



Multifamily Reimbursement Claims Process Training

Presentation Date:
March 26, 2026

Agenda

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6 - 7 | Reporting and Feedback System (RFS) Pool Accounting/Multifamily (PA/MF)

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Multifamily Reimbursement Claims

Multifamily Reimbursement Claims

Ginnie Mae MBS Guide Chapter 31 **Part 15, Section D Mortgage Default, Number 2 and 3**

Reimbursement claims on defaulted and assigned loans:

- Ginnie Mae will reimburse the **assignment fee 1%**.
- If a **default** on a pooled FHA mortgage occurs **during the life of the pool**, Ginnie Mae will reimburse the Issuer for **85%** of the excess, if any, of the interest paid by the Issuer to the security holders after the date of default on the mortgage, less the net interest paid to the Issuer by HUD under the FHA claim settlement procedure.
- Reimbursement is available only for fully insured FHA loans and **not for coinsured or RD loans**.
- The claim must be filed within **60 days** of the final FHA claim payment or final supplemental benefit payment, as established by the date of the FHA transmittal letter.

Multifamily Reimbursement Claims

The Issuer **must** pass through to security holders the initial claim payment from **FHA** no later than the 15th day of the month following the monthly reporting period in which the Issuer receives the claim payment.

- **Option 1:** Each monthly payment to security holders **MUST** consist of:
 - ✓ Interest at the rate specified in the securities on the remaining principal balance of the securities at the end of the prior month.
 - ✓ The next principal payment due on the mortgage under the initial amortization schedule, determined without regard to the initial claim payment having occurred.
- **Option 2:** The Issuer may elect to use its own funds to pass through to the security holders, together with the initial claim payment, the full remaining principal balance of the securities.

Reporting and
Feedback System
(RFS)
Pool Accounting /
Multifamily
(PA/MF)

Pool Accounting/Multifamily (PA/MF)

Reporting and Feedback System (RFS) Pool Accounting Multifamily (PA/MF) Module

- PA/MF Reporting Curtailments
- Completing internal 11710E Liquidation Schedule
- PA/MF Reporting Loan Liquidation

RFS Curtailments

RFS Curtailments

PA/MF Module

- Login to MyGinnieMae (MGM)
- Select **Tools**
- Select **PA/MF** for Pool Accounting/Multifamily
- Select **Loan** tab

The screenshot shows the MyGinnieMae application menu. At the top right, there are links for 'Communities' and 'Tools' (highlighted with a red box). The main menu is divided into three columns: 'Applications', 'IPMS', and 'Other Applications'. Under 'Applications', 'PA / MF' is highlighted with a red box. Under 'IPMS', there are links for CM, MAMS, Report Center, RPN, and Submission Center. Under 'Other Applications', there are links for Document Custodian Transfer Request, GinnieNET, Ginnie Mae Central, Request for Release of Documents (HUD-11708), MFPDM, PDM Reports, and Recertification. To the right, there is a 'Bookmarks' section with an 'Edit' link and a list of links including Bloomberg, FHA Connection, Fitchratings, HUD, Issuer Calendar, MBS - DD, MBS Guide, Pay.gov, VA - HUD, eMBS, FHA Website, Ginnie Mae, HUD Locator, MBA, MBS - GA, MBS - MDS, Rural Housing, and VALERI.

Pool Accounting – Multifamily

The screenshot shows the navigation bar for the Pool Accounting – Multifamily module. It features a series of tabs: 'Home', 'Pool', 'Loan' (highlighted with a red box), 'Quarterly Verification', 'Prepayment Penalty', and 'User Guide'. Below the tabs, there is a 'Home' link. The version number '1.0' is displayed on the left side of the navigation bar.

PA/MF – Loan Tab | Curtailment Reporting

PA/MF > Loan should have no outstanding Exceptions

Borrower Activity During Reporting Period		Scheduled	Actual Interest	Actual Principal		
In Foreclosure:	<input type="text" value="N"/>	Scheduled UPB:	<input type="text" value="235934.56"/>	Delinquent:	<input type="text" value="7382.39"/>	<input type="text" value="275883.41"/>
Record Date:	<input type="text" value="09/2025"/>	Scheduled Monthly Principal Amount:	<input type="text" value="15149.51"/>	Prepaid:	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
Prior Payment Date:	<input type="text" value="11/01/2024"/>	Scheduled Monthly Interest Amount:	<input type="text" value="13177.07"/>	Opening UPB:		<input type="text" value="+5090698.93"/>
Last Installment Date:	<input type="text" value="11/01/2024"/>	Curtailment Principal Code:	<input type="text" value="2 Claim Funds Curtailment"/>	Installment:	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
Gross Service Fee Amount Collected:	<input type="text" value="+0.00"/>			Curtailment:		<input type="text" value="4690318.23"/>
Actual Payment Date:	<input type="text" value="03/03/2025"/>			Adjustments:	<input type="text" value="+0.00"/>	
				Net Adjust UPB:		<input type="text" value="+0.00"/>
				Closing UPB:		<input type="text" value="+400380.70"/>

- Curtailment reported to **RFS > PA/MF > Loan** for the Reporting Month that curtailment was received/posted
- Curtailment Principal Code: **2 Claim Funds Curtailment**
- Report dollar amount in **Curtailment** field

