



# MBS Loan Level Disclosure File

## Version 2.0

See Version History for details

### Introduction:

The purpose of this file is to provide MBS Loan Level data users for New Issuance and Monthly Portfolio Disclosure. This layout applies to the Daily New Issuance, Monthly New Issuance, and Monthly Portfolio Disclosures. While MBS Loan Level is an existing disclosure, there are notable changes with Version 2.0, as follows:

- File Format Change: “Legacy” in this layout refers to previous MBS Loan Level file layouts (versions 1.0 – 1.8). In those versions, output included Record Types “H”, “P”, “L”, “T”, and “Z”, including pool records “P” and “T”. These “P” and “T” records are not included in this new format, but this version does incorporate relevant pool record data elements from the legacy MBS Loan Level layout in Record Type LL (items “LL-02” through “LL-06”). The format of the file layout will be pipe bar delimited “|”.
- The legacy file output for the Monthly Portfolio output files included two, separate physical files. Beginning with Version 2.0, there will be a single MBS Loan Level Monthly Portfolio output file. See the File Layout Notes below on page 10 for Monthly Portfolio naming details. New Issuance output files remain as single output files.
- Beyond this format and file changes, there are additional changes in the version history table below.

| Document Version   | History   |
|--------------------|---|
| Versions 1.0 – 1.8 | Legacy versions from 2013 – 2024. Details are provided on the last page of the layout.  |
| Version 2.0        | <p><b>TBD: Tentatively 1<sup>st</sup> Quarter 2025</b> Version 2.0 contains all data elements from Legacy Version 1.8, is the initial Pipe-Delimited version, and includes the following changes:</p> <p>Change Applicable to <u>all files</u> (New Issuance, Monthly New Issuance, and Monthly Portfolio)</p> <ul style="list-style-type: none"> <li>• File Format Change to pipe-delimited (see Introduction section above)</li> </ul> <p>Changes Applicable to <u>Monthly Portfolio</u> only</p> <ul style="list-style-type: none"> <li>• Calculation Adjustments to Loan Age, Field LL-19, and Remaining Loan Term, Field LL-20, using Scheduled UPB instead of Actual UPB in calculations (see Definition column)</li> <li>• A single Monthly Portfolio file of all active loans from both GI and GII programs will be produced in one loan level file. Previous “Ilmon1_YYYYMM.zip” and “Ilmon2_YYYYMM.zip” files will be discontinued, replaced by “Ilmon_YYYYMM.zip”</li> <li>• Removal Reason, Data Element LL-39, has three changes: <ul style="list-style-type: none"> <li>○ Value 2 description is changing from “Repurchase of Delinquent Loan” to “Buyout of Delinquent Loan”</li> <li>○ Value 3 description is changing from “Foreclosure with Claim Payment” to “Foreclosure with or without Claim Payment”</li> <li>○ Value 7 is new, with a description of “Special Assistance”</li> </ul> </li> <li>• Data Element LL-52, Prospective Interest Rate, has been in the layout previously but has not been populated; this element will now be populated.</li> <li>• New Data Element LL-53, ARM Adjustment Effective Date</li> <li>• New Data Element LL-54, Scheduled Unpaid Principal Balance (UPB)</li> </ul> |

**Version 2.0 Implementation:** The following shows the first instances related to this layout Version 2.0: **TBD Tentatively 1<sup>st</sup> Quarter 2025**

- Daily New Issuance                      TBD Pipe-Delimited Format change only; no other changes
- Monthly New Issuance                    TBD
- Monthly Portfolio                         TBD

**MBS Loan Level Disclosure File, V 2.0                      TBD/1/2025**

### MBS Loan Level Disclosure File Format

| Record Type | Short Description           | Occurs in the File         |
|-------------|-----------------------------|----------------------------|
| HH          | Overall File Header Record  | One Record Per File        |
| LL          | Loan Level Record           | One Record Per Active Loan |
| TT          | Overall File Trailer Record | One Record Per File        |

