



Ginnie Mae REMIC

REMIC Trust Social Data Disclosure File 1.0

Effective April 2026

See Version History for details.

Ginnie Mae REMIC Trust Social Disclosure File Version History

Document Version	History
Version 1.0	Initial Version

Introduction

This Real Estate Mortgage Investment Conduit (REMIC) Trust Social Disclosure file provides information at the REMIC Trust level, where the underlying collateral of the REMIC Trust is considered Social.

In 2024 and 2025, Ginnie Mae began disclosing Social Indicator data in its Mortgage Backed Security (MBS) Pool and Platinum Pool files. Pools that are Social at the MBS Pool and Platinum Pool levels are available collateral for REMIC Trusts that are considered Social, with population rules as follows:

1. The REMIC Trust Social file is populated using the Social Indicator status of the underlying MBS pool, Platinum pool, and REMIC Trusts that serve as collateral of the REMIC trust as of the applicable monthly factor date.
2. When all of the REMIC Trust collateral has a social indicator value of “Y”, the REMIC Trust is given a “Y” for Social Indicator.

This document provides the technical specification for the file layouts, record types, and data for the REMIC Trust Social Disclosure File.

REMIC Trust Social Disclosure Summary Characteristics

Characteristic	Description
One Physical File	REMIC Trust Social Disclosure File: REMIC Trust information with one record per active Trust. This is one physical file with single header record at the beginning of the file and single trailer record at the end of the file.

	One REMIC Trust Social Disclosure File will be provided per month.
Flexible Format	All Records are produced as text format with Pipe () delimited separation between fields. The files will be published in a text format.
Population of Records and Fields	REMIC Trust Social Record will always be produced. There can be occurrences of “ ” bar-bar where there is no data value for a field. REMIC Trust Social Records are “data driven”, and therefore individual Record Types are produced based on the characteristics of the Trust and its underlying collateral.
Explicit Decimal Point	For fields that have values with decimal points, the REMIC Trust Social File records will explicitly include the decimal point.
Sort Order of Records	REMIC Trust Social File: Records will be sorted by REMIC Trust ID in ascending order.
Record Type Layouts—Item Number	Each of the Record Type layouts in this document have an “Item” number column. The Item numbers are for documentation reference only and are not included in the physical output record.
Version 1.0 Test Files	No Test Files are Provided
Implementation Dates, V1.0	Monthly File: First Issuance is the 9 th Business Day of April, 2026

General Characteristics of the Files and Records

This section of the document provides an overview of the common characteristics of the records in the files. The detailed technical specification of files and record formats is in the following section of this document.

REMIC Trust Social File—The records in this file have a single common format, where there is one record per REMIC trust with specified fields. This file does not have stratifications or enumerations.

REMIC TRUST SOCIAL DISCLOSURE FILE -- DESCRIPTION OF THE FILE HEADER, TRAILER, AND RECORD TYPES

Record Type HR, REMIC Trust Social File Header Record (One Header Record in the REMIC Trust Social File)

Item	Data Element	Type	Max Length	Format	Definition
01	Record Type = HR	Character	2		File Header Record
02	Reporting Period	Numeric	6	YYYYMM	The monthly reporting period for the data in the file.
03	Create Date	Date	8	YYYYMMDD	The date that the file is produced.

Record Type RS, REMIC Trust Social Detail - One Record per REMIC Trust. Records are sorted by Trust ID.

Item	Data Element	Type	Max Length	Format	Definition
01	Record Type = RS	Character	2		REMIC Trust Social Detail Record
02	REMIC Trust	Character	13	GNMA- YYYY-NNN	REMIC Trust Identifier
03	REMIC Trust Settlement Date	Date	8	YYYYMMDD	The date that the Trust was settled
04	Social Indicator	Character	1		The code to indicate if all collateral in the REMIC Trust contains a Social Language insert in its collateral pool prospectus. Values are: Y = REMIC Trust is identified as Social (all REMIC Trust collateral is Social)

Record Type TR, REMIC Trust Social File Trailer Record (One Record in the REMIC Trust Social File)

Item	Data Element	Type	Max Length	Format	Definition
01	Record Type = TR	Character	2		File Trailer Record
02	Reporting Period	Numeric	6	YYYYMM	The monthly reporting period for the data in the file.
03	File Create Date	Date	8	YYYYMMDD	The date that the file is produced.
04	Detail Record Count	Numeric	8		Control total of the total number of records with Record Type = "RS" in the file.

REMIC Trust Social Disclosure File Layout Notes:

- This layout applies to active REMIC Trusts only.
- REMIC Trust Social File Naming Convention:
 - Monthly REMIC Trust Social File: “REMICSocial_YYYYMM.zip”, where “YYYY” is the four-year digit year and “MM” is the month.