PA/MF – Loan Tab | Curtailment Reporting

Incorrect RFS Reporting:

Do NOT apply Claim Funds Curtailments as payments in RFS

Borrower Activity During Reporting Period		Scheduled		Actual Interest		Actual Principal	
In Foreclosure:	N	Scheduled UPB:	1143812.45	Delinquent:	0.00		0.00
Record Date:	05/2018	Scheduled Monthly Principal Amount:	4102.09	Prepaid:	0.00		0.00
Prior Payment Date:	11/01/2017	Scheduled Monthly Interest Amount:	5528.43	Opening UPB:			+1160024.46
Last Installment Date:	05/01/2018	Curtailment Principal Code:	2 Claim Funds Curtailment	Installment:	27838.50		20314.10
Gross Service Fee Amount Collected:	+1199.94			Curtailment:			927031.40
Actual Payment Date:	05/10/2018			Adjustments:	+0.00		
				Net Adjust UPB:			+0.00
				Closing UPB:			+212678.96

X
\$ 20,314.10
+ \$ 927,031.40
\$ 975,184.00
Total curtailment

Correct RFS Reporting:

Borrower Activity During Reporting Period		Scheduled		Actual Interest		Actual Principal	
In Foreclosure:	N	Scheduled UPB:	1143812.45	Delinquent:	4722.84		53060.28
Record Date:	05/2018	Scheduled Monthly Principal Amount:	4102.09	Prepaid:	0.00		0.00
Prior Payment Date:	11/01/2017	Scheduled Monthly Interest Amount:	5528.43	Opening UPB:			+1160024.46
Last Installment Date:	11/01/2017	Curtailment Principal Code:	2 Claim Funds Curtailment	Installment:	0.00		0.00
Gross Service Fee Amount Collected:	+0.00			Curtailment:			975184.00
Actual Payment Date:	10/05/2017			Adjustments:	+0.00		
				Net Adjust UPB:			+0.00
				Closing UPB:			+184840.46

HUD-11710E
Liquidation
Schedule and
RFS Liquidate
Loan screen
with Curtailment

11710E Liquidation Schedule



Issuers may generate a facsimile of the 11710E Liquidation Schedule if it includes all required information as the HUD-11710E form posted on ginniemae.gov. The 11710E may be in Excel.

Top half of 11710E Liquidation Schedule

Issuer ID Number	Reporting Month	Pool/Loan Pkg. Number	Constant P & I
XXXX	01/2026	XX1234	\$ 28,326.58
4 Digit Issuer number	MM/YYYY (Reporting period in RFS)	Ginnie Mae pool number	Loan level FIC
FHA-VA-RHS-§184 Case Number	Date Removed	Loan Type	Mortgage Interest Rate
XXXXXXXXXXXXXXXXXX	1/22/2026	FMF	3.20%
Case number (15 digit)	Date removing from pool (same date input in RFS Removal Date)	Loan Type (RFS)	Loan level Interest Rate
Reason for Removal	1. Mortgagor Payoff	2. Buyout of Delinquent Loan	3. Foreclosure with or without Claim Payment
(If filing a Reimbursement claim, removal reason code should be a 3)			
4. Loss Mitigation	5. Substitution	6. Other Removal	7. Special Assistance

11710E Liquidation Schedule

Bottom half of 11710E Liquidation Schedule

	Payment Due Date	Interest Due	Principal Remitted	Balance
1	11/1/2024			\$ 5,090,698.93
2	12/1/2024	\$ 13,575.20	\$ 14,751.38	\$ 5,075,947.55
3	1/1/2025	\$ 13,535.86	\$ 14,790.72	\$ 5,061,156.83
4	2/1/2025	\$ 13,496.42	\$ 14,830.16	\$ 5,046,326.67
5	3/1/2025	\$ 13,456.87	\$ 14,869.71	\$ 5,031,456.96
6	4/1/2025	\$ 13,417.22	\$ 14,909.36	\$ 5,016,547.60
7	5/1/2025	\$ 13,377.46	\$ 14,949.12	\$ 5,001,598.48
8	6/1/2025	\$ 13,337.60	\$ 14,988.98	\$ 4,986,609.50
9	7/1/2025	\$ 13,297.63	\$ 15,028.95	\$ 4,971,580.55
10	8/1/2025	\$ 13,257.55	\$ 15,069.03	\$ 4,956,511.51
11	9/1/2025	\$ 13,217.36	\$ 15,109.22	\$ 4,941,402.30
12	10/1/2025	\$ 13,177.07	\$ 15,149.51	\$ 4,926,252.79
13	10/1/2025	\$ -	\$ 4,690,318.23	\$ 235,934.56
14	11/1/2025	\$ 629.16	\$ 27,697.42	\$ 208,237.14
15	12/1/2025	\$ 555.30	\$ 27,771.28	\$ 180,465.86
16	1/1/2026	\$ 481.24	\$ 27,845.34	\$ 152,620.52
17	2/1/2026	\$ 406.99	\$ 27,919.59	\$ 124,700.93
18	Curtailment Adjustment		\$ (4,690,318.23)	
19				
		Total Interest Due	Total Principal Remitted	Liquidation Balance
		\$ 149,218.93	\$ 275,679.77	\$ 124,700.93



These amounts should balance to the Pre-Collection Notices.