### Header Record Format

| Item  | Data Element        | Type      | Max Length | Format   | Definition  |
|-------|---------------------|-----------|------------|----------|---|
| HH-01 | Record Type = HH    | Character | 2          |          | File Header Record  |
| HH-02 | Reporting Period    | Numeric   | 6          | YYYYMM   | Reporting Period of the data in the file (the “as of” month and year)   |
| HH-03 | File Type           | Numeric   | 2          |          | The indicator of the file frequency. Values are:<br>NI = Daily New Issuance file<br>NM = Monthly New Issuance file<br>MO = Monthly Portfolio file |
| HH-04 | Date File Generated | Numeric   | 8          | YYYYMMDD | The date the file was created   |

### Loan Record Format

| Item  | Data Element     | Type      | Max Length | Format | Definition  |
|-------|------------------|-----------|------------|--------|---|
| LL-01 | Record Type = LL | Character | 2          |        | Loan Level Details Record   |
| LL-02 | CUSIP Number     | Character | 9          |        | The CUSIP is a unique identification number permanently assigned by the Committee on Uniform Securities Identification Procedures (CUSIP) to each publicly traded security at the time of issuance. |
| LL-03 | Pool ID          | Character | 6          |        | The Pool identifier assigned by Ginnie Mae at pooling.  |

|       |   |           |    |          |  |
|-------|---|-----------|----|----------|--|
| LL-04 | Pool Indicator                                      | Character | 1  |          | Identifies the Issue Type of the pool. Values are X, C, or M   |
| LL-05 | Pool Type   | Character | 2  |          | Two-character pool type for the pool (see Ginnie Mae Guide, Chapter 1)   |
| LL-06 | Pool Issue Date                                     | Numeric   | 8  | YYYYMMDD | The date the pool was issued   |
| LL-07 | Disclosure Sequence Number                          | Numeric   | 10 |          | A number used for each loan to identify it distinctly for data disclosures   |
| LL-08 | Issuer ID (including for loan packages in MIP pool) | Numeric   | 4  |          | The four-digit identifier for the current issuer responsible for the loan  |
| LL-09 | Agency (Agency Loan Type FHA, VA, RD, NA)           | Character | 1  |          | Identifier of the government agency. Values are:<br>F = Federal Housing Administration<br>V = Veterans Administration<br>R = Rural Development<br>N = Native American<br>9 = Not Available |
| LL-10 | Loan Purpose  | Numeric   | 1  |          | Purpose of the loan. Values are:<br>1 = Purchase<br>2 = Refinance<br>3 = Loan Modification (HAMP)<br>4 = Loan Modification (non-HAMP)<br>5 = Re-Performing<br>9 = Not Available            |
| LL-11 | Refinance Type                                      | Numeric   | 1  |          | The type of refinance of the loan. Applies to Loan Purpose = 2 loans only. Values are:<br>1 = Not Streamlined, Not Cash Out<br>2 = Cash Out<br>3 = Streamlined                             |
| LL-12 | First Payment Date (First Scheduled Installment)    | Numeric   | 8  | CCYYMMDD | The date in which the first monthly installment payment was due in accordance with the mortgage/note.  |

