MBS Loan Level Disclosure File

Version 2.0

See Version History for details

Introduction:

The purpose of this file is to provide MBS Loan Level data users for New Issuance and Monthly Portfolio Disclosure. This layout applies to the Daily New Issuance, Monthly New Issuance, and Monthly Portfolio Disclosures. While MBS Loan Level is an existing disclosure, there are notable changes with Version 2.0, as follows:

- File Format Change: "Legacy" in this layout refers to previous MBS Loan Level file layouts (versions 1.0 – 1.8). In those versions, output included Record Types "H", "P", "L", "T", and "Z", including pool records "P" and "T". These "P" and "T" records are not included in this new format, but this version does incorporate relevant pool record data elements from the legacy MBS Loan Level layout in Record Type LL (items "LL-02" through "LL-06"). The format of the file layout will be pipe bar delimited "|".
- The legacy file output for the Monthly Portfolio output files included two, separate physical files. Beginning with Version 2.0, there will be a single MBS Loan Level Monthly Portfolio output file. See the File Layout Notes below on page 10 for Monthly Portfolio naming details. New Issuance output files remain as single output files.
- Beyond this format and file changes, there are additional changes in the version history table below.

Document Version	History
Versions 1.0 – 1.8	Legacy versions from 2013 – 2024. Details are provided on the last page of the layout.

Version 2.0	**August 2026** Version 2.0 contains all data elements from Legacy Version 1.8, is the initial Pipe-Delimited version, and includes the following changes:
	Change Applicable to <u>all files</u> (New Issuance, Monthly New Issuance, and Monthly Portfolio)
	• File Format Change to pipe-delimited (see Introduction section above)
	• New Data Element LL-55, Re-Performing Loan Indicator
	Changes Applicable to <u>Monthly Portfolio</u> only
	• Calculation Adjustments to Loan Age, Field LL-19, and Remaining Loan Term, Field LL-20, using Scheduled UPB instead of Actual UPB in calculations (see Definition column)
	• A single Monthly Portfolio file of all active loans from both GI and GII programs will be produced in one loan level file. Previous "llmon1_YYYYMM.zip" and "llmon2_YYYYMM.zip" files will be discontinued, replaced by "llmon_YYYYMM.zip"
	• Removal Reason, Data Element LL-39, has three changes:
	  ○ Value 2 description is changing from "Repurchase of Delinquent Loan" to "Buyout of Delinquent Loan"
	  ○ Value 3 description is changing from "Foreclosure with Claim Payment" to "Foreclosure with or without Claim Payment"
	  ○ Value 7 is new, with a description of "Special Assistance"
	• Data Element LL-52, Prospective Interest Rate, has been in the layout previously but has not been populated; this element will now be populated.
	• New Data Element LL-53, ARM Adjustment Effective Date
	• New Data Element LL-54, Scheduled Unpaid Principal Balance (UPB)

Version 2.0 Implementation: The following shows the first instances related to this layout Version 2.0: **August 2026**

- Daily New Issuance — August New Issuances: Pipe-Delimited Format change only; no other changes
- Monthly New Issuance — August Monthly New Issuances: 1st Business Day of September
- Monthly Portfolio — July Monthly Portfolio: 6th Business Day of August

MBS Loan Level Disclosure File Format

Record Type	Short Description	Occurs in the File
HH	Overall File Header Record	One Record Per File
LL	Loan Level Record	One Record Per Active Loan
TT	Overall File Trailer Record	One Record Per File

Header Record Format

Item	Data Element	Type	Max Length	Format	Definition
HH-01	Record Type = HH	Character	2		File Header Record
HH-02	Reporting Period	Numeric	6	YYYYMM	Reporting Period of the data in the file (the "as of" month and year)
HH-03	File Type	Numeric	2		The indicator of the file frequency. Values are: NI = Daily New Issuance file NM = Monthly New Issuance file MO = Monthly Portfolio file
HH-04	Date File Generated	Numeric	8	YYYYMMDD	The date the file was created

Loan Record Format

Item	Data Element	Type	Max Length	Format	Definition
LL-01	Record Type = LL	Character	2		Loan Level Details Record
LL-02	CUSIP Number	Character	9		The CUSIP is a unique identification number permanently assigned by the Committee on Uniform Securities Identification Procedures (CUSIP) to each publicly traded security at the time of issuance.
LL-03	Pool ID	Character	6		The Pool identifier assigned by Ginnie Mae at pooling.

