Modernization Outreach Call

April 21, 2022
Modernization Outreach Call — Agenda

1 | MyGinnieMae Portal Enhancements
2 | Single Family Pool Delivery Module (SFPDM) Launch
3 | RFS Expanded Data Collection
4 | RSA Soft Token Adoption Timeline
MyGinnieMae Enhancements — Organization Administrator Locator

A new report has been added to the MyGinnieMae Portal to allow end users to easily access a list of the Organization Administrators and contact information. To access this report, Portal end users can follow these steps:

1. Select your Profile Image and click the “MY ORGANIZATION ADMINS” link

![Image of MyGinnieMae Portal]

2. The report will display with the list of your Org Admin’s contact information

<table>
<thead>
<tr>
<th>DeLoitte &amp; Touche LLP - BP_06</th>
<th>Organization Administrator List</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>First Name</strong></td>
<td><strong>Last Name</strong></td>
</tr>
<tr>
<td>MGM</td>
<td>OpsTester</td>
</tr>
<tr>
<td>GNMA</td>
<td>OrgAdmin1</td>
</tr>
</tbody>
</table>
MyGinnieMae Enhancements — Three Org Admin Email Notification

As of December 2020, Appendix iii-29 requires that organizations have a minimum of 3 active Organization Administrators in MyGinnieMae. To assist in managing to this requirement, a new automated email notification will be sent starting 4/29/2022 as outlined below.

<table>
<thead>
<tr>
<th>Audience Group</th>
<th>Email Notifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization Administrators</td>
<td>An email is sent every day when an organization has fewer than 3 Org Admins.</td>
</tr>
<tr>
<td>Ginnie Mae Account Executives</td>
<td>An email is sent one time when an Issuer falls below 3 Org Admins and again, when the Issuer returns to 3 Org Admins.</td>
</tr>
</tbody>
</table>
Single Family Pool Delivery Module (SFPDM)
**SFPDM Adoption – Full SFPDM Rollout**

Following the conclusion of the SFPDM Early Adoption Program and the release of APM 22-02, Ginnie Mae is moving forward with the rollout of the Single Family Pool Delivery Module (SFPDM) to the entire Single Family (SF) and Manufactured Housing (MH) Issuer community.

### Key Information about SFPDM Rollout:

<table>
<thead>
<tr>
<th>Year</th>
<th>SFPDM Rollout Date</th>
<th>SFPDM User Access</th>
<th>SFPDM Pool Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Early Adoption</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2/22/21: VTT Release</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SFPDM Adoption</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4/25/22: SFPDM Production Rollout</td>
<td>SF and MH Program users with the below functional roles will be provisioned access:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• SF-Loan Delivery and Pooling Basic Users</td>
<td>Issuers can deliver pools to SFPDM using the MISMO-compliant (v3.3) Pool Delivery Dataset (PDD) or by manually entering pool and loan data.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• SF-Loan Delivery and Pooling Authorized Signers</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Ginnie Mae is releasing key communications and hosting training sessions throughout the remainder of April 2022, to provide more details on the rollout of SFPDM and to facilitate the transition to the modernized application.

**COMMUNICATIONS**

The following communications can be found on the Modernization Bulletins page of GinnieMae.gov

- **Modernization Bulletin #11: Announcing the Rollout of SFPDM**
  - The bulletin provides details on the rollout of the application and new SFPDM entitlement to current SF functional roles.
  - Publication Date: April 18th, 2022

- **Modernization Bulletin #12: PIIT/TAI Execution during the SFPDM 18-Month Adoption Window**
  - The bulletin highlights key information for Issuers that plan to execute pool transfers during the remainder of the 18-Month Adoption Window.
  - Publication Date: April 28th, 2022 (Target)

**TRAINING SESSIONS**

The details for the following trainings and registration links can be found on the Issuer Training Announcements page of GinnieMae.gov under the “Single Family Issuer Training” dropdown

- **Ginnie Mae April 2022 SFPDM Training Session**
  - The training will provide an overview of SFPDM key functionality and benefits, as well as highlight key considerations for pool delivery in SFPDM.
  - Session Date & Time: April 26th, 2022, at 2:00 - 3:30 pm EST

- **Ginnie Mae April 2022 Validation & Testing Tool (VTT) Training Session**
  - The training will provide an overview of the new MISMO-compliant PDD and guidance on how to use the VTT to test the new dataset in preparation for pool delivery in SFPDM.
  - Session Date & Time: April 28th, 2022, at 2:00 – 3:30 pm EST

**NOTE:** Be sure to subscribe to GinnieMae.gov notifications to receive future announcements on our adoption effort
SFPDM Adoption – Next Steps and Support

Single Family and Manufactured Housing Issuers should take the following steps to complete the transition from GinnieNET, to begin submitting pools in SFPDM

1. Review Resources
   Issuers should review the PDD Implementation Guide and additional SFPDM Adoption resources on GinnieMae.gov within the Modernization Initiatives page and under the “SFPDM-MISMO” dropdown.

2. Develop the PDD *
   Issuers should engage their IT teams and any software Vendors to prioritize and complete development of the PDD.

3. Test PDD in the VTT *
   Issuers should leverage the VTT to test their PDD files before pooling in SFPDM.

4. Pool in SFPDM
   Issuers can start pooling in SFPDM once they have a working PDD file. Issuers can also manually enter pool and loan data if they do not intend to import pool data using the PDD.

The following resources are available for additional support:

* Issuers planning to deliver pools to SFPDM via manual entry are not required to develop the PDD.
RFS Expanded Data Collection
RFS Data Collection — Project Scope and Benefits

Scope and Benefits

Scope:
• Collection of 12 additional data elements.
• Builds upon the existing RFS Reporting Process using the same file structure that applies to both Single Family and Multi-Family Issuers.

Purpose:
• Allows greater accuracy of RFS pool/loan accounting payment calculations.
• Provides additional data points for disclosure to the investors in our MBS.
• Enables greater visibility and ability for Ginnie Mae to monitor the MBS loan collateral.
• Progression towards the enablement to calculate MBS investor payments, developed from the loan level.
• The ability to transfer Mortgage Servicing Rights (MSRs) at the loan level.

Impact:
• Most of the loan level elements are currently captured at the servicing system level.
• In addition to new elements, we are adding an additional “Loan Removal Reason Code” and elaborating on the definition of existing Removal Codes.

Schedule:
• The release of an APM (All Participants Memoranda) – Date TBD
• Planning for a staged implementation schedule, based on Issuer and Service Provider readiness.
• Testing to begin late 2022 continuing into 2023, depending upon the Issuer, servicing platform and other considerations.

Inquires may be directed to AskGinnieMae@hud.gov
## RFS Data Collection — Data Elements

<table>
<thead>
<tr>
<th>Element Name</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheduled UPB Amount</td>
<td>The dollar amount of the current Unpaid Principal Balance of the loan amortized through the month following the current reporting period.</td>
</tr>
<tr>
<td>Actual Payment Date</td>
<td>The actual date the last scheduled payment was received (the posting date for last scheduled installment).</td>
</tr>
<tr>
<td>Curtailment Principal Code(s)</td>
<td>A code indicating the type of curtailment reported, 1 = borrower funds curtailment 2 = claim funds curtailment 3 = other funds curtailment.</td>
</tr>
<tr>
<td>ARM Prospective Interest Rate</td>
<td>The new “to be” interest rate of the ARM loan.</td>
</tr>
<tr>
<td>ARM Prospective Monthly P&amp;I</td>
<td>The new “to be” month P&amp;I payment amount of the ARM loan.</td>
</tr>
<tr>
<td>Scheduled Monthly Interest Amount</td>
<td>The calculated scheduled (per the amortization schedule) monthly interest amount for the mortgage as of the end of the reporting period. The scheduled interest is generally equal to the interest due on the scheduled payment due on the mortgage amortized to one month beyond the report period for a current loan.</td>
</tr>
<tr>
<td>Gross Service Fee Amount Collected</td>
<td>The dollar amount of servicing fee collected on the mortgage, for the report period. A dollar amount field, must be greater than zero.</td>
</tr>
<tr>
<td>Removal Reason Codes (Expansion of Existing Values)</td>
<td>A code that denotes the reason why the loan was removed from the Ginnie Mae pool. The additional code is 7 = Special Assistance.</td>
</tr>
<tr>
<td>ARM Adjustment Effective Date</td>
<td>The effective date of the ARM adjustment; the scheduled installment due date of the new “to be” P&amp;I on the loan.</td>
</tr>
<tr>
<td>Servicer/Subservicer ID**</td>
<td>The organization servicing the mortgage. The Issuer ID of the servicer/subservicer servicing the loan. Report this field whenever there is a change in Servicer/Subservicer for the loan. Otherwise report blank.</td>
</tr>
<tr>
<td>Scheduled Monthly Principal Amount</td>
<td>The calculated scheduled (per the amortization schedule) monthly principal amount for the mortgage as of the end of the reporting period. The Scheduled Monthly Principal Amount is equal to the principal due on the scheduled payment due on the mortgage amortized one month beyond the report period for a current loan.</td>
</tr>
</tbody>
</table>

