



Modernization & Issuer Outreach Call

November 21st, 2024

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Payment Default Status (PDS) Data Collection

PDS Data Collection



Congratulations to all testing organizations, as of November 1st PDS testing is 100% complete!

Per APM 24-06 released on April 17th, 2024, Ginnie Mae is implementing the collection of additional data on Single Family defaulted loans. Starting **December 1st, 2024**, Issuers will submit both PDS and supplemental forbearance files in RFS until calendar month June 2025.

Impact/Audience

All Single Family Issuers reporting defaulted loans are responsible for maintaining compliance with the updated MBS Guide [Appendix VI-22](#). This includes:

- Issuers with standalone servicing or reporting systems
- Subservicers
- Servicing Bureaus
- Servicing Platform Providers
- Servicing Software Providers

Summary of Changes

Ginnie Mae is implementing a new data collection process 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

Implementation & Go-Live

As stated in [APM 24-06](#), PDS Reporting will be required for all Single Family issuers starting December 2024 using November 2024 Report Period Data

- Issuers are to continue submitting the existing supplemental forbearance file for a period of six months.

Training

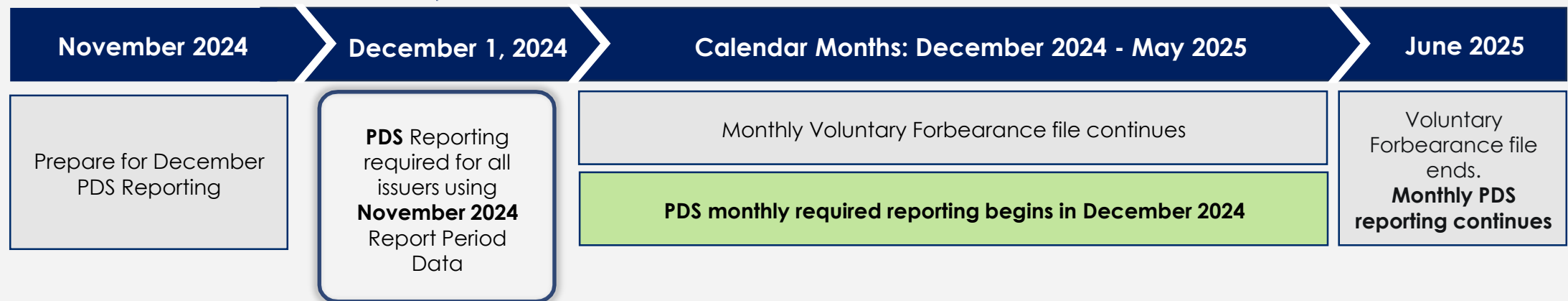
Manual Entry Trainings will be provided on **November 20th** and **November 26th**. Both trainings will include the same content and provide time for Q&A. Sign up for training here: [Training Registration](#)

Resources

Please refer to the PDS section of the [Modernization Initiatives](#) page

PDS Data Collection: Forbearance

- » Since February 2021, Issuers have voluntarily reported forbearance data to Ginnie Mae. The goal is for PDS reporting to eventually replace the forbearance file.
- » Per [Modernization Bulletin #54](#), Issuers are to continue submitting the existing supplemental forbearance file for a period of six months to enable minimal disruption to the forbearance disclosure. **During this time, issuers will submit both PDS and supplemental forbearance files.**



Document Custodian Transfer and Merger

Issuer Transfer/Merger of Document Custodians

The process whereby Issuers request Document Custodian Transfer and Mergers is being migrated from GinnieNET into MyGinnieMae (MGM).

Impact/Audience

- Issuers
- Document Custodians

Summary of Changes

Optimized Merger/Transfer Access

To enhance accessibility, MGM will feature a 'Transfer Request' tab navigable through the MGM 'Tools' dropdown. **Users will no longer use GinnieNET for Transfer and Merger Requests.**

Acknowledgement Before Submission

In order to reduce errors and improve the flow of Transfers and Mergers, Issuers and Document Custodians will have to acknowledge each request prior to submitting.

Functional Roles

There is a new **MF-Transfers Basic User** functional role to initiate, create, save, and edit Document Custodian Transfer and Merger requests and download associated reports. There is no change to the existing **MF-Transfers Authorized Signer** role.