LL-04	Pool Indicator	Character	1		Identifies the Issue Type of the pool. Values are X, C, or M
LL-05	Pool Type	Character	2		Two-character pool type for the pool (see Ginnie Mae Guide, Chapter 1)
LL-06	Pool Issue Date	Numeric	8	YYYYMMDD	The date the pool was issued
LL-07	Disclosure Sequence Number	Numeric	10		A number used for each loan to identify it distinctly for data disclosures
LL-08	Issuer ID (including for loan packages in MIP pool)	Numeric	4		The four-digit identifier for the current issuer responsible for the loan
LL-09	Agency (Agency Loan Type FHA, VA, RD, NA)	Character	1		Identifier of the government agency. Values are: F = Federal Housing Administration V = Veterans Administration R = Rural Development N = Native American 9 = Not Available
LL-10	Loan Purpose	Numeric	1		Purpose of the loan. Values are: 1 = Purchase 2 = Refinance 3 = Loan Modification (HAMP) 4 = Loan Modification (non-HAMP) 5 = Re-Performing 9 = Not Available
LL-11	Refinance Type	Numeric	1		The type of refinance of the loan. Applies to Loan Purpose = 2 loans only. Values are: 1 = Not Streamlined, Not Cash Out 2 = Cash Out 3 = Streamlined
LL-12	First Payment Date (First Scheduled Installment)	Numeric	8	CCYYMMDD	The date in which the first monthly installment payment was due in accordance with the mortgage/note.

LL-13	Maturity Date of Loan (Last Scheduled Installment)	Numeric	8	CCYYMMDD	The maturity date of this loan in accordance with mortgage/note.
LL-14	Loan Interest Rate (current interest rate)	Numeric	5	2.3	The interest rate of the loan.
LL-15	Original Principal Balance (OPB at pool issuance)	Numeric	15	13.2	The Original Principal Balance of the loan at pool issuance. The value is truncated to the thousandths place.
LL-16	UPB at Issuance (UPB of the loan at pool issuance)	Numeric	15	13.2	The Unpaid Principal Balance (UPB) of the loan as of the reporting period. This data element will be blank if the loan is removed within 6 months of pool issuance.
LL-17	Unpaid Principal Balance (UPB of the loan)	Numeric	15	13.2	The unscheduled remaining principal of the loan as of the reporting period. The disclosed value for this data element will be blank for the first six months that a loan is in a pool. Disclosure for this data element will begin in the seventh month.
LL-18	Original Loan Term, in Months	Numeric	3		The calculated value of original term of the loan.
LL-19	Loan Age, in Months	Numeric	3		The calculated value of the age of the loan. Beginning with July 2026 Monthly Portfolio, the calculation adds 1 month to the existing formula.
LL-20	Remaining Loan Term (Remaining Maturity), in Months	Numeric	3		The calculated value of Remaining Term of the Loan. Beginning with July 2026 Monthly Portfolio, the calculation is based on Scheduled Unpaid Principal Balance.
LL-21	Months Delinquent (1,2,3,4,5,6 where 6 means 6+ Scheduled installments due but not paid)	Numeric	1		The number of months the loan is delinquent.
LL-22	Months Pre-Paid (1,2,3,4,5,6 where 6 means 6+ Future	Numeric	1		The number of months the loan is Pre-Paid.