11710E Liquidation Schedule

RFS > PA/MF > Loan > Edit Project screen

Borrower Activity During Reporting Period

In Foreclosure:

Record Date: **1**

Prior Payment Date: 11/01/2024

Last Installment Date: **2**

Gross Service Fee Amount Collected:

Actual Payment Date:

NOTE for # 1:

Curtailement reported in RFS in **09/2025** reporting

Curtailement on 11710E is **10/2025**

	Actual Interest	Actual Principal
Delinquent:	<input type="text" value="7382.39"/>	<input type="text" value="275883.41"/>
Prepaid:	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
Opening UPB:	<input type="text" value="0.00"/>	<input type="text" value="+5090698.93"/> 3
Installment:	<input type="text" value="0.00"/>	<input type="text" value="0.00"/>
Curtailement:	<input type="text" value="0.00"/>	<input type="text" value="4690318.23"/> 4
Adjustments:	<input type="text" value="+0.00"/>	
Net Adjust UPB:		<input type="text" value="+0.00"/>
Closing UPB:		<input type="text" value="+400380.70"/>

Bottom half of 11710E Liquidation Schedule

	Payment Due Date	Interest Due	Principal Remitted	Balance
1	2 11/1/2024			3 \$ 5,090,698.93
2	12/1/2024	\$ 13,575.20	\$ 14,751.38	\$ 5,075,947.55
3	1/1/2025	\$ 13,535.86	\$ 14,790.72	\$ 5,061,156.83
4	2/1/2025	\$ 13,496.42	\$ 14,830.16	\$ 5,046,326.67
5	3/1/2025	\$ 13,456.87	\$ 14,869.71	\$ 5,031,456.96
6	4/1/2025	\$ 13,417.22	\$ 14,909.36	\$ 5,016,547.60
7	5/1/2025	\$ 13,377.46	\$ 14,949.12	\$ 5,001,598.48
8	6/1/2025	\$ 13,337.60	\$ 14,988.98	\$ 4,986,609.50
9	7/1/2025	\$ 13,297.63	\$ 15,028.95	\$ 4,971,580.55
10	8/1/2025	\$ 13,257.55	\$ 15,069.03	\$ 4,956,511.51
11	9/1/2025	\$ 13,217.36	\$ 15,109.22	\$ 4,941,402.30
12	10/1/2025	\$ 13,177.07	\$ 15,149.51	\$ 4,926,252.79
13	1 10/1/2025	\$ -	4 \$ 4,690,318.23	\$ 235,934.56
14	11/1/2025	\$ 629.16	\$ 27,697.42	\$ 208,237.14
15	12/1/2025	\$ 555.30	\$ 27,771.28	\$ 180,465.86
16	1/1/2026	\$ 481.24	\$ 27,845.34	\$ 152,620.52
17	2/1/2026	\$ 406.99	\$ 27,919.59	\$ 124,700.93
18	Curtailement Adjustment		\$ (4,690,318.23)	
19				
		Total Interest Due	Total Principal Remitted	Liquidation Balance
		\$ 149,218.93	\$ 275,679.77	\$ 124,700.93

RFS Liquidate Loan Reporting with a Prior Curtailment

11710E Liquidation Schedule

Issuer ID Number	Reporting Month	Pool/Loan Pkg. Number	Constant P & I
XXXX	01/2026	XX1234	\$ 28,326.58
FHA-VA-RHS-\$184 Case Number	Date Removed	Loan Type	Mortgage Interest Rate
XXXXXXXXXXXXXXXXXX	1/22/2026	FMF	3.20%
Reason for Removal	1. Mortgagor Payoff	2. Buyout of Delinquent Loan	3. Foreclosure with or without Claim Pa
4. Loss Mitigation	5. Substitution	6. Other Removal	7. Special Assistance
Payment Due Date	Interest Due	Principal Remitted	Balance
1 11/1/2024			\$ 5,090,698.93
2 12/1/2024	\$ 13,575.20	\$ 14,751.38	\$ 5,075,947.55
3 1/1/2025	\$ 13,535.86	\$ 14,790.72	\$ 5,061,156.83
4 2/1/2025	\$ 13,496.42	\$ 14,830.16	\$ 5,046,326.67
5 3/1/2025	\$ 13,456.87	\$ 14,869.71	\$ 5,031,456.96
6 4/1/2025	\$ 13,417.22	\$ 14,909.36	\$ 5,016,547.60
7 5/1/2025	\$ 13,377.46	\$ 14,949.12	\$ 5,001,598.48
8 6/1/2025	\$ 13,337.60	\$ 14,988.98	\$ 4,986,609.50
9 7/1/2025	\$ 13,297.63	\$ 15,028.95	\$ 4,971,580.55
10 8/1/2025	\$ 13,257.55	\$ 15,069.03	\$ 4,956,511.51
11 9/1/2025	\$ 13,217.36	\$ 15,109.22	\$ 4,941,402.30
12 10/1/2025	\$ 13,177.07	\$ 15,149.51	\$ 4,926,252.79
13 10/1/2025	\$ -	\$ 4,690,318.23	\$ 235,934.56
14 11/1/2025	\$ 629.16	\$ 27,697.42	\$ 208,237.14
15 12/1/2025	\$ 555.30	\$ 27,771.28	\$ 180,465.86
16 1/1/2026	\$ 481.24	\$ 27,845.34	\$ 152,620.52
17 2/1/2026	\$ 406.99	\$ 27,919.59	\$ 124,700.93
18 Curtailment Adjustment		\$ (4,690,318.23)	
19			
	Total Interest Due	Total Principal Remitted	Liquidation Balance
	\$ 149,218.93	\$ 275,679.77	\$ 124,700.93

