

1. Overview

1.1 Description of Implementation Effort

The purpose of the Payment Default Status (PDS) Reporting project is to expand Ginnie Mae's data collection to include additional data on Single Family defaulted loans. The PDS data will enable Ginnie Mae to better analyze servicer liquidity stress and loss mitigation outcomes and enhance its targeted sampling methodology for compliance reviews.

For PDS reporting, each Issuer will be required to report on all Single Family loans that fall into one or more of the below categories:

- One month or more delinquent.
- Where the borrower is in bankruptcy, whether or not the borrower is current on loan payments.
- Where the borrower is in forbearance, whether or not the borrower is current on loan payments.
- The borrower is current on their mortgage payments, and for which the Issuer is pursuing an alternative to foreclosure, other than bankruptcy or forbearance.

The PDS reporting enhancement will allow for data collection of the following data elements.

Field Number	Field Name
1	Record Type
2	Ginnie Mae Loan ID
3	Pool ID
4	Issuer Loan ID
5	Default Reason Code
6	Estimated Forbearance Term
7	Default Action Code
8	Default Action Code Date

The PDS reporting delinquency record was designed to address multiple actions for a loan within a reporting period. At a minimum, at least one action code and date must be reported for a loan, and within a given reporting period the PDS reporting delinquency record can accommodate up to 20 action codes and related action code dates.

1.2 PDS Testing Organizations

Issuers are responsible for maintaining compliance with the updated MBS Guide [Appendix VI-22](#). This includes Issuers with standalone servicing or reporting systems; sub-servicers; servicing bureaus; servicing platform providers; and servicing software providers. **Testing Organizations** must successfully test file submissions prior to the December implementation.

- Issuers who use proprietary in-house monthly reporting software, or a custom configuration of a service bureau's monthly reporting file.
- Service bureaus or other providers of monthly reporting software. Issuers who utilize service bureaus, or other providers of monthly reporting software, are not required to test individually. Issuers relying on those entities will be considered compliant with the testing requirements with a successful test completed by service bureaus or other software providers.
- Issuers who voluntarily desire to test but use a service bureau and are not otherwise required to test.
- **Note:** Issuers who manually key data in MyGinnieMae are not required to test. Additional training will be provided on manually entering PDS data in MyGinnieMae prior to requiring the submission of RFS expanded data.

1.3 Testing Scope

Testing of the new PDS reporting data will focus on the Testing Organization's ability to successfully report the new data elements documented in Ginnie Mae's [Appendix VI-22](#) and in accordance with their Test Plan as submitted per [Section 1.5](#).

For PDS testing, Ginnie Mae has developed a schedule that provides the Testing Organizations flexibility for when a test will be completed. For PDS, the testing window will start in May 2024 and continue through November 2024. Through the Test Plan the Testing Organization will provide the period they will participate in a test.

Testing Organizations will compile their test data and submit through one of the following methods.

- The high-volume secure FTP (sFTP) Issuer file reporting workflow
- MyGinnieMae (MGM) file upload for loan level files.
- Testing organizations will submit PDS data using the same method they currently use for RFS data submissions. Additional testing details and instructions will be provided to organizations upon submission and approval of their PDS Test Plan

Ginnie Mae will offer virtual training for issuers that plan to manually enter their PDS data. Issuers that intend to manually submit PDS data are not required to test.

1.4 Testing Registration

Organizations that intend to test must register by completing the [PDS Registration Form](#) no later than May 31, 2024. The registration form will collect basic information about the testing organization such as:

- Organization name

- Points of contact, email address, and phone numbers
- Issuers supported by the Testing Organization

If multiple registrations are submitted for the same testing organization, the PDS team will be in contact to clarify which information should be used for testing.

1.5 Testing Organization Test Plan

In addition to the registration, each testing organization must complete a [PDS Test Plan](#) no later than June 30, 2024. The test plan describes the organization's overall testing strategy and will include:

- Issuer IDs to be used for testing.
- The volume of test data (Number of Pools and Loans).
- The Testing Organization's planned testing month.
- The method in which data will be reported.