	scheduled installments have been paid)				
LL-23	Loan Gross Margin (ARM Loans only)	Numeric	4	1.3	The rate on an ARM loan added to the index to reach the new mortgage interest rate.
LL-24	Loan To Value (LTV)	Numeric	5	3.2	The Original Loan To Value (LTV) of the loan.
LL-25	Combined LTV (CLTV)	Numeric	5	3.2	The Original Combined LTV (CLTV) of the loan.
LL-26	Total Debt Expense Ratio Percent	Numeric	5	3.2	The ratio of all debts of the borrowers to the borrower's qualifying income as defined by the mortgage insurer or guarantor.
LL-27	Credit Score	Numeric	3		The credit score of the borrower.
LL-28	Down Payment Assistance (Yes or No)	Character	1		An indicator of whether the borrower received gift funds for the loan Down Payment.
LL-29	Buy Down Status (Loan Status) (Yes or No)	Character	1		Buy Down Status of the loan.
LL-30	Upfront MIP (insurance premium rate)	Numeric	5	2.3	The upfront mortgage insurance premium percentage rate that institutions charge to insure FHA loans.
LL-31	Annual MIP (insurance premium rate)	Numeric	5	2.3	The annual mortgage insurance premium percentage rate that institutions charge to insure FHA loans.
LL-32	Number of Borrowers	Numeric	1		Number of Borrowers on the loan.
LL-33	First Time Home Buyer (Yes or No)	Character	1		An indicator for purchase loans of whether the borrower qualifies as a First Time Home Buyer. Values are: Y = Yes N = No
LL-34	Property Type (Number of Living Units)	Numeric	1		Number of Living Units of the property.
LL-35	State (2 character State Code)	Character	2		The 2-character State Code
LL-36	MSA	Numeric	5		Code for the Metropolitan Statistical Area or Micropolitan Statistical Area where the property is

					located. Value is derived from the Census tract associated with the borrower address.
LL-37	Third-Party Origination Type	Numeric	1		Identifies the type of third party that originated the loan. Values are: 1 = Broker 2 = Correspondent 3 = Retail
LL-38	Current Month Liquidation Flag (Yes or No)	Character	1		An indicator of whether the given loan was liquidated in this reporting month. Values are: Y = Yes N = No
LL-39	Removal Reason	Numeric	1		Reason for removal of the loan. Values are: 1 = Mortgagor Payoff 2 = Buyout of Delinquent Loan 3 = Foreclosure with or without Claim Payment 4 = Loss Mitigation 5 = Substitution 6 = Other Removal 7 = Special Assistance
LL-40	As of Date	Numeric	6	CCYYMM	Reporting period for the data.
LL-41	Loan Origination Date	Numeric	8	CCYYMMDD	The date of loan origination.
LL-42	Seller Issuer ID	Numeric	4		The four digit identifier for the Issuer selling the pool.
LL-43	Index Type	Character	5		The type of ARM index being used for the ARM loan. Values are: CMT = for Constant Maturity Treasury LIBOR = for London Interbank Offered Rate
LL-44	Look-Back Period	Numeric	2		The two-digit time period used to establish a specific point in time for the particular ARM Index that will be used to determine the interest rate change. (Used in conjunction with the published index tables. See

					Ginnie Mae MBS Guide Chapter 26). This applies to loans in ARM Pools only. Values are: "30" = 30-day look back "45" = 45-day look back
LL-45	Interest Rate Change Date	Numeric	8		The date of the next interest rate change for the loan in an ARM pool, i.e. the date the interest rate changes.
LL-46	Initial Interest Rate Cap	Numeric	1		The maximum interest rate change amount (+/-) for the loan in an ARM pool, applicable only to the initial interest rate change.
LL-47	Subsequent Interest Rate Cap	Numeric	1		The maximum interest rate change amount (+/-) for the loan in an ARM pool for each of the annual rate changes following the initial period. The Cap is constant for each annual change and is applied to the current interest rate (not the initial interest rate).
LL-48	Lifetime Interest Rate Cap	Numeric	1		The maximum interest rate change amount (+/-) of the loan in an ARM pool over the life of the loan.
LL-49	Next Interest Rate Change Ceiling	Numeric	5	2.3	The maximum interest rate that the loan in an ARM pool can have for each interest rate change. This data element will have the initial rate change ceiling during the initial period. After this and during each annual change period this data element will have the ceiling for each respective annual change. The value in this data element can change for each adjustment period.
LL-50	Lifetime Interest Rate Ceiling	Numeric	5	2.3	The maximum interest rate that the loan in an ARM pool can have for the life of the loan. This is a constant value for the loan and does not change over the life of the loan.
LL-51	Lifetime Interest Rate Floor	Numeric	5	2.3	The minimum interest rate that the loan in an ARM pool can have for the life of the loan. This is a constant