RFS Liquidate Loan screen

	Interest	Principal
Opening UPB:		+400380.70
Liquidation:	149218.93	275679.77
Liquidation Balance:		124700.93
Last Installment Date:	11/01/2024	
Removal Reason:	3 - Foreclosure with or without Claim Payment	
Removal Date:	01/22/2026	

RFS Liquidate Loan Reporting with a Prior Curtailment

Pool Accounting – Multifamily

1.0 Home Pool Loan Quarterly Verification Prepayment Penalty User Guide

Loan List Pool List Edit Construction Edit Project Liquidate Loan

Issuer ID: Unique Loan ID: Report Period:

Exceptions						
Severity	Alert ID	Field Name	Field Value		Alert Text	Expected Value
H	LIQ202	Liquidated Principal Remitted	275679.77		should be within a dollar of calculated Liquidated Principal Remitted.	400380.7
H	LIQ153	Liquidation Interest Due	149218.93		should be within a dollar of calculated Liquidated Interest Due.	8293.84

Issuer ID: Pool ID: Pool Type: PN CD X Unique Loan ID: Loan Type:

Case #: Security Int. Rate: 2.9000

Issuer Loan ID: Loan Int. Rate: 3.2000

OPB: 6550000.00 First Payment: 05/01/2015

FIC: 28326.58 Maturity: 04/01/2045

Orig. UPB: 6550000.00 Active:

Liquidation Activity During Reporting Period

Record Date: <input type="text" value="01/2026"/>	Opening UPB: <input type="text" value="+400380.70"/>
Prior Payment Date: <input type="text" value="11/01/2024"/>	Liquidation: <input type="text" value="149218.93"/> <input type="text" value="275679.77"/>
Last Installment Date: <input type="text" value="11/01/2024"/>	Liquidation Balance: <input type="text" value="124700.93"/>
Removal Reason: <input type="text" value="3 - Foreclosure with or without Claim Payment"/>	
Removal Date: <input type="text" value="01/22/2026"/>	
Last Update Date: <input type="text"/>	Last Update By: <input type="text"/>

RFS Liquidate Loan Reporting with a Prior Curtailment

Pool Accounting – Multifamily

1.0 Home Pool Loan Quarterly Verification Prepayment Penalty User Guide
 Loan List Pool List Edit Construction Edit Project Liquidate Loan

Issuer ID: Unique Loan ID:

Exceptions					
Severity	Alert ID	Field Name	Field Value	Alert Text	Expected Value
H	LIQ202	Liquidated Principal Remitted	275679.77	should be within a dollar of calculated Liquidated Principal Remitted.	400380.7
H	LIQ153	Liquidation Interest Due	149218.93	should be within a dollar of calculated Liquidated Interest Due.	8293.84

Issuer ID: Pool ID: Pool Type: PN CD X Unique Loan ID: Loan Type: FMF

Case #: Security Int. Rate: 2.9000
 Issuer Loan ID: Loan Int. Rate: 3.2000
 OPB: 6550000.00 First Payment: 05/01/2015
 FIC: 28326.58 Maturity: 04/01/2045
 Orig UPB: 6550000.00 Active: L

Liquidation Activity During Reporting Period

Record Date: 01/2026
 Prior Payment Date: 11/01/2024
 Last Installment Date: 11/01/2024
 Removal Reason: 3 - Foreclosure win or without Claim Payment
 Removal Date: 01/22/2026
 Last Update Date:

Opening UPB: +400380.70
 Liquidation: 149218.93
 Liquidation Balance: 124700.93

Principal: 275679.77

Match the totals at bottom of 11710E with Curtailment

Balance before curtailment
\$ 5,090,698.93

Minus curtailment
\$ 4,690,318.23

Balance after curtailment
\$ 400,380.70

	Payment Due Date	Interest Due	Principal Remitted	Balance
1	11/1/2024			\$ 400,380.70
2	12/1/2024	\$ 1,067.68	\$ 27,258.90	\$ 373,121.80
3	1/1/2025	\$ 994.99	\$ 27,331.59	\$ 345,790.21
4	2/1/2025	\$ 922.11	\$ 27,404.47	\$ 318,385.74
5	3/1/2025	\$ 849.03	\$ 27,477.55	\$ 290,908.19
6	4/1/2025	\$ 775.76	\$ 27,550.82	\$ 263,357.36
7	5/1/2025	\$ 702.29	\$ 27,624.29	\$ 235,733.07
8	6/1/2025	\$ 628.62	\$ 27,697.96	\$ 208,035.11
9	7/1/2025	\$ 554.76	\$ 27,771.82	\$ 180,263.29
10	8/1/2025	\$ 480.70	\$ 27,845.88	\$ 152,417.41
11	9/1/2025	\$ 406.45	\$ 27,920.13	\$ 124,497.28
12	10/1/2025	\$ 331.99	\$ 27,994.59	\$ 96,502.69
13	11/1/2025	\$ 257.34	\$ 28,069.24	\$ 68,433.45
14	12/1/2025	\$ 182.49	\$ 28,144.09	\$ 40,289.36
15	1/1/2026	\$ 107.44	\$ 28,219.14	\$ 12,070.22
16	2/1/2026	\$ 32.19	\$ 12,070.22	\$ -
17				
18				
19				
		Total Interest Due	Total Principal Remitted	Liquidation Balance
		\$ 8,293.84	400,380.70	\$ -

HUD-11710E
Liquidation
Schedule &
RFS Liquidate
Loan Screen
without
Curtailment

11710E Liquidation Schedule



Issuers may generate a facsimile of the 11710E Liquidation Schedule if it includes all required information as the HUD-11710E form posted on ginniemae.gov. The 11710E may be in Excel.

Top half of 11710E Liquidation Schedule

Issuer ID Number	Reporting Month	Pool/Loan Pkg. Number	Constant P & I
XXXX	Apr-25	XX1235	\$ 104,278.73
4 Digit Issuer number	MM/YYYY (Reporting period in RFS)	Ginnie Mae pool number	Loan level FIC
FHA-VA-RHS-\$184 Case Number	Date Removed	Loan Type	Mortgage Interest Rate
xxxxxxxxxxxxxxxxxx	4/28/2025	FMF	3.67%
Case number (15 digit)	Date removing from pool (same date input in RFS Removal Date)	Loan Type (RFS)	Loan level Interest Rate
Reason for Removal	1. Mortgagor Payoff	2. Buyout of Delinquent Loan	3. Foreclosure with or without Claim Payment
(If filing a Reimbursement claim, removal reason code should be a 3)			
4. Loss Mitigation	5. Substitution	6. Other Removal	7. Special Assistance

11710E Liquidation Schedule

Bottom half of 11710E Liquidation Schedule

	Payment Due Date	Interest Due	Principal Remitted	Balance
1	5/1/2024			\$ 25,676,516.57
2	6/1/2024	\$ 78,527.35	\$ 25,751.38	\$ 25,650,765.19
3	7/1/2024	\$ 78,448.59	\$ 25,830.14	\$ 25,624,935.05
4	8/1/2024	\$ 78,369.59	\$ 25,909.14	\$ 25,599,025.91
5	9/1/2024	\$ 78,290.35	\$ 25,988.38	\$ 25,573,037.53
6	10/1/2024	\$ 78,210.87	\$ 26,067.86	\$ 25,546,969.68
7	11/1/2024	\$ 78,131.15	\$ 26,147.58	\$ 25,520,822.10
8	12/1/2024	\$ 78,051.18	\$ 26,227.55	\$ 25,494,594.55
9	1/1/2025	\$ 77,970.97	\$ 26,307.76	\$ 25,468,286.79
10	2/1/2025	\$ 77,890.51	\$ 26,388.22	\$ 25,441,898.57
11	3/1/2025	\$ 77,809.81	\$ 26,468.92	\$ 25,415,429.64
12	4/1/2025	\$ 77,728.86	\$ 26,549.87	\$ 25,388,879.77
13	5/1/2025	\$ 77,647.66	\$ 26,631.07	\$ 25,362,248.70
14				
15				
16				
		Total Interest Due	Total Principal Remitted	Liquidation Balance
		\$ 937,076.89	\$ 314,267.87	\$ 25,362,248.70



These amounts should balance to the Pre-Collection Notices.

RFS Liquidate Loan Reporting without a Prior Curtailment

11710E Liquidation Schedule

Issuer ID Number	Reporting Month	Pool/Loan Pkg. Number	Constant P & I
XXXX	Apr-25	XX1235	\$ 104,278.73
FHA-VA-RHS-5184 Case Number	Date Removed	Loan Type	Mortgage Interest Rate
XXXXXXXXXXXXXXXXXX	4/28/2025 6	FMF	3.67%
Reason for Removal	1. Mortgagor Payoff	2. Buyout of Delinquent Loan	3. Foreclosure with or without Claim Pay 5
4. Loss Mitigation	5. Substitution	6. Other Removal	7. Special Assistance
Payment Due Date	Interest Due	Principal Remitted	Balance
1 4 5/1/2024			\$ 25,676,516.57
2 6/1/2024	\$ 78,527.35	\$ 25,751.38	\$ 25,650,765.19
3 7/1/2024	\$ 78,448.59	\$ 25,830.14	\$ 25,624,935.05
4 8/1/2024	\$ 78,369.59	\$ 25,909.14	\$ 25,599,025.91
5 9/1/2024	\$ 78,290.35	\$ 25,988.38	\$ 25,573,037.53
6 10/1/2024	\$ 78,210.87	\$ 26,067.86	\$ 25,546,969.68
7 11/1/2024	\$ 78,131.15	\$ 26,147.58	\$ 25,520,822.10
8 12/1/2024	\$ 78,051.18	\$ 26,227.55	\$ 25,494,594.55
9 1/1/2025	\$ 77,970.97	\$ 26,307.76	\$ 25,468,286.79
10 2/1/2025	\$ 77,890.51	\$ 26,388.22	\$ 25,441,898.57
11 3/1/2025	\$ 77,809.81	\$ 26,468.92	\$ 25,415,429.64
12 4/1/2025	\$ 77,728.86	\$ 26,549.87	\$ 25,388,879.77
13 5/1/2025	\$ 77,647.66	\$ 26,631.07	\$ 25,362,248.70
14			
15			
16			
	1 Total Interest Due	2 Total Principal Remitted	3 Liquidation Balance
	937,076.89	\$ 314,267.87	\$ 25,362,248.70

