Modernization & Issuer Outreach Call

June 26, 2025

Ginnie Mae
Our Guaranty Matters

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Agenda

Reporting and Feedback System (RFS) – Matching and Suspense

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RFS: Matching and Suspense Updates

Ginnie Mae is making an enhancement that will extend the 'viewability' of "Informational" or "Action" e-Notifications for Matching and Suspense (MAS) from 30 days to 10 months in the RFS e-Notification module.

New Feature Coming Soon

The viewability of e-Notifications to be extended

Currently, users who have signed up for Informational and Action e-Notifications related to Matching and Suspense (MAS) "aged" non-matching loans can only view them in the RFS e-Notification module for 30 days.

Summary of Changes

E-Notification Users will be able to view MAS e-Notifications for 10-months in the RFS e-Notification module. Users who currently receive "Informational" and "Action" e-Notifications will automatically be able to take advantage of the extended view window once implemented.

Implementation & Go-Live

Commencing August 2025:

- Look out for a Modernization Bulletin providing details when available.

Security Reminder

MAS evidential documents must be securely uploaded in RFS

Ginnie Mae is not permitted to receive documentation via email or secure email due to potential Protected Personal Data transmission. If you send unsolicited files through an email channel, the message will be quarantined by Security and deleted. You will then receive an email notification stating your message has been deleted and reiterate that the evidence must be **securely uploaded in RFS**. Instructions on how to upload documents can be found in section 10 of the Matching and Suspense (MAS) User Guide.

Audience

MAS Users

Document Custodian Transfer Application (DCTR)

Document Custodian Transfer Request (DCTR) Application

Ginnie Mae is updating the new Document Custodian Transfer Request (DCTR) application within MyGinnieMae (MGM) to provide enhanced visibility for relinquishing document custodians.

Reminder

The new Document Custodian Transfer Request (DCTR) Application is live in the MyGinnieMae portal and all new Document Custodian transfer or merger requests must be transacted in DCTR. Please reference the User Manual or Training for further instructions on how to use the system.

New Features Coming Soon

Enhancing Visibility for Relinquishing Document Custodians

Soon, **Relinquishing Document Custodians** involved in **transferring pools** to alternate custodian(s) will be able to **view** transfer and merger request approvals and statuses within the Document Custodian Transfer Request (DCTR) application via MyGinnieMae (MGM).

Summary of Changes

Relinquishing Document Custodians will be able to leverage view-only features to track the status of inflight transfer requests and view historical transactions where they were a relinquishing custodian. Additionally, the **Request summary** and **Approval Letter** can be downloaded.

Implementation & Go-Live

Go-live targeted for July 11, 2025.

- Updated user materials will be available including a QRC highlighting the new features.

SFPDM Enhancements

Upcoming | SFPDM Enhancements

Ginnie Mae is enhancing the Single-Family Pool Delivery Module (SFPDM) by streamlining business processes and updating key features at Issuer's request. Several enhancements are planned prior to the end of the calendar year. Modernization Bulletins will provide additional details as the new features are made available, likely across multiple releases.

Features Planned before the end of 2025

Summary of Upcoming Changes

- **Reperforming Loans:**
  Loans that were previously modified and are now reperforming (including Extended Term – ET) will be allowed to be submitted in SFPDM.
- **PIIT Enhancements**:
  UI enhancements related to comprehensive renaming of TAI to PIIT and option to download HUD forms for PIIT pools that have already sold or transferred. Additionally, supporting sorting on Pool Identifier, Collateral Type and Selling Issuer columns on the PIIT acceptance screen.

eIssuer

- **MERS_MIN indicator:**
  The MERS_MIN indicator will be required when the eNote indicator is "True".
- **PIIT Digitization of eNotes**:
  Improvements to Ginnie*NET* PIIT notifications and SFPDM portal notifications.
- **eNote Indicator:**
  The eNote indicator will be added to the MyDashboard in the PIIT Acceptance section to indicate an eNote Issuer (Buyer).

- **LPIDD (Last Payment Installment Due Date):** Business rule update (Fatal Error) to ensure that LPIDD cannot be prior to the First Payment Date when provided.
- **Next Pool Navigation:** Navigation enhancements on the Pools Details page.

Reminder

Recently, there were two business rule changes in SFPDM:

1. Enforcing the 10% Buydown and High balance Loan limit for MIP "TBA" securities, also known as MIP (M SF) – see Mod Bulletin #61
2. Removing the 10% Buydown restriction for Ginnie Mae II Custom Single Family (C SF) Pools – see Mod Bulletin #62

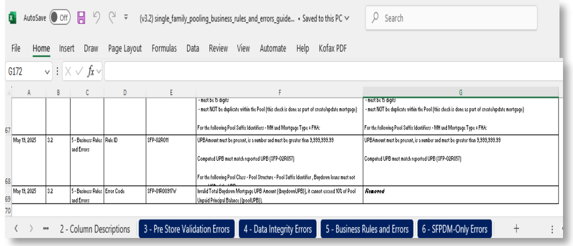
Take Note | SFPDM Helpful Tips and Tools

The following information maybe helpful and assist in resolving common issues efficiently.