					value for the loan and does not change over the life of the loan.
LL-52	Prospective Interest Rate	Numeric	5	2.3	The new "to be" interest rate of the ARM loan. The data element only applies to loans in Adjustable Rate Mortgage pools. Disclosure begins with July 2026 Monthly Portfolio and thereafter. This data element is populated on the Monthly Portfolio file only.
LL-53	ARM Adjustment Effective Date	Numeric	8	CCYYMMDD	The effective date of the ARM adjustment. Disclosure begins with July 2026 Monthly Portfolio and thereafter. This data element is populated on the Monthly Portfolio file only.
LL-54	Scheduled Unpaid Principal Balance (UPB)	Numeric	15	13.2	The dollar amount of the current Unpaid Principal Balance of the loan amortized through the month following the current reporting period. Disclosure begins with July 2026 Monthly Portfolio and thereafter. The disclosed value for this data element will be blank for the first six months that a loan is in a pool. Disclosure for this data element will begin in the seventh month.
LL-55	Re-Performing Loan Indicator	Character	1		An indicator of whether the given loan is Re-Performing. This will be provided only for loans with the following pool types: “ET”, “JM”, “RG”, and Multiple Issuer Pool (M) “SF”. Values are: Y = Yes

Trailer Record Format

Item	Data Element	Type	Max Length	Format	Definition
TT-01	Record Type = TT	Character	2		File Trailer Record
TT-02	Report Period	Numeric	6	YYYYMM	Reporting Period of the data in the file
TT-03	Loan Count	Numeric	9		The number of loans/LL Records contained in the file. This count does not include the "HH" or "TT" records.

Loan Level Disclosure File Layout Notes:

- This layout applies to active Single Family loans only.
- Loan Level Disclosure File Naming Convention:
    - Daily New Issuance Files: "dailyllpd_new.zip".
    - Monthly New Issuance Files: "dailyllmnipd_YYYYMM.zip", where "YYYY" is the four-year digit year and "MM" is the month.
    - Monthly Portfolio Files: "llmon_YYYYMM.zip" (contains loans in both Ginnie Mae I and Ginnie Mae II pools), where "YYYY" is the four-year digit year and "MM" is the month.

MBS Loan Level Legacy Versions 1.0 – 1.8 Below is the legacy Loan Level File History prior to MBS Loan Level Version 2.0.

Legacy Document Versions	History
Version 1.0	02/08/2013 Initial Version
Version 1.1	03/07/2013 Version 1.0 with two additions: 1) Layout Note 5 has additional information 2) “L” Record field additions for “Current Month Liquidation Flag” and “Removal Reason”.
Version 1.2	04/15/2013 Version 1.1 with this revision: Added a new value of “MNI” for the “XXX” portion of the file name as found in the Overall File Header and Overall File Trailer records to identify the Monthly New Issuance disclosure file.
Version 1.3	05/21/2013 Version 1.2 with this revision: Correction to format of Field 10 of the “L” Record, Loan Interest Rate. The format correction is from 9(3)v9(2) to 9(2)v9(3).
Version 1.4	08/01/2013 Version 1.3 with this revision: Added upper and lower disclosure limits to “L” Record elements: Loan To Value, Credit Score, and Total Debt Expense Ratio Percent.
Version 1.5	01/01/2014 Version 1.4 with this revision: Added data privacy considerations to the Loan Level Record.
Version 1.6	04/01/2015 Version 1.5 with this revision: 1) “L” Record field addition for “Loan Origination Date” and “Seller Issuer ID”. 2) Total Record length for the “L” Record is expanded from 142 to 154.
Version 1.7	12/01/2017 Version 1.6 with this revision: “L” Record field additions for 10 fields: “Index Type”, “Look-Back Period”, “Interest Rate Change Date”, “Initial Interest Rate Cap”, “Subsequent Interest Rate Cap”, “Lifetime Interest Rate Cap”, “Next Interest Rate Change Ceiling”, “Lifetime Interest Rate Ceiling”, “Lifetime Interest Rate Floor”, and “Prospective Interest Rate”.
Version 1.8	02/01/2021 Version 1.7 with this revision: The addition of one new value, “5 = Re-performing” to Field 6, “Loan Purpose” in the “L” Record. The addition of this value does not change the field length or the total record length for the “L” Record: the “L” Record length remains as 192.