RFS Liquidate Loan Screen

	Interest	Principal
Opening UPB:		+25676516.57
Liquidation:	937076.89 1	314267.87 2
Liquidation Balance:		25362248.70 3
Last Installment Date:	05/01/2024 4	
Removal Reason:	3 - Foreclosure with or without Claim Payment 5	
Removal Date:	04/28/2025 6	

RFS Liquidate Loan Reporting without a Prior Curtailment

My Dashboard

Pool Accounting – Multifamily

1.0 Home Pool Loan Quarterly Verification Prepayment Penalty User Guide

Loan List Pool List Edit Construction Edit Project Liquidate Loan

Issuer ID: Unique Loan ID: Report Period:

Issuer ID: Pool ID: Pool Type: Unique Loan ID: Loan Type:

Case #: Security Int. Rate:
Issuer Loan ID: Loan Int. Rate:
OPB: First Payment:
FIC: Maturity:
Orig.UPB: Active:

Liquidation Activity During Reporting Period

	Interest	Principal
Record Date: <input type="text" value="04/2025"/>	Opening UPB: <input type="text" value="937076.89"/>	+25676516.57
Prior Payment Date: <input type="text" value="05/01/2024"/>	Liquidation: <input type="text" value="314267.87"/>	<input type="text" value="314267.87"/>
Last Installment Date: <input type="text" value="05/01/2024"/>	Liquidation Balance: <input type="text" value="25362248.70"/>	<input type="text" value="25362248.70"/>
Removal Reason: <input type="text" value="3 - Foreclosure with or without Claim Payment"/>		
Removal Date: <input type="text" value="04/28/2025"/>		
Last Update Date: <input type="text"/>	Last Update By: <input type="text"/>	

Multifamily RFS Curtailments, 11710E & RFS Liquidate Loan Screen Tips

- ★ Ginnie Mae MBS Guide Chapter 31, Part 15, Section D **Mortgage Default**, Number 2 and 3.
- ★ Liquidation Schedule 11710E may be in Excel.
- ★ Do **NOT** apply curtailment funds as borrower payments.
- ★ If a loan curtailment is reported in RFS 09/2025, the 11710E should have a **separate** line item reflecting only the principal curtailment with a 10/1/2025 Payment Due Date.
- ★ On the 11710E if reporting a curtailment, the line below the last Payment Due Date must have a negative **Curtailment Adjustment** amount.
- ★ If a curtailment was reported, RFS will generate exceptions **LIQ153** and **LIQ202** the month of liquidation.
- ★ If no curtailment was reported, RFS will **not** generate any exceptions the month of liquidation.
- ★ The amounts on the 11710E should match the amounts on the Issuer's Pre-Collection Notices.
- ★ Ensure to Save and Summarize the Pool in RFS after reporting a curtailment and/or loan liquidation.

Ginnie Mae Central (GMC) Requests Module

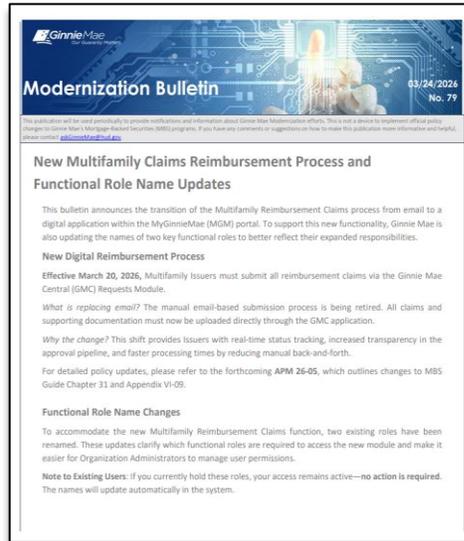
Introducing the New Requests Module to the GMC Platform

The screenshot displays the Ginnie Mae Central dashboard interface. At the top, there is a header with the Ginnie Mae logo on the left, a user profile icon labeled 'SS' and 'appian' on the right, and a date 'January 26, 2026' in the bottom right corner. Below the header is a large banner image of a residential neighborhood with the text 'Ginnie Mae Central' and 'Welcome, Scott Specialist'. The main content area features five module cards arranged in two rows. The 'Requests' card in the bottom row is highlighted with a red border. Each card includes an icon, a title, and a brief description of the module's function.