|       |  |         |    |          |  |
|-------|--|---------|----|----------|--|
| LL-13 | Maturity Date of Loan (Last Scheduled Installment)                                       | Numeric | 8  | CCYYMMDD | The maturity date of this loan in accordance with mortgage/note.   |
| LL-14 | Loan Interest Rate (current interest rate)   | Numeric | 5  | 3.2      | The interest rate of the loan.   |
| LL-15 | Original Principal Balance (OPB at pool issuance)  | Numeric | 15 | 13.2     | The Original Principal Balance of the loan at pool issuance. The value is truncated to the thousandths place.  |
| LL-16 | UPB at Issuance (UPB of the loan at pool issuance)                                       | Numeric | 15 | 13.2     | The Unpaid Principal Balance (UPB) of the loan as of the reporting period. This data element will be blank if the loan is removed within 6 months of pool issuance.  |
| LL-17 | Unpaid Principal Balance (UPB of the loan)   | Numeric | 15 | 13.2     | The unscheduled remaining principal of the loan as of the reporting period. The disclosed value for this data element will be blank for the first six months that a loan is in a pool. Disclosure for this data element will begin in the seventh month. |
| LL-18 | Original Loan Term, in Months  | Numeric | 3  |          | The calculated value of original term of the loan.   |
| LL-19 | Loan Age, in Months  | Numeric | 3  |          | The calculated value of the age of the loan.<br><br>Beginning with <Version 2.0 Implementation>, the calculation adds 1 month to the existing formula.   |
| LL-20 | Remaining Loan Term (Remaining Maturity), in Months                                      | Numeric | 3  |          | The calculated value of Remaining Term of the Loan.<br><br>Beginning with <Version 2.0 Implementation>, the calculation is based on Scheduled Unpaid Principal Balance.  |
| LL-21 | Months Delinquent (1,2,3,4,5,6 where 6 means 6+ Scheduled installments due but not paid) | Numeric | 1  |          | The number of months the loan is delinquent.   |
| LL-22 | Months Pre-Paid (1,2,3,4,5,6 where 6 means 6+ Future                                     | Numeric | 1  |          | The number of months the loan is Pre-Paid.   |

|       |   |           |   |     |  |
|-------|---|-----------|---|-----|--|
|       | scheduled installments have been paid)    |           |   |     |  |
| LL-23 | Loan Gross Margin (ARM Loans only)        | Numeric   | 4 | 1.3 | The rate on an ARM loan added to the index to reach the new mortgage interest rate.  |
| LL-24 | Loan To Value (LTV)                       | Numeric   | 5 | 3.2 | The Original Loan To Value (LTV) of the loan.  |
| LL-25 | Combined LTV (CLTV)                       | Numeric   | 5 | 3.2 | The Original Combined LTV (CLTV) of the loan.  |
| LL-26 | Total Debt Expense Ratio Percent          | Numeric   | 5 | 3.2 | The ratio of all debts of the borrowers to the borrower's qualifying income as defined by the mortgage insurer or guarantor.   |
| LL-27 | Credit Score                              | Numeric   | 3 |     | The credit score of the borrower.  |
| LL-28 | Down Payment Assistance (Yes or No)       | Character | 1 |     | An indicator of whether the borrower received gift funds for the loan Down Payment.  |
| LL-29 | Buy Down Status (Loan Status) (Yes or No) | Character | 1 |     | Buy Down Status of the loan.   |
| LL-30 | Upfront MIP (insurance premium rate)      | Numeric   | 5 | 2.3 | The upfront mortgage insurance premium percentage rate that institutions charge to insure FHA loans.                           |
| LL-31 | Annual MIP (insurance premium rate)       | Numeric   | 5 | 2.3 | The annual mortgage insurance premium percentage rate that institutions charge to insure FHA loans.                            |
| LL-32 | Number of Borrowers                       | Numeric   | 1 |     | Number of Borrowers on the loan.   |
| LL-33 | First Time Home Buyer (Yes or No)         | Character | 1 |     | An indicator for purchase loans of whether the borrower qualifies as a First Time Home Buyer. Values are:<br>Y = Yes<br>N = No |
| LL-34 | Property Type (Number of Living Units)    | Numeric   | 1 |     | Number of Living Units of the property.  |
| LL-35 | State (2 character State Code)            | Character | 2 |     | The 2-character State Code   |
| LL-36 | MSA                                       | Numeric   | 5 |     | Code for the Metropolitan Statistical Area or Micropolitan Statistical Area where the property is                              |

