unmodified original note. For ARM loans the unmodified original interest rate per the original note without any interest rate adjustments. This field applies to Single Family loans only. If this field is reported, Loan Purpose must be “3” or “4”.

Exception Messages

- E-VARY560 Pre-Modification Interest Rate Percent must be numeric.
- E-VARY561 Pre-Modification Interest Rate Percent must include a decimal point.
- E-VARY562 Pre-Modification Interest Rate Percent must be greater than zero.
- E-VARY563 Pre-Modification Interest Rate Percent must only be reported for a modified loan (Loan Purpose = 3 or 4).

20. Pre-Modification Loan Maturity Date: The original loan maturity date of the modified loan prior to modification taking place -- the maturity date of the loan per the unmodified original note. This field applies to Single Family loans only. If this field is reported, Loan Purpose must be “3” or “4”.

Exception Messages

- E-VARY570 Pre-Modification Loan Maturity Date must be a valid month.
- E-VARY571 Pre-Modification Loan Maturity Date must be a valid day of the month.
- E-VARY572 Pre-Modification Loan Maturity Date must be in YYYYMMDD format e.g. 20400115.
- E-VARY573 Pre-Modification Loan Maturity Date must only be reported for a modified loan (Loan Purpose = 3 or 4).

21. First-Time Homebuyer Indicator: A flag that indicates whether the borrower qualifies as a first time homebuyer. This field applies to Single Family loans only and applies only to purchase loans

(ie. Loan Purpose = “1”). This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record.

Exception Messages

- E-VARY580 First-Time Homebuyer Indicator must be N or Y if reported.
- E-VARY581 First-Time Homebuyer Indicator must only be reported for a purchase loan (Loan Purpose = 1).
- E-VARY582 First-Time Homebuyer Indicator cannot be deleted for a Single Family FHA loan.
- L-VARY583 First-Time Homebuyer Indicator is not applicable for a Multifamily loan.

22. Third-Party Origination Type: Identifies the type of third party that originated the loan. Valid values are: 1 – Broker, 2 – Correspondent, and 3 –Retail. This field applies to Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record, can be changed, and cannot be deleted from a previously-reported value.

Exception Messages

- E-VARY590 Third-Party Origination Type must be 1, 2, or 3 for a Single Family loan.
- L-VARY591 Third-Party Origination Type is not applicable for a Multifamily loan.

23. Upfront MIP Rate: The upfront mortgage insurance premium percentage rate that institutions charge to insure FHA loans. This field applies to FHA, Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record, can be changed, and cannot be deleted from a previously-reported value when the Loan Type is FHA.

Exception Messages

- E-VARY600 Upfront MIP Rate must be numeric.
- E-VARY601 Upfront MIP Rate must include a decimal point.
- E-VARY602 Upfront MIP Rate must be zero or greater.
- E-VARY603 Upfront MIP Rate must only be reported for a purchase or refinance loan (Loan Purpose = 1 or Loan Purpose = 2).
- E-VARY604 Upfront MIP Rate must only be reported for a Single Family FHA loan.
- E-VARY605 Upfront MIP Rate cannot be deleted for a Single Family FHA loan.

24. Annual MIP Rate: The annual mortgage insurance premium percentage rate that institutions charge to insure FHA loans. This field applies to FHA, Single Family loans only. This field applies to loans pooled in September 2012 and thereafter. This is a controlled field on the Various Loan Record, can be changed, and cannot be deleted from a previously-reported value when the Loan Type is FHA.

Exception Messages

- E-VARY610 Annual MIP Rate must be numeric.
- E-VARY611 Annual MIP Rate must include a decimal point.
- E-VARY612 Annual MIP Rate must be greater than zero.
- E-VARY613 Annual MIP Rate must only be reported for a Single Family FHA loan.
- E-VARY614 Annual MIP Rate cannot be deleted for a Single Family FHA loan.