Implementation & Go-Live

- **Go-live targeted for 1/17/2025**
- Planned **training** will be announced on GinnieMae.gov and updated **user materials** will be available
- Organization Admins at MF Issuers will need to assign the MF-Transfers Basic User functional role to users initiating transfer and merger requests.

Issuer Transfer/Merger of Document Custodians

- **Scope:** Migrate Document Custodian Transfer and Merger processing into MyGinnieMae, add a new functional role for MF Issuer users requesting transfers/mergers, and add request acknowledgement to the workflow.
- **Benefits:** Easy access to the Document Custodian Transfer and Merger Process via MGM and enhanced error mitigation early in the process through request confirmation.

Benefits & Functionalities

Optimized Merger/Transfer Access

To enhance accessibility, MGM will feature a 'Transfer Request' tab navigable through the 'Tools' dropdown. **Users will no longer use GinnieNET for Transfer and Merger Requests.**



Acknowledgement Before Submission

To reduce errors and improve the flow of Transfers and Mergers, Issuers and new Document Custodians will have to acknowledge each request prior to submitting.

The screenshot shows a form titled 'Summary of Partial Portfolio Document Custodian Merger'. The form is divided into two main sections: 'Selected Custodian(s)' and 'Custodian(s) on Record'. The 'Selected Custodian(s)' section shows a table with columns 'Custodian' and 'Number of Post(s) Transferred'. The 'Custodian(s) on Record' section shows a table with columns 'Custodian' and 'Number of Post(s) Retained'. Below the tables, there is a checkbox for 'I hereby acknowledge the summary of the above Document Custodian Transfer/Merger Request.' and a text input field for 'Enter RSA SecurID Passcode *'. The form has 'Submit' and 'Cancel' buttons at the bottom right.

Custodian	Number of Post(s) Transferred
000536 - Wells Fargo Bank, N.A.	5

Custodian	Number of Post(s) Retained
000536 - Wells Fargo Bank, N.A.	25
000545 - ALLEGANCE BANK	170
000468 - U S BANK NATIONAL ASSOCIATION	306
000536 - Wells Fargo NA	622

SFPDM Business Rule and Logic Updates

Upcoming SFPDM Business Rule and Logic Updates

Ginnie Mae will be making updates to the system logic of the Single-Family Pool Delivery Module (SFPDM) to address Issuer feedback and to ensure accurate disclosures. The updates are described below.

Please refer to [Modernization Bulletin #55](#) for further details. These changes become effective **November 22, 2024**.

1

First Payment Date on Construction-to-Permanent Loans

For permanent construction financing loans, the first payment date after modification may be earlier than the first payment pre-modification

- **A new business rule (warning)** will be returned so that Issuers are aware that this does not apply to loans other than single closed Construction-to-Permanent loans

2

Validate FHA ADP Codes on Buydown Loans

Implement validations on the FHA ADP code in the Case Number for FHA Single Family loans

3

Allow Buydown Loans in ET Pools

Remove business rule error that prevented buydown loans from being pooled in ET pools

4

Restrict ARMs from Digital Pool/Loan Packages

Do not allow the securitization of Digital Collateral of ARM loans.

5

Allow High Balance RG loans in M JM Pools

Effective 11/22/2024, High Balance Re-performing loans (Jumbo RG) can be pooled in GNMA II – M – JM pools

**Only if such loans are pooled at issuance (added as part of New Pool creation using Import/Manual creation or added to an existing pool using Import/Manual creation). The error will still be returned when replacing existing loans with such loans for an issued pool during Final Certification.*

MyGinnieMae Optimization

MyGinnieMae Optimization

Ginnie Mae is modernizing and upgrading technologies for certain MyGinnieMae (MGM) applications to enhance the user experience, making tasks faster and easier to complete.