** Denotes being added to the Various Record, as opposed to the Loan Record.
### RFS Data Collection — Reason Codes

<table>
<thead>
<tr>
<th>Reason Code</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgagor Payoff (1)</td>
<td>Removal Reason Code 1 applies when the Issuer has received and deposited funds on behalf of the mortgagor to pay the loan in full.</td>
</tr>
<tr>
<td>Buyouts of Delinquent Loan (2)</td>
<td>Removal Reason Code 2 applies when the Issuer has used its funds to buy out a loan from the pool as result of delinquency as prescribed in Chapter 18 Part 3-B of the MBS Guide.</td>
</tr>
<tr>
<td>Foreclosure with or without Claim Payment (3)</td>
<td>Removal Reason Code 3 applies when the Issuer has received and deposited insurance/guaranty funds from FHA, VA, RHS, or PIH, or, if upon completion of the foreclosure process, the issuer advances its funds, prior to any claim proceeds being received or, if the proceeds from the foreclosure sale are sufficient to pay off the loan.</td>
</tr>
<tr>
<td>Loss Mitigation (4)</td>
<td>Removal Reason Code 4 applies when the Issuer executes a buyout of a loan from a pool, in accordance with Chapter 18 Part 3-B of the MBS Guide, with the express intention of performing loss mitigation procedures specified by FHA, VA, RHS, or PIH.</td>
</tr>
<tr>
<td>Substitution (5)</td>
<td>Requires Ginnie Mae approval. Removal Reason Code 5 applies when the Issuer removes a defective loan from a pool and substitutes an eligible loan in its place in accordance with Chapter 14 Part 8-D of the MBS Guide.</td>
</tr>
<tr>
<td>Other Removal (6)</td>
<td>Removal Reason Code 6 applies when a loan is liquidated from a pool for any reason that does not meet the requirements of any other Reason Codes.</td>
</tr>
<tr>
<td>Special Assistance (7)</td>
<td>Removal Reason Code 7 applies to Special Assistance Programs announced by Ginnie Mae pursuant to Chapter 34 of the MBS Guide. Removal Reason Code 7 is not applicable to any Multifamily loan types.</td>
</tr>
</tbody>
</table>
RSA Soft Token Timeline
**RSA Soft Token Adoption**

Users who require hard tokens to access MyGinnieMae applications will soon be required to utilize RSA Soft Tokens to access these applications. RSA Soft Tokens will be assigned to users with existing hard tokens in advance of the anticipated cutover date, **as early as Q3 2022**. **User access** to these applications will not be impacted by this transition.

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**Orienting Information**

**Ginnie Mae Cloud Migration**
Ginnie Mae is migrating most of its applications and operations to a cloud service. This migration will enable growth, improve security, and support innovation throughout the organization.

**RSA Token Transition**
Currently users leverage an RSA hard token to access many MyGinnieMae apps. The technology behind the RSA tokens has evolved to support soft tokens that ease and enhance the user experience.

**Future RSA Token Status**
As part of this migration effort, Ginnie Mae will transition to a soft token to access MyGinnieMae apps. This transition will ease access to MyGinnieMae applications and will not require any additional hardware for users.

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**Soft Token Holder’s Information**

**Impact**
*Who is impacted:* MyGinnieMae users who rely on an existing hard token to access applications and perform specific actions

**Technology**
*What is impacted:* Token users will have their hard tokens deactivated on the day of the cutover and replaced with RSA soft tokens. Token users will need to validate their soft tokens by downloading the applicable software on compatible devices and activating their soft tokens prior to the cutover. This change will not impact MyGinnieMae users who do not currently have an existing hard token.
RSA Soft Token Adoption

PHASED SOFT TOKEN ADOPTION TIMELINE

**Awareness**
April 2022

**Token User Action:** None

**Announcement:** After 8/15/2022, MyGinnieMae apps will only be accessible with an RSA token. You will need to obtain a soft token and validate the new token before the cutover date.

**What to Expect:** The RSA team will send two more communications before the cutover date. Future communications will contain detailed steps for users to take, to ensure minimal disruption to daily activities.

**Validation**
July 2022

**Token User Action:** Begin Migration

**Overview:** RSA soft tokens will be created and distributed to active token users. Token users will be required to validate their new tokens prior to the cutover date as early as Q3 2022. Training materials with detailed instructions on how validation procedures will be provided on this date.

**Pre-Cutover**
15 days prior

**Action:** Migrate to Soft Token

**Overview:** Urgent reminder to token users who still need to validate their new soft tokens to maintain access to MyGinnieMae apps following the cutover date.

**Post-Cutover**
The next day

**Action:** TBD

**Overview:** Messaging and instructions for token users who did not validate their RSA soft tokens prior to the cutover date and lost access to MyGinnieMae apps.
Next Steps

TOKEN HOLDER NEXT STEPS
• No action is required at this time

GINNIE MAE NEXT STEPS
• RSA soft token adoption team is working to create new RSA soft tokens for active token users; expected completion date: **July 2022**
• RSA soft token adoption team is preparing training materials that will be provided prior to the RSA transition date:
  • Materials will include: QRCs, FAQs, and a recorded tutorial video
  • Training materials will be provided

QUESTIONS?
• Refer to Ginnie Mae’s Modernization website for updated information and status regarding the RSA Soft Token migration process.
  • [https://www.ginniemae.gov/issuers/issuer_training/Pages/modernization.aspx](https://www.ginniemae.gov/issuers/issuer_training/Pages/modernization.aspx)
• For any specific questions, please email AskGinnieMae@hud.gov