CHAPTER 17. POOL, LOAN PACKAGE AND LOAN ACCOUNTING AND REPORTING

PART 1. OVERVIEW OF CHAPTER

Effective Date: 2016-07-01

This chapter describes the obligations applicable to Single-Family (SF), Multifamily (MF), and Manufactured Housing (MH) Issuers related to monthly reporting, accounting, and attendant documentation for pools, loan packages, and loans. The monthly accounting, reporting, and certification requirements applicable to approved HMBS Issuers can be found in MBS Guide, Ch. 35.

PART 2. GENERAL ACCOUNT AND RECORD MAINTENANCE REQUIREMENT

Effective Date: 2016-07-01

Issuers are required to maintain all accounts and records relating to the pooled mortgages and securities in accordance with sound accounting practices, and in a manner that will permit Ginnie Mae or its representatives to examine and audit those accounts and records at any reasonable time.

PART 3. MONTHLY REPORTING CUT-OFF DATE

Section A. General Requirement and Definitions

Effective Date: 2016-07-01

Upon acceptance into the Ginnie Mae program, Issuers are required to select a monthly reporting cut-off date between the 25th calendar day of the month and the first business day of the following month. The period beginning the day after a monthly reporting cut-off date and continuing through the next monthly reporting cut-off date is referred to in this Guide as either the “reporting month” or “monthly reporting period.”

Section B. Purpose of Cutoff Date

Effective Date: 2016-07-01

The monthly reporting cut-off date and monthly reporting period are used to determine payments to security holders, and to identify the pool and loan level data that must be reported to Ginnie Mae, including the Remaining Principal Balances (RPB). The monthly reporting cut-off date is also applicable to the Issuer’s accounting and document retention responsibilities as stated in this chapter.

Section C. Changes to the Reporting Cutoff Date

Effective Date: 2016-07-01

Once established, the stated monthly reporting cut-off date will apply to all of the Issuer’s pools and loan packages and may not be changed without the prior written approval of Ginnie Mae’s Office of Issuer & Portfolio Management (see Addresses). Ginnie Mae may, in its sole discretion, require an Issuer to establish an earlier monthly reporting cut-off date to ensure compliance with the reporting and certification requirements described in this chapter.

PART 4. MONTHLY REPORTING REQUIREMENTS

Section A. System Prerequisites and Testing

Effective Date: 2016-07-01

Each Issuer must execute and submit an Electronic Data Interchange System Agreement which must be received and acknowledged by the Ginnie*NET* Customer Service unit (see Addresses) prior to gaining access to the Ginnie Mae systems needed to report and certify the monthly pool and loan data required by this chapter. The Agreement can be found in Appendix III-13.

Each Issuer must obtain access to the MyGinnieMae Ginnie Mae Enterprise Portal (GMEP) and to the Reporting and Feedback System (RFS) to comply with the reporting and certification requirements described in this Chapter. Each new Issuer is required to undergo a testing process to ensure that it is able to submit data to RFS. An Issuer is also required to conduct RFS testing if it changes how it performs its servicing responsibilities, including changes related to its reporting system(s) *(*see MBS Guide Chapter 21, Part 7 for more information on this topic). Any questions regarding the RFS testing process should be directed to the Issuer Support Group (see Summary of Addresses).

Section B. Monthly Deadline for Reporting Pool and Loan Level Data

Effective Date: 2025-12-11

The Issuer must submit monthly pool and loan data utilizing the MyGinnieMae GMEP. The Issuer may use direct data entry, file upload (HTTPS) or a Secure File Transfer Protocol (SFTP). Additional instructions on submission methods can be found in Appendices VI-19 and VI-22, which provide technical guidance and record layout specifications for the submission of monthly pool and loan data.

For each type of pool covered by this chapter, Issuers are required to report to Ginnie Mae the pool and loan data described in the Reporting and Feedback System (RFS) Issuer Monthly Report of Pool and Loan Data, Appendix VI-19 of this Guide, by 7:00 pm (Eastern Time) on the 2nd business day of each month.