|       |   |           |   |          |   |
|-------|---|-----------|---|----------|---|
|       |   |           |   |          | located. Value is derived from the Census tract associated with the borrower address.   |
| LL-37 | Third-Party Origination Type                  | Numeric   | 1 |          | Identifies the type of third party that originated the loan. Values are:<br>1 = Broker<br>2 = Correspondent<br>3 = Retail   |
| LL-38 | Current Month Liquidation Flag<br>(Yes or No) | Character | 1 |          | An indicator of whether the given loan was liquidated in this reporting month. Values are:<br>Y = Yes<br>N = No   |
| LL-39 | Removal Reason                                | Numeric   | 1 |          | Reason for removal of the loan. Values are:<br>1 = Mortgagor Payoff<br>2 = Buyout of Delinquent Loan<br>3 = Foreclosure with or without Claim Payment<br>4 = Loss Mitigation<br>5 = Substitution<br>6 = Other Removal<br>7 = Special Assistance |
| LL-40 | As of Date                                    | Numeric   | 6 | CCYYMM   | Reporting period for the data.  |
| LL-41 | Loan Origination Date                         | Numeric   | 8 | CCYYMMDD | The date of loan origination.   |
| LL-42 | Seller Issuer ID                              | Numeric   | 4 |          | The four digit identifier for the Issuer selling the pool.  |
| LL-43 | Index Type                                    | Character | 5 |          | The type of ARM index being used for the ARM loan. Values are:<br>CMT = for Constant Maturity Treasury<br>LIBOR = for London Interbank Offered Rate   |
| LL-44 | Look-Back Period                              | Numeric   | 2 |          | The two-digit time period used to establish a specific point in time for the particular ARM Index that will be used to determine the interest rate change. (Used in conjunction with the published index tables. See                            |

|       |                                   |         |   |     |  |
|-------|-----------------------------------|---------|---|-----|--|
|       |                                   |         |   |     | Ginnie Mae MBS Guide Chapter 26). This applies to loans in ARM Pools only.<br>Values are:<br>"30" = 30-day look back<br>"45" = 45-day look back  |
| LL-45 | Interest Rate Change Date         | Numeric | 8 |     | The date of the next interest rate change for the loan in an ARM pool, i.e. the date the interest rate changes.  |
| LL-46 | Initial Interest Rate Cap         | Numeric | 1 |     | The maximum interest rate change amount (+/-) for the loan in an ARM pool, applicable only to the initial interest rate change.  |
| LL-47 | Subsequent Interest Rate Cap      | Numeric | 1 |     | The maximum interest rate change amount (+/-) for the loan in an ARM pool for each of the annual rate changes following the initial period. The Cap is constant for each annual change and is applied to the current interest rate (not the initial interest rate).  |
| LL-48 | Lifetime Interest Rate Cap        | Numeric | 1 |     | The maximum interest rate change amount (+/-) of the loan in an ARM pool over the life of the loan.  |
| LL-49 | Next Interest Rate Change Ceiling | Numeric | 5 | 2.3 | The maximum interest rate that the loan in an ARM pool can have for each interest rate change. This data element will have the initial rate change ceiling during the initial period. After this and during each annual change period this data element will have the ceiling for each respective annual change. The value in this data element can change for each adjustment period. |
| LL-50 | Lifetime Interest Rate Ceiling    | Numeric | 5 | 2.3 | The maximum interest rate that the loan in an ARM pool can have for the life of the loan. This is a constant value for the loan and does not change over the life of the loan.   |
| LL-51 | Lifetime Interest Rate Floor      | Numeric | 5 | 2.3 | The minimum interest rate that the loan in an ARM pool can have for the life of the loan. This is a constant   |



|       |  |         |    |          |  |
|-------|--|---------|----|----------|--|
|       |  |         |    |          | value for the loan and does not change over the life of the loan.  |
| LL-52 | Prospective Interest Rate                | Numeric | 5  | 2.3      | The new "to be" interest rate of the ARM loan. The data element only applies to loans in Adjustable Rate Mortgage pools. Disclosure begins with <Version 2.0 Implementation> and thereafter. This data element is populated on the Monthly Portfolio file only.  |
| LL-53 | ARM Adjustment Effective Date            | Numeric | 8  | CCYYMMDD | The effective date of the ARM adjustment. Disclosure begins <Version 2.0 Implementation> and thereafter. This data element is populated on the Monthly Portfolio file only.  |
| LL-54 | Scheduled Unpaid Principal Balance (UPB) | Numeric | 15 | 13.2     | The dollar amount of the current Unpaid Principal Balance of the loan amortized through the month following the current reporting period. Disclosure begins <Version 2.0 Implementation> and thereafter.<br><br>The disclosed value for this data element will be blank for the first six months that a loan is in a pool. Disclosure for this data element will begin in the seventh month. |