Using the Pooling Business Rules and Error Guide to Correct Pool Submission Errors

Note that the SFPDM Pooling Business Rules and Errors Guide can be referenced to correct pool submission errors as a supplement to the User Manual. The guide is available here.

When using the Excel document, please note that you may need to fully **expand** rows to see all the pertinent information.



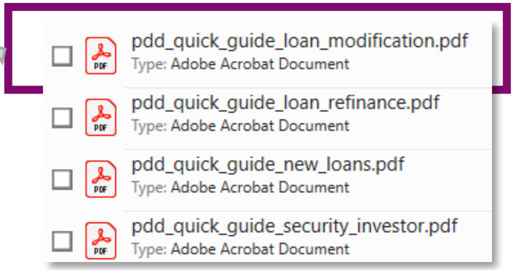
Setting up FRB Subscriber Information in SFPDM

Reminder: A QRV is available showing how to enter FRB subscriber delivery information into SFPDM – access the video on Ginnie Mae's YouTube channel under the SFPDM playlist (access here).

Setting up Subscriber Delivery Instructions

Entering Loan Mods in SFPDM

Users can reference the 'PDD Quick Guide – Loan Modification' resource for more information detailing the data elements to be entered via the SFPDM user interface. Navigate from the Modernization Initiatives page for SFPDM under the Technical Implementation Resources/PDD to access the PDD Quick Guides.



Take Note | Validating Pools Prior to Submission

Issuers are encouraged to validate pools prior to submission using the approaches below. Validation prior to submission reduces the downstream effort to remediate issues during tight submission windows.

Method 1 – Leveraging VTT

Users can leverage the Validation and Testing Tool (VTT) to not only check the integrity of the Pool Delivery Dataset (PDD) submission file but also for checking compliance with Ginnie Mae business rules. **This is especially helpful for new Issuers.**

Some Issuers have built this validation step into their monthly submission process.

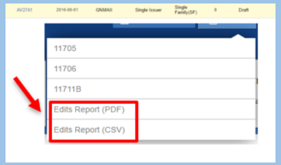
Please refer to the QRC "Testing PDD Files Using VTT" or the Validation & Testing Tool (VTT) Training Demo for how to use the VTT.

Method 2 – Using the Validation Function in SFPDM

Users can navigate to the Validation functionality from either the "SFPDM Pools & Loans" screen or from the "Pool Detail" screen.

Validation can be performed multiple times until all errors have been remediated.

Users can view issues in a PDF or CSV error report file.



Please refer to the QRC "Run Validation" for step-by-step details on how to validate PDD files in SFPDM.

MyGinnieMae Optimization

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MyGinnieMae Optimization

Ginnie Mae is modernizing and upgrading technologies for select MyGinnieMae (MGM) applications to improve the user experience, enabling faster and easier task completion. Users will notice changes to application user interfaces but there are no changes to existing application features.

User Interface Improvements

Issuer application users will observe redesigned user interface (UI) layouts reflecting the upgrades

Summary of Changes

Improvements will only include a refreshed look and feel, with no changes to existing application functions or processes

- Will improve ease of use and efficiency, resulting in faster workflows and increased productivity
- Existing user manuals and QRCs will be updated for each application in scope

Implementation & Go-Live

Upcoming Upgrades – Issuer Applications

Application Timeline

Targeting a July 28, 2025, go-live

Applications that are being updated:

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

* Limited to CM and Pool Numbers

Already Deployed

Depositor Application

- Platinum Application: Went live on Feb. 7, 2025

Applications in Scope

- **Platinum - Deployed**
- Dashboard Widgets
- CM – Commitment Management
- RPN – Request Pool Numbers
- MAMS – Master Agreements Management System
- PTS – Pool Transfer System
- Submission Center
- VRA – Verify Role Assignment

Helpful Tips and Tools

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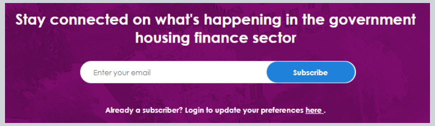
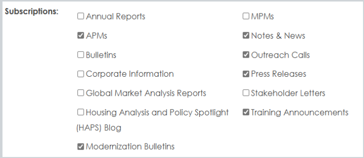
Take Note | Helpful Tips and Tools

The following information may help you resolve common issues efficiently.

Ginnie Mae Preferred Browsers ⇒ Chrome ⇒ Edge	Please note that the preferred browsers supported by Ginnie Mae for MyGinnieMae and other applications are: • Google Chrome • Microsoft Edge If you encounter issues using another browser, please re-try using Chrome or Edge.	**Audience** All
MGM User Registration ⇒ Org Admins to advise users to clear cache	We have noticed that some users may encounter an issue when accessing the new user registration invitation provided by their Org Admin, as detailed in this QRC for Org Admins. Org admins should advise users take the action to clear their cache/cookies before clicking on the new user registration link as we have observed that this easily remediates this issue.	**Audience** Org Admins
Subscribe to Receive GinnieMae.gov Updates	Reminder to please take advantage of **subscribing** to receive GinnieMae.gov updates on topics of interest.	**Audience** All





Open **Chrome**, click the three dots, select "More tools," then "Clear browsing data." Choose your time range and select "Cookies and other site data" and "Cached images and files".