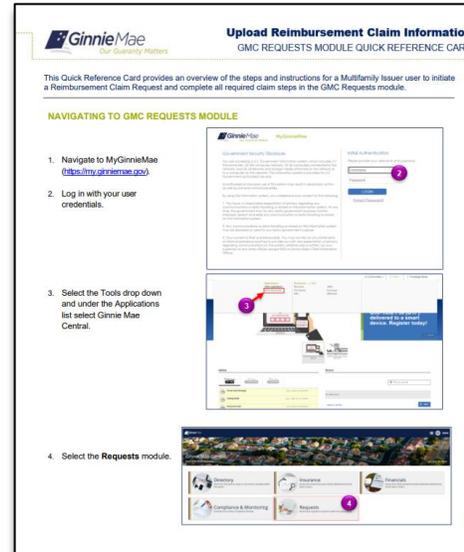
Module	Description
Directory	Search for and view an Issuer or Document Custodian within the system.
Insurance	Access and review Insurance Policies delivered by Ginnie Mae's Issuers.
Financials	Access and review Audited Financial Statements delivered by Ginnie Mae's Issuers.
Compliance & Monitoring	Schedule and conduct Compliance Reviews.
Requests	Review and respond to requests made from participants.

GMC Requests Module Training Materials Available Now!

GMC QRCs and User Manuals are available on www.ginniemae.gov

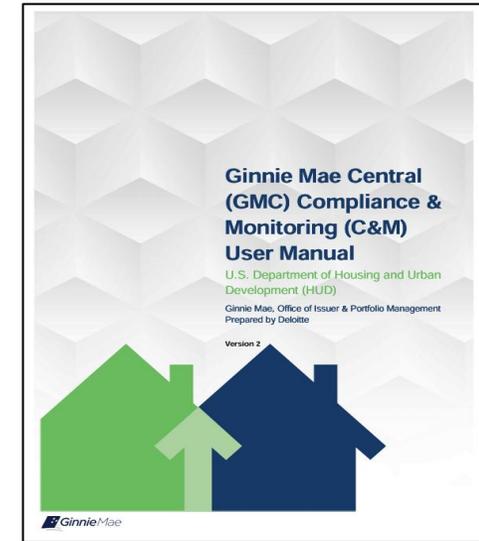


Modernization Bulletin #79: Provides a summary of the new module and corresponding changes



Quick Reference Cards (QRC): Step by step instructions of system scenarios

- [Upload Reimbursement Claim Information](#)
- [Submit Reimbursement Claim](#)
- [Completes Reimbursement Claim Pending Revisions Request](#)
- [Cancel a Drafted Reimbursement Request](#)



User Manual: Provides a full overview of the Requests Module

- [Requests User Manual](#)

GMC Requests Module Roles & Access Details



Coordinate with your Org Admin to obtain MyGinnieMae roles for the users who will need to participate in Reimbursement Claim Submissions.

Existing Role	New Functional Role Name	Role Description
MF-Financial Statements & Insurance Policy Basic User	MF-Financial Statements & Insurance Policy & Reimbursement Claims Basic User	Uploads their Issuer's insurance policies, audited financial statements, enters insurance & financial information into form, inputs any additional documentation; and can also initiate a reimbursement claim and enter the corresponding claim details for their organization.
MF-Insurance Policy Authorized Signer	MF-Insurance Policy & Reimbursement Claims Authorized Signer	All the rights of a Basic User, plus: the ability to submit and certify Insurance Reviews, cancel insurance policies, and deactivate Fidelity Bond Caps, and certify and submit reimbursement claims to Ginnie Mae. Only for HUD 11702 signatories.