2. Testing Organization Preparation

To have a successful test, Testing Organizations will need to prepare their software and environment. It is expected that each Testing Organization will have completed their own development lifecycle to address the required changes and are production ready for the new reporting requirements prior to testing with Ginnie Mae. It is the responsibility of the Testing Organization to prepare test data as described in their test plan(s) and to submit their test data through the high-volume secure FTP (sFTP) or the MGM file upload.

3. PDS General Test Data Preparation Instructions

To prepare for testing, Testing Organizations will submit an extract or entire portfolio based on production data. It is up to the Testing Organization to select the appropriate pools and loans to be used for testing purposes. The test data must meet the following requirements:

- Test data must be based on production data. Any deviations from production data must be documented in the test plan and approved prior to testing with Ginnie Mae. This includes obfuscation of any fields.
- Test data within a test file must be for the same report period as specified in the Testing Organization test plan.
- Testing Organizations may submit an entire portfolio of test data according to [Appendix VI-22](#), or at a minimum enough pools and related loans that reasonably represent a populus of loans that include the new PDS reporting data.

3.1 PDS Test File Requirements

Testing Organizations will report the RFS Monthly PDS Loan Level Reporting as described in Appendix VI-22. This includes the H Record, D Record and the T Record.

3.1.1 PDS Test File Naming Convention

The file naming convention for a PDS loan level submission file is as follows:

pdsyyyymmss.iiii

where:

- “pds” is constant.
- “yyyymm” is the report period, year/month, the testing data represents.
- “ss” is a file sequence number; the default value is 01; if needed this number should be incremented by one for every subsequent file submitted during a test cycle. (For example, if an Issuer submits four files during a given reporting period, the valid formats would be pds20240401.iiii, pds20240402.iiii, pds20240403.iiii, and pds20240404.iiii).
- “iiii” is the Issuer ID number for the Issuer,

The file naming convention for a submission file that contains data for more than one Issuer ID is:

- pdsyyyymmss.iiiim

where:

- “pds” is constant.
- “yyyymm” is the report period, year/month, the testing data represents.
- “ss” is a file sequence number; the default value is 01; if needed this number should be incremented by one for every subsequent file submitted during a test cycle. (For example, if an Issuer submits four files during a given reporting period, the valid formats would be rfs20240101.iiiim, rfs20240102.iiiim, rfs20240103.iiiim, and rfs20240104.iiiim).
- “iiii” is the Issuer ID # for any of the Issuers represented in the file. For example, if a single submission file contains data for Issuer with Issuer ID#'s 9997, 9998, and 9999, the valid formats would be any of the following: pdsyyyymmss.9997m, pdsyyyymmss.9998m, or pdsyyyymmss.9999m.
- “m” is constant.

3.1.2 PDS Test File Submission

Testing Organizations will utilize the same methods they currently use to submit their Issuer Monthly Report of Pool and Loan Level data. PDS files will be submitted through the RFS system.

NOTE: This is a separate submission from RFS. Currently, there are two methods for submitting test files to Ginnie Mae:

1. The high-volume secure FTP (sFTP) Issuer file reporting workflow.
2. MyGinnieMae (MGM) file upload for PDS test files.

NOTE: The MGM file upload for testing PDS will be a different option within MGM from the PDS Upload option for production file submission.

4. Test Window for Submission of Files

The testing window will open on business days between 7:00AM to 5:00PM EST, beginning May 1, 2024, through October 31, 2024.

5. Testing Feedback During Test Execution

After a PDS test file is processed by RFS, the identified exceptions/concerns will be communicated back to the POC identified in the test plan. Any questions or concerns regarding the exceptions/concerns should be directed to [Ginnie Mae's help desk](#).

6. Testing Acceptance

Generally, acceptance of testing will be measured by the extent of RFS Exceptions triggered by the specific test files. Ideally there will be no exceptions and the testing is accepted. Otherwise, there can be “explainable” reasons for the RFS exceptions, and the testing will be accepted.

7. Go-Live First Production Month

All Single Family Issuers will be responsible for reporting Monthly PDS Loan Level data starting in December 2024. The data reported will be data reflecting November 2024 activity.