Section C. RFS Monthly Reporting Exception Feedback and Data Correction Deadlines

Effective Date: 2025-12-11

After processing the reported monthly pool and loan data, RFS will provide the Issuer with feedback relating to certain exceptions to the data. RFS exceptions for the Monthly Report of Pool and Loan Data are identified and described in Appendix VI-19. Issuers must address these RFS exceptions in accordance with Appendix VI-19 and as required herein. All corrections must be submitted using one of three submission methods identified in Appendix VI-19, direct data entry, HTTPS or SFTP.

In addition to addressing the RFS Exceptions, Issuers are responsible for correcting or otherwise updating any inaccurate information to their corresponding pool, loan package, and loan data submitted in RFS. RFS Exceptions and other pool, loan package, and loan data corrections must be completed as follows:

Monthly Report of Pool and Loan Data

RFS exceptions that are designated as Errors (“E”) and Critical (“C”) and are related to the pool and loan record must be corrected no later than 7:00 pm (Eastern Time) on the 4th business day. Please note that all RFS exceptions related to RPB reporting are designated as Errors (“E”) or Critical (“C”).

RFS exceptions that are designated High (“H”), Medium (“M”) and Low (“L”) should be corrected by the 10th business day.

All other corrections to the Issuer’s Monthly Report of Pool and Loan Data must be submitted no later than 7:00 pm (Eastern Time) on the 10th business day of each month.

PART 5. MONTHLY CERTIFICATION REQUIREMENTS

Effective Date: 2025-12-11

For each monthly reporting period, each Issuer is required to certify the monthly pool and loan data reported to Ginnie Mae. This certification may be done as early as the 10th business day of the month but no later than 7:00 pm (Eastern Time) on the 14th business day of the month. This certification must be completed using the Monthly Reporting Certification screen located within RFS.

An Issuer may submit changes or corrections to the monthly pool and loan data after it has completed the certification required by this chapter, but in those instances, the Issuer must recertify the pool and loan data after all changes or corrections have been submitted, and no later than the 14th business day of the month.

Any changes, corrections, or certifications submitted after the deadlines described in this chapter are considered events of non-compliance. Ginnie Mae may, in its sole discretion, seek any of the remedies available under the Guaranty Agreement or the MBS Guide to address an Issuer’s non-compliance, including the sanctions described below in MBS Guide, Ch. 17, Part 8.

PART 6. OTHER SPECIFIC RECORD KEEPING AND ACCOUNTING REQUIREMENTS

Section A. Supplemental Reports

Effective Date: 2026-11-03

Any supplemental reports or explanations (not including the quarterly certification described in MBS Guide, Ch. 16, Part 8) that were previously submitted must be retained by the Issuer for review by Ginnie Mae or its agents. Additional or alternative reports, if any, that are required in connection with a particular pool or loan package type are described in MBS Guide, Ch. 24 through 32.

All required supporting documentation must be maintained by the Issuer. The Issuer must, at all times, be able to produce hard copy reports at the request of Ginnie Mae or its agents.

Section B. Calculations

Effective Date: 2016-07-01

Issuers are required to maintain and make available upon request by Ginnie Mae, the HUD-11710-A or equivalent monthly summary for each pool. Appendix VI-04 provides the context and explanations for the calculations that are performed in RFS and that are related to the HUD

11710-A. The RFS Pool Activity Screen provides a link to the RFS calculated HUD 11710-A (facsimile) so that the Issuer can view the RFS calculations. However, the RFS screen is not a substitute for the requirement that issuers must maintain and make available the HUD-11710-A or equivalent.

Issuers are required to maintain and make available upon request by Ginnie Mae, the equivalent of the HUD-11710-D summary report. Issuers are not required to submit the data but must have equivalent portfolio summary data. The RFS Summary Screen does have such data that the Issuer can view the RFS calculations for the Issuers monthly reporting. However, the RFS screen is not a substitute for the requirement that Issuers must maintain and make available the summary data equivalent to the HUD-11710-D.

