

Modernization Outreach Call:

April 10, 2014



Agenda

- Program Reminders
- Ginnie Mae Pool Delivery Dataset (PDD)
- Master Agreement Update
- Pool Transfer
 - Overview
 - Demonstration
- Q&A Session
- Next Outreach Calls

Program Reminders

- GinnieNET Scheduled Maintenance
 - GinnieNET on the Web will not be available Saturday, April 12 from 7:00 AM (EDT) to 11:59 PM (EDT)

Annual Audited Financial Statements

- Audited financial statements are due within 90 days of an Issuers fiscal year-end
- As mandated in All Participants Memorandum 12-09, submission of the documents must be completed electronically through the Portal.
- Chapter 6 in the HUD Audit guide details the documentation requirements
- Timely response to Financial Statements Review contractor or Ginnie Mae to cure deficiencies
- Any indication that you are unable to meet the 90 day year-end submission deadline or a change in fiscal year-end - contact your Ginnie Mae Account Executive

Ginnie Mae Pool Delivery Dataset (PDD)

- MISMO and PDD Overviews
- Technical Implementation Resources Released 3/31/2014:
 - PDD Implementation Guide
 - PDD Implementation Guide: Appendix D – XML Data Reference
 - Frequently Asked Questions

http://ginniemae.gov/doing_business_with_ginniemae/issuer_resources/mismo/Pages/mismo_overview.aspx

Ginnie Mae Pool Delivery Dataset (PDD)

- Technical Implementation Resources To Be Released on or near 6/30/2014:
 - PDD Implementation Guide: Appendix A – XML Data Requirements
 - PDD Implementation Guide: Appendix B – Usage Scenarios
 - PDD Implementation Guide: Appendix C – XML Samples
 - PDD Implementation Guide: Appendix E – XML Schema Definition
 - PDD Implementation Guide: Appendix F – Legacy to MISMO Translation
 - Quick Guides
- Minimum 18 Month Implementation Timeframe for Issuers following 6/30 Release

For any questions regarding the MISMO Adoption Project send emails to:

GinnieMaeMISMOProject@hud.gov

Master Agreements Update

- Compliance Grace Period through **April 30, 2014**
- Reminders:
 - Scanned images (11702, 11709, 11720) must match GMEP data entry with originals mailed to BNYM.
 - Other forms (11703-II, 11707, 11715) do not require submission of originals and is electronic submission by all parties.

Pool Origination and Pool Transfer Activities will be prohibited for Issuers with incomplete Master Agreements as of May 1, 2014.

Pool Transfer System (PTS) – Key Processing Updates

To work towards greater efficiencies, some processing changes have been implemented:

- Electronic submission and acceptance by Seller/Buyer/Ginnie Mae
- Immediate transaction validation results (warning/fatal errors)
- Immediate fee calculation and ACH Draft (upon Buyer acceptance)
- Associated pool file layout reduced to single data field
- System will be “dark” (unavailable for initial transaction processing) the 1st five business days of each month
- Advanced Notification Requirements:
 - Single Family: Selling Issuer to notify Ginnie Mae 90 days in advance of proposed transfer.
 - Multifamily: Selling Issuer to notify Ginnie Mae 30 days in advance of proposed transfer.

Pool Transfer Types

Depending on the type of transfer, the Selling Issuer is required to transfer all or a portion of their pools.

Pool Transfer Type	Purpose of Transfer	Complete Transfer	Partial Transfer
Standard	The Selling Issuer transfers pools to another issuer by mutual agreement.	YES	YES
Related Party	The Selling Issuer transfers pools to another Issuer by mutual agreement. Issuers are related.	YES	YES
Merger	The Selling Issuer transfers all pools to a related Issuer due to internal reasons in a business merger. The Merging Issuer initiates the process.	Required	NO

PTS – Accessing the Application



The screenshot shows the GinnieMae Enterprise Portal interface. The top navigation bar includes the GinnieMae logo, the text "Enterprise Portal", and links for "Help | Logout | Contact Us". Below the navigation bar, there are tabs for "Home", "My Profile", and "IPMS".

Welcome To Ginnie Mae Enterprise Portal (GMEP)

Organization: Bank of New York (Citi) (Bank of New York (Citi))

Issuer(s):

- 1433
- 1437
- 1461

Role(s):

- MAMS Issuer user
- Issuer Assign Pool
- Issuer CM
- IS-PTS
- MAMS Participation Agent user
- RSA Token Holder
- MAMS Subservicer user

Environment: TRN

Document Custodians must register at least two Security Officers for Portal access. Security Officers would then have to register users to access e-Notifications. Custodian Security Officer Policies and Procedures will be provided to guide the registration process. Please do so as soon as possible. Document Custodians must download the Security Officer Registration Form and mail form with original signatures to:

**Ginnie Mae Relationship Services
ATTN: Portal Security Administrator
c/o BNY Mellon
101 Barclay Street - 8 East
New York, NY 10286**

Please contact the Portal Help Desk at (800) 234-4662, Option 1 for more information.

The Ginnie Mae Enterprise Portal will allow you to:

- Upload Monthly Investor Reporting Files
- Access the Reporting and Feedback System (RFS)
- Create/Manage Security Officer Accounts for your Organizations
- Create/Manage your individual Issuer/Custodian User Accounts
- Manage your GMEP user profile and password
- Access RSA Token Validation
- Access IPMS to:
 - Request Pool Numbers
 - Request Commitment Authority
 - Process Master Agreements

PRIVACY POLICY **GINNIE MAE: GOVERNMENT GUARANTEED**

PTS Summary Screen

- The PTS **Summary Screen** displays the following for all Pool Transfer requests:

- Request Number
- Selling Issuer Number
- Selling Issuer Name
- Buying Issuer Number
- Buying Issuer Name
- Transfer Type
- Sale Date
- Transfer Date
- Status
- Approved Letter
- Assignment Agreement

WELCOME MR. JOHN SMITH
BANK A

ENTERPRISE PORTAL

PROCESSING & SERVICING REPORT CENTER RSA TOKEN VALIDATION

Issuer Number: 1433 Issuer Name: SERIES A MORTGAGE BANK Go

COMMITMENT MANAGEMENT REQUEST POOL NUMBERS MASTER AGREEMENTS **POOL TRANSFER** SUBMISSION CENTER

SUMMARY [REQUEST NEW TRANSFER](#)

Selling Issuer Number/Name: All Buying Issuer Number/Name: All Pool Transfer Type: All Transