

This publication will be used periodically to provide notifications and information about Ginnie Mae Modernization efforts. This is not a device to implement official policy changes to Ginnie Mae's Mortgage-Backed Securities (MBS) programs. If you have any comments or suggestions on how to make this publication more informative and helpful, please contact CXG@hud.gov.

Updates to Re-performing loans in GinnieNET

RG Pool Type: Effective with issuance on or after February 1, 2021, any Re-performing loan that was bought out on or after July 1, 2020, as reflected in the Issuer's servicing system of record, shall be ineligible collateral for any Ginnie Mae MBS I or MBS II securities, except securities backed by Ginnie Mae MBS II Custom RG pools. Re-performing loans bought out after July 1, 2020, and that had already entered into forbearance agreements prior to March 1, 2020, may be securitized without restriction, so long as the loan(s) meet all other pooling parameters in Chapters 9, 18, and 24 of the Ginnie Mae MBS Guide. Eligible Re-performing loan collateral for the C RG pool type shall be identified with the Loan Purpose Code "5" for "Re-Performing Loans".

Pursuant to guidance previously published in [APM 20-07](#) and [APM 20-15](#) Issuers may now access GinnieNET for "C RG" pool submissions; all successful pool transmissions for February 2021 issuance shall be queued for processing on February 1st and thereafter. A Quick Reference Card (QRC), [IS-16: Pooling of Re-performing Loans \(RG Pool Type\)](#), has been posted to Ginnie Mae's website to provide additional pooling guidance.

For additional questions and assistance please contact Ginnie Mae Customer Support at 1-833 GNMA HELP / 1-833-466-2435 or ginniemae1@bnymellom.com.

Ginnie Mae is a wholly owned government corporation within the U.S. Department of Housing and Urban Development. Ginnie Mae pioneered the mortgage-backed security (MBS), guaranteeing the very first security in 1970. An MBS enables a mortgage lender to aggregate and sell mortgage loans as a security to investors. Ginnie Mae securities carry the full faith and credit of the United States Government, which means that, even in difficult times, an investment in Ginnie Mae is one of the safest an investor can make.