Impact/Audience

Depositors

Applications in Scope

- Platinum

Issuers

Applications in Scope

- Dashboard Widgets
- CM
- RPN
- MAMS
- PTS
- Submission Center

Summary of Changes for All Applications in Scope

- The user interface will feature an updated look and feel compared to the current version.
- These changes will enhance ease of use and increase efficiency, leading to faster workflows and improved productivity.
- Application changes will be deployed in phases

Note:

There will be no change to existing application functions or processes

Implementation & Go-Live

Depositor Application Timeline

- Platinum Application: **Targeted go-live 1/10/25**

Planned Resources:

- Modernization Bulletin
- Updated User Materials

Issuer Application Timeline

- Planned Q1 2025:
CM, RPN, Dashboard Widgets
- Planned Q2 2025:
MAMS, PTS, Submission Center

RFS Expanded Data Collection

RFS Expanded Data Update

In September (August reporting), Ginnie Mae implemented the collection of additional loan-level data elements for all Ginnie Mae approved Issuers as part of the Reporting and Feedback System (RFS) investor reporting process.

For the September reporting period, the team processed:

- All Issuers reported the new expanded data loan record as expected!
- 907 submitted files representing 349 Issuers
- 18,236,625 Loan Records
- The initial release resulted in some unexpected exceptions being captured in the reporting process.
 - A change was implemented to suppress the exceptions resultant from the new data in mid-September.

» Next Steps:

- Ginnie Mae will continue to analyze monthly data reporting
- Of Note, Issuer Operational Performance Profile (IOPP) will continue to exclude the new exceptions through February 2025 (January reporting). Scoring of the new data exceptions will begin in March 2025 (February reporting).

Recognition:

- *Issuers have been exceptionally responsive in incorporating the expanded data set and resolving data quality issues!*
- Issuers are now in the routine of reporting the Doc Custodian and Subservicer Various records, when the loan is new or a change occurred

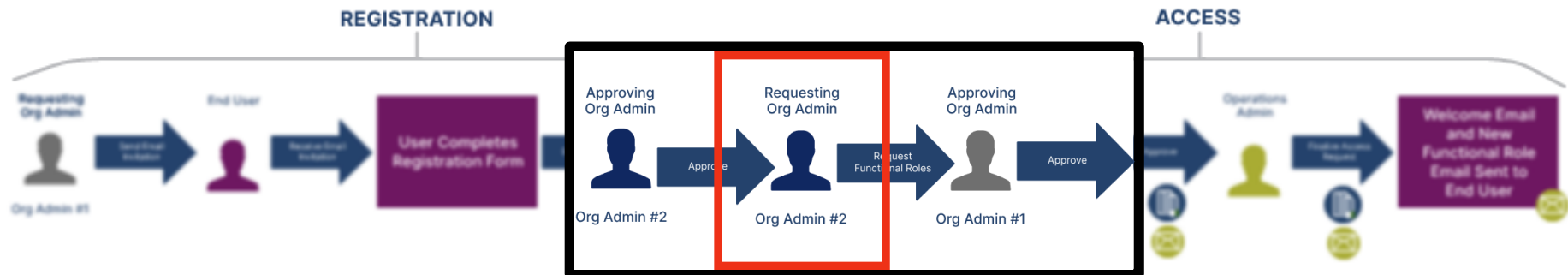
Onboarding New Users in MyGinnieMae

Organization Administrators: Onboarding New Users into MGM

MyGinnieMae Onboarding Workflow:

Registration is the process of creating an account. Send a registration email to a user, they complete it, then it gets approved.

Access is the process of assigning functional roles to users of MGM applications.



Resources:

- [MyGinnieMae Portal Access Management Console \(AMC\) User Manual](#)
- [MyGinnieMae Functional Role Matrix](#)

Organization Administrators responsible for approving account creation MUST immediately request functional roles to grant new users access to applications.

Note: A user will not be enabled to perform any operations in MGM until they have **at least one** appropriate functional role associated with their account.

Survey



Our Mission: Ginnie Mae's guaranty links the United States housing market to the global capital markets, ensuring sustainability, affordability, and liquidity for government housing programs and creating a more equitable housing finance system for all.



A blurred background image of a classroom. In the foreground, a person's hand is raised, holding a pencil. In the background, another person's hand is also raised. The scene is out of focus, emphasizing the action of asking questions.

Questions?



Q&A

If Dialed-In from Computer:

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Thank you!