Section C. Buydown Funds
Effective Date: 2016-07-01

Issuers are required to account for funds due from a provider of buydown funds as if they were due from the mortgagor. These receipts must be aggregated with receipts from the mortgagor.

Section D. Differing Mortgage Interest Rates
Effective Date: 2016-07-01

When loans with different face interest rates are included in a single pool or loan package, the Issuer must use the “weighted average interest rate.” The calculation of weighted average interest rate is provided in Appendix VI-4.

PART 7. ADDITIONAL SINGLE-FAMILY REPORTING REQUIREMENTS

Section A. Liquidation Event Reporting
Effective Date: 2026-11-03

A Liquidation Event is the liquidation (removal) of a single-family loan from a Ginnie Mae MBS pool, regardless of the reason. Liquidation Event Reporting (LER) is an event-based reporting requirement, triggered when a loan is fully liquidated from a Ginnie Mae MBS pool. LERs are independent of and separate from the Monthly Report of Pool and Loan Data (Appendix VI-19) required by Part 4 of this chapter.

1. LER Submission and Due Date

   LER must be received by Ginnie Mae no later than 5:00 AM Eastern Time (ET),the first business day following the liquidation event . The Issuer may use direct data entry, utilizing the MyGinnieMae Portal, file upload HTTPS or a SFTP. Additional instructions on submission can be found in Appendix VI-24, which provides technical guidance and record layout specifications for the submission of LER.

2. LER Corrections

   Corrections to loans previously reported as liquidated should be made as soon as practical but must be made and reported via the LER procedures by 5 AM eastern the next business day.

3. LER Certification

Certification of each LER is not required; however, Issuers remain responsible for attestation contained in Appendix VI-24, and any other attestations under applicable federal law.

LER does not require formal attestation throughout the month, as Monthly RFS Reporting shall continue to require Issuer attestations.

Issuers are responsible for certifying all liquidation data as a part of the Issuer's Monthly Report of Pool and Loan Data.

Section B. Payment Default Status Reports

Effective Date: 2026-11-03

- Single-Family Issuers must include the Payment Default Status (PDS) Report with their Monthly Reports of Pool and Loan Data. The PDS report is a loan level report of delinquent loans (as the term "delinquent" is defined in Chapter 18, Part 3, Section B(6)(iii) of the MBS Guide). The PDS report tells Ginnie Mae, for each loan that is delinquent, the following:

- If the borrower is in bankruptcy, whether the borrower's loan is current,
- If the borrower is in forbearance whether the borrower's loan is current, and/or
- The borrower's loan is current, and the Issuer is pursuing an alternative to foreclosure, other than bankruptcy or forbearance.

1. Single-Family PDS Report Due Date

Issuers are required to report to Ginnie Mae the loan level data described in the RFS Single-Family Issuer Monthly PDS Report, Appendix VI-22 of this guide by 7:00 pm (Eastern Time) on the 5th business day of each month.

2. Single-Family PDS Report Data Correction Deadline

PDS exceptions that are designated as Errors ("E") must be corrected no later than 7:00 pm (Eastern Time) on the 5th business day. Exceptions designated as Critical ("C") and High ("H") must be corrected no later than 7:00 pm (Eastern Time) on the 7th business day of the month.

3. Single-Family Monthly PDS Loan Level Report Certification

This Certification may be done as early as the 7th business day of the month, but no later than 7:00 pm (Eastern Time) on the 14th business day of the month. This certification must be completed using the RFS Payment Default Reporting Certification screen.

PART 8. PROGRAM SANCTIONS

Effective Date: 2016-07-01

Issuers that fail to comply with these reporting, accounting, and certification requirements are subject to Ginnie Mae sanctions. If an Issuer's failure to comply with these requirements results in repeated rejections of the Issuer's reports, Ginnie Mae may apply multiple program sanctions against the Issuer until compliance is obtained.