Open **Edge**, click the three dots, select "Settings," then "Privacy, search, and services." Click "Clear browsing data" and choose your time range. Select "Cookies and other site data" and "Cached images and files".

Take Note | Available Training

Ginnie Mae maintains its commitment to customer training by providing topical webinars, application adoption trainings, QRCs/ QRVs, Outreach Calls and Listening Sessions as needed.

Survey Results

Thanks to all who provided feedback in the February 2024 Outreach Call Training Needs Survey.

The insights gathered from the survey are helping us refine future Training topics and delivery options.

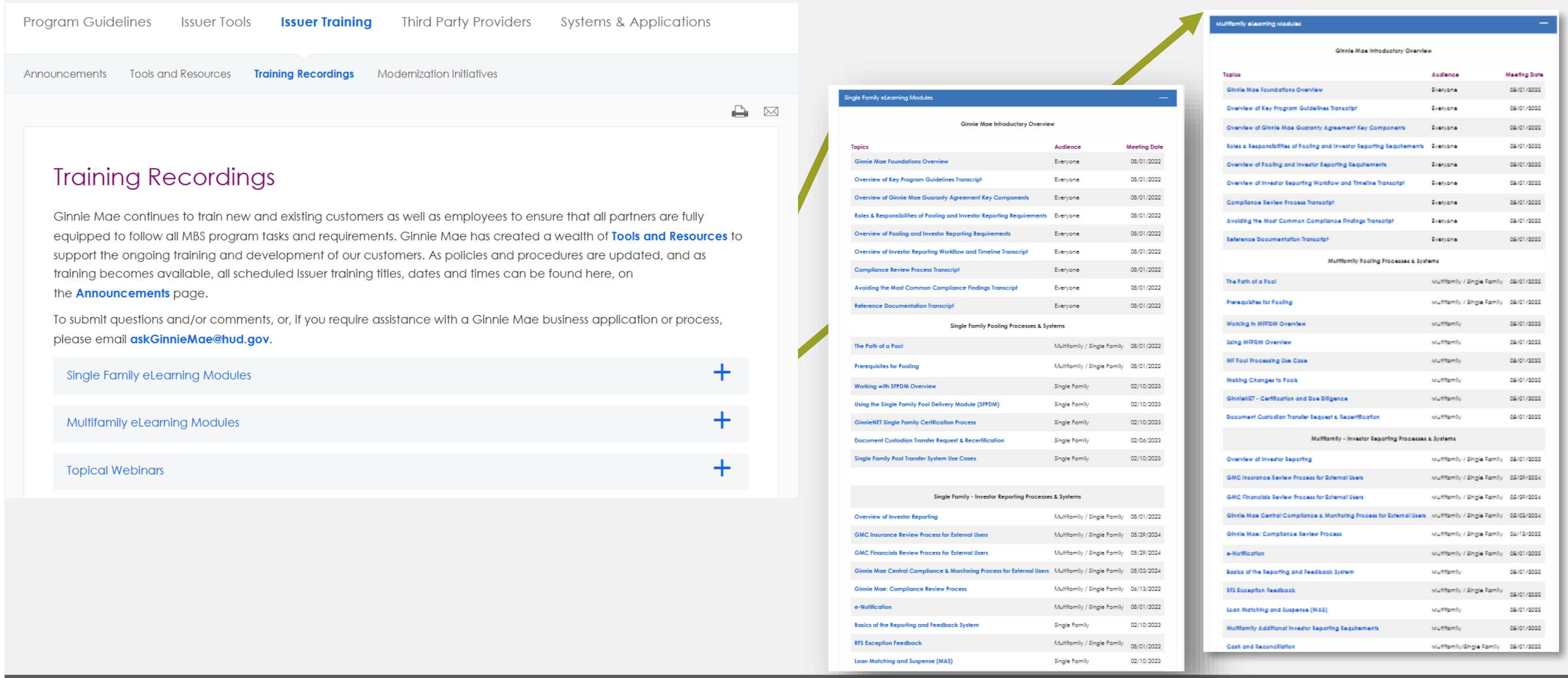
We heard that respondents prefer webinars and training videos and want more training on RFS/PDS and SFPDM/MFDPM.

Preferred training days are Wednesdays and Thursdays.

Your feedback is most valuable and please feel free to leave us any additional thoughts you might have in the post training event survey following this Outreach Call.

Reminder: Training Available Now on GinnieMae.gov

In addition to the recordings of Topical Webinars that can be accessed via YouTube, GinnieMay.gov hosts multiple e-Courses, accessible by navigating from Issuer => issuer Training => Training Recordings. We encourage you to review the offerings, as they may include valuable training opportunities relevant to your areas of interest.



June Modernization and Outreach Call Presentation

Thank you!