### Trailer Record Format

| Item  | Data Element     | Type      | Max Length | Format | Definition  |
|-------|------------------|-----------|------------|--------|---|
| TT-01 | Record Type = TT | Character | 2          |        | File Trailer Record   |
| TT-02 | Report Period    | Numeric   | 6          | YYYYMM | Reporting Period of the data in the file  |
| TT-03 | Loan Count       | Numeric   | 9          |        | The number of loans/LL Records contained in the file. This count does not include the "HH" or "TT" records. |

Loan Level Disclosure File Layout Notes:

- This layout applies to active Single Family loans only.
- Loan Level Disclosure File Naming Convention:
  - Daily New Issuance Files: “dailyII\_new.zip”.
  - Monthly New Issuance Files: “dailyII\_mni\_YYYYMM.zip”, where “YYYY” is the four-year digit year and “MM” is the month.
  - Monthly Portfolio Files: “IImon\_YYYYMM.zip” (contains loans in both Ginnie Mae I and Ginnie Mae II pools), where “YYYY” is the four-year digit year and “MM” is the month.

MBS Loan Level Legacy Versions 1.0 – 1.8 This is the legacy Loan Level File History prior to Version 2.0.

| Legacy Document Versions | History  |
|--------------------------|--|
| Version 1.0              | 02/08/2013 Initial Version   |
| Version 1.1              | 03/07/2013 Version 1.0 with two additions:<br>1) Layout Note 5 has additional information<br>2) “L” Record field additions for “Current Month Liquidation Flag” and “Removal Reason”.  |
| Version 1.2              | 04/15/2013 Version 1.1 with this revision:<br>Added a new value of “MNI” for the “XXX” portion of the file name as found in the Overall File Header and Overall File Trailer records to identify the Monthly New Issuance disclosure file.   |
| Version 1.3              | 05/21/2013 Version 1.2 with this revision: Correction to format of Field 10 of the “L” Record, Loan Interest Rate. The format correction is from 9(3)v9(2) to 9(2)v9(3).   |
| Version 1.4              | 08/01/2013 Version 1.3 with this revision: Added upper and lower disclosure limits to “L” Record elements: Loan To Value, Credit Score, and Total Debt Expense Ratio Percent.  |
| Version 1.5              | 01/01/2014 Version 1.4 with this revision: Added data privacy considerations to the Loan Level Record.   |
| Version 1.6              | 04/01/2015 Version 1.5 with this revision:<br>1) “L” Record field addition for “Loan Origination Date” and “Seller Issuer ID”.<br>2) Total Record length for the “L” Record is expanded from 142 to 154.   |
| Version 1.7              | 12/01/2017 Version 1.6 with this revision: “L” Record field additions for 10 fields: “Index Type”, “Look-Back Period”, “Interest Rate Change Date”, “Initial Interest Rate Cap”, “Subsequent Interest Rate Cap”, “Lifetime Interest Rate Cap”, “Next Interest Rate Change Ceiling”, “Lifetime Interest Rate Ceiling”, “Lifetime Interest Rate Floor”, and “Prospective Interest Rate”. |
| Version 1.8              | 02/01/2021 Version 1.7 with this revision:<br>The addition of one new value, “5 = Re-performing” to Field 6, “Loan Purpose” in the “L” Record. The addition of this value does not change the field length or the total record length for the “L” Record: the “L” Record length remains as 192.  |