

Issuer & Modernization Outreach Call

June 26, 2018

Agenda

- [Ginnie Mae 2020](#)
- MyGinnieMae
- [IOPP](#)
- MFPDM
- RSA Token Migration
- [MBS I ACH Debit Change](#)
- [APM 18-04](#)
- Waiver Recall

Ginnie Mae 2020

The white paper outlines our strategic direction over the next few years.

Ginnie Mae 2020 initiatives are:

- Sizable
- Impactful
- Industry-facing
- Focused on utility

Sections of Ginnie Mae 2020

Modernizing the MBS Program and platform

Enhancing Ginnie Mae's counterparty risk management

Demonstrating the ability to innovate

Ginnie Mae 2020: Digital Collateral Initiative

Key Initiative and Strategy Features

“Digital collateral” stands for the digitized equivalent of existing collateral requirements (i.e. a digital mortgage as the equivalent of a hard promissory note).

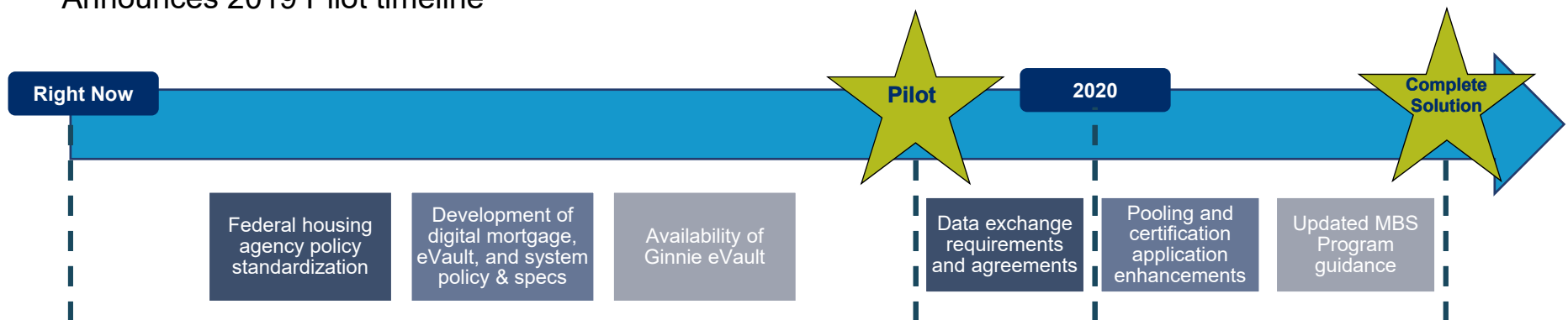
Provides for the creation of government digital mortgage standards, policies, and format specifications.

Will enable acceptance of pools/loan packages comprised of digital mortgages and other digitized loan files.

Announces intent to centralize delivery Digital Mortgage Pools onto a Ginnie Mae controlled electronic vault.

Announces plan to implement data-to-data automated certification of “e” files.

Announces 2019 Pilot timeline



MyGinnieMae

What is MyGinnieMae?

- A portal designed to provide a single gateway to Ginnie Mae's systems, applications, and resources.

The screenshot displays the MyGinnieMae portal interface. At the top, there is a navigation bar with links for Communities, Tools, Files, and Knowledge Center. Below this is a header section featuring the Ginnie Mae logo with the tagline "Our Guaranty Matters" and the MyGinnieMae logo. A search icon and a user profile for "Hello Laticia" are also present. The main content area is titled "My Dashboard" and "Finance". A large blue banner with a circuit pattern and a hand pointing at a screen is titled "Ginnie Mae's Modernization Effort". Below the banner are three cards: "Platinum Pool Processing Application Now Available", "My Ginnie Mae Community", and "Modernization Effort". At the bottom, there is a section for "Congressional Budget Authority" with four columns, each stating "There is no data available." and a "VIEW DETAILS" button. To the right is an "IOPP Scorecard" section with a "Program Type" dropdown set to "Single Family" and a table with columns for "ISSUER ID", "ISSUER NAME", "OPER. SCORE", and "DEF. SCORE". The table shows a yellow bar for the Operational Score and an orange bar for the Deficiency Score.

Communities Tools Files Knowledge Center

Ginnie Mae Our Guaranty Matters MyGinnieMae

My Dashboard Finance

Ginnie Mae's Modernization Effort

Platinum Pool Processing Application Now Available

My Ginnie Mae Community

Modernization Effort

Congressional Budget Authority

There is no data available. There is no data available. There is no data available. There is no data available.

VIEW DETAILS

IOPP Scorecard

Program Type: Single Family Multifamily HMBS

ISSUER ID	ISSUER NAME	OPER. SCORE	DEF. SCORE

MyGinnieMae (cont.)

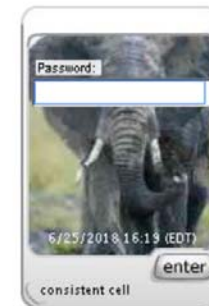
Why the change?

