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GINNIE MAE NOTES AND NEWS is published by Ginnie Mae's Office of Issuer & Portfolio Management. For more information, please contact your Account Executive directly.

This publication will be used periodically to provide reminders or further information about Ginnie Mae programs, as well as notification of upcoming training events or conference calls of interest to Issuers. Please note, APMs (All Participants Memoranda) will continue to be the formal communication device used to announce and 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 your Account Executive directly.

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Planned Business Outage

Ginnie Mae's systems will become unavailable beginning October 19th until October 25th, 2022 while we complete our platform upgrade work. During this time business restrictions will be put in place and participants will not have access to MyGinnieMae and the applications within. Please refer to the [“Modernization Bulletin No. 18 Planned Business Outage”](#) for all of the technical details, including an outage timeline. Some pooling deadlines have been adjusted on the [Pool Dates Calendar](#), but the pass-through of principal and interest to investors, as well as securities delivery will be unaffected. If after reviewing the operations bulletin, you have questions, please contact askGinnieMae@hud.gov.

Single-Family Issuers Pooling Reminder

Ginnie Mae has noticed an increase in Issuer inquiries related to pooling ARM and Buydown loans. Ginnie Mae encourages Issuers to carefully review the pooling parameters in Chapters 9, 24 and 26 of the MBS Guide before pooling these types of loans. In particular, the ARM pooling structures are very specific. Loans that do not meet the pooling parameters are considered defective and must be substituted for or bought out of the MBS.

Clarification of APM 20-01 for Multifamily Issuers

APM 20-01 allows Issuers to obtain electronic signatures on the HUD-11711A for the purposes of satisfying the requirements for pool issuance. However, the APM specified the electronic signature for could be used for initial certification, with the original to be provided to the Document Custodian for final certification. Multifamily pooling has only one certification process, therefore it is not clear to Multifamily Issuers when they must provide the HUD-11711A bearing original signatures to the Document Custodian. Ginnie Mae will clarify the time frames by which the HUD 11711A must be delivered to the document custodian in an upcoming APM.

Digital Collateral Program—eNote Clause Updates

Consistent with the updates by Fannie Mae and Freddie Mac, for all eDelivery on January 1, 2023, and later, Ginnie Mae will be updating the required eNote clauses. Once updated, the new language will replace the current eNote clauses in section 2530.00 of the Ginnie Mae eGuide.