MGM Security

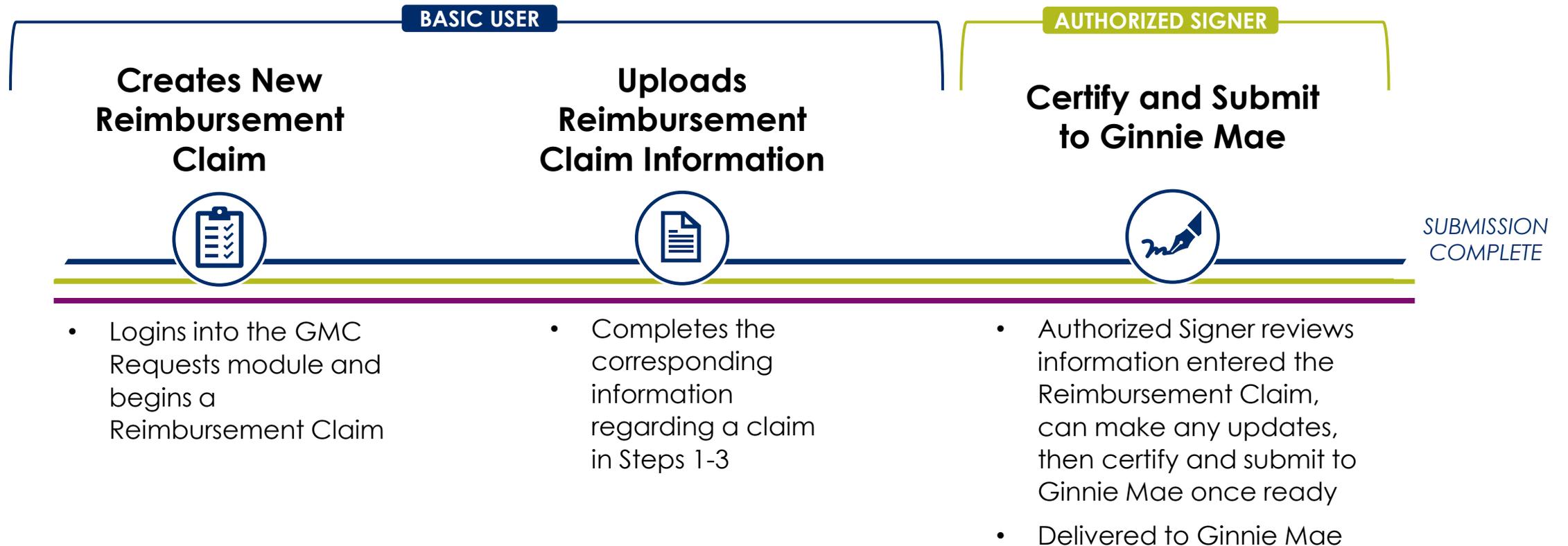
For users new to the MyGinnieMae (MGM) Portal, please note the following to remain active and avoid revocation:

RSA SecurID Soft Token & Functional Role Revocation for Inactivity

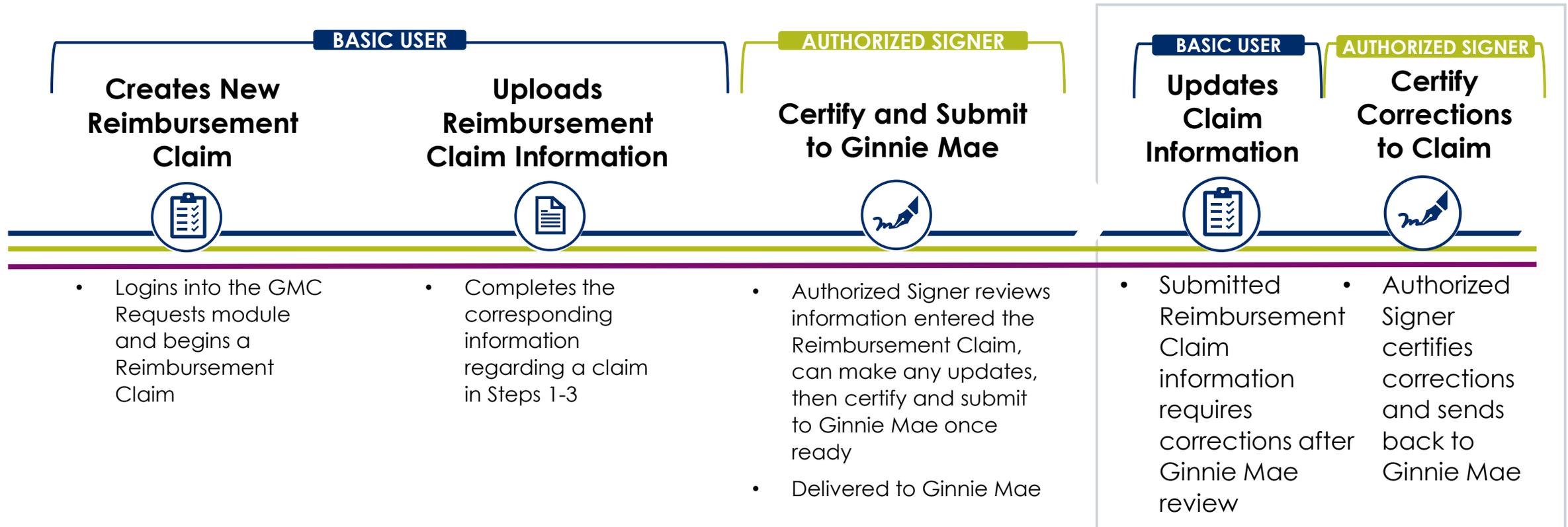
- User accounts will be **locked after 90 days of inactivity**
- User accounts will be **disabled after 365 days of inactivity; functional roles and Soft Token (if applicable) will be revoked**
- Users who do not complete **RSA SecurID Soft Token setup within 30 days** of provisioning will have their **Soft Token and applicable functional roles revoked**
- Users **removed** from their organization's **HUD-11702** will have their **Soft Token and applicable functional roles revoked** (does not apply to Document Custodians without HUD-11702 forms)

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Overview of the Reimbursement Claims Process



Overview of the Reimbursement Claims Process: *Requires Corrections*



Requires Corrections Workflow

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.



Q&A

Q&A

If Dialed-In from Computer:

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- Make sure to unmute yourself once the host allows it:

The host would like you to speak

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- Then, press *6 to unmute before speaking

If Typing In Question:

- Please click into the “Q & A” section of the webinar and type in your question
- Please do not put questions in the chat box



Thank you!