MyGinnieMae is secure and meets FICAM and NIST requirements by providing:

- **Single Sign-On** – provides seamless access to business applications using a single ID and password.
- **Secure Image and Phrase** – adds security by showing users their designated secure image and phrase in conjunction with the login screen.
- **One-Time Password (OTP)** – this code is sent to the user's email when accessing a secured application.



To confirm your identity, enter the code sent to you in email.



When is it coming?

Ginnie Mae intends to onboard a limited number of “Early Adopter” organizations beginning in August. All others are targeted to onboard in 2019.

Issuer Operational Performance Profile (IOPP)



Single Family Prepayment Rate

New metric added to the IOPP tool to track the Single Family Prepayment Rate of its Issuers. This new metric captures the Single Conditional Prepayment Rate (CPR) and can be viewed on many existing reports in the tool.

Check the IOPP page on the Ginnie Mae website for updated resources and information:

https://ginniemae.gov/issuers/issuer_tools/Pages/iopp.aspx

For questions regarding access to the IOPP tool, please see your Security Officer or email GinnieMaeIOPPTool@hud.gov

MFPDM Application

Background

The Multifamily Pool Delivery Module (MFPDM) application was released on May 25th 2018 for a modernized User Experience for select MF Issuers in pilot. The purpose of MFPDM is for front-end processing and Issuer pool submission. MFPDM is accessible via the MyGinnieMae Portal.

Scope

Front End Multifamily Pool Submission	User Experience	Pilot
<ul style="list-style-type: none">✓ Modernized Application for ALL Multifamily Pool Types✓ Create and Edit Pool & Loan✓ Save Pool & Loan✓ Validate Pool✓ Submit Pool✓ Initial Construction Loan Pools✓ Tracking processed Pools & Loans	<ul style="list-style-type: none">✓ Ease of Use✓ Consistent Design✓ Search & Filter✓ Upload & Export✓ Issuer Dashboard✓ Role Driven Functionality✓ Inbox / Tasks	<ul style="list-style-type: none">✓ 6 Issuers✓ 22 Testers
TIMEFRAME		
Pilot (2 Months) – June / July 2018		Onboarding for remaining MF Issuers – Tentatively begins August and carries into 2019

RSA Token Migration

The [RSA SecurID](#) two-factor authentication mechanism consists of a "token" — either hardware (e.g. a key fob) or software (a soft token) — which Ginnie Mae uses to protect private information during the submission and approval of functions in Ginnie Mae systems.

Hard Token

- can easily be misplaced
- must always be accessible to the user
- must be replaced when they expire

Soft Token

- + lower cost
- + more efficient
- + supports the data center migration effort

Next Steps

- Ginnie Mae will reach out to existing token holders in October to begin the migration from hard to soft tokens

MBS I ACH Debit Change

GOAL:	Transfer ACH debit responsibilities for Ginnie Mae MBS I from FRBNY to Ginnie Mae's Central Paying & Transfer Agent (CPTA).
APPLICABILITY:	Ginnie Mae I MBS Program
EFFECTIVE:	Effective August 1, 2018 Issuers must ensure compliance with <u>APM 18-05</u> .
NEXT STEPS:	<p>Pre-collection testing - Two "Zero Debit" transactions will be made on July 11 and August 9.</p> <p><i>No action required by Issuers</i> - Ginnie Mae will reach out to any Issuers who have impeded transactions.</p>
QUESTIONS:	Contact the Ginnie Mae Help Desk at 1-800-234-6442 (GNMA), Option 4

APM 18-04:18-04-Eligibility of VA Refinance Loans under the Economic Growth, Regulatory Relief, and Consumer Protection Act, S.2155

The Act was signed into law on May 24, 2018

APM 18-04 implements Section 309(b) of the Act, which restricts Ginnie Mae's authority to securitize VA Refinances unless the certain conditions are met beginning with June 2018 issuances.

To be eligible for securitization, the note date of the refinance loan must be on or after the later of:

- a) the date that is 210 days after the date on which the first monthly payment was made on the mortgage being refinanced, and
- b) the date on which 6 full monthly payments have been made on the mortgage being refinanced.

VA refinances that do not meet this condition are essentially defective loans. All VA Refinances are subject to the new seasoning test.

Issuers with defective VA Refinances within certified and uncertified pools are being asked to restructure pools, or to buy out loans immediately if the security was already issued.

As noted in APM 18-04, Ginnie Mae will be implementing additional pool certification requirements to ensure compliance with the Act. This changes will be announced via APM.

Waiver Recall

What will happen?

- Via APM, Ginnie Mae will recall all outstanding waivers
- Issuers and Document Custodians will need to submit any existing waiver to the prescribed Ginnie Mae inbox
- Once received, Ginnie Mae will process and re-issue waivers as needed
- Waivers that are not submitted will be automatically rescinded
- All re-issued waivers will reflect a standard format

Why?

- To provide all program stakeholders greater clarity concerning waived provisions
- MBS Guide will be updated to include revised headers and section identifiers
- Waiver issued previously may not reflect the most current MBS Guide provisions

When?

- The publication of the APM is planned for late summer
- Issuers will be afforded a period of at least 30 days to submit the waivers
- Ginnie Mae will re-issue the waivers prior to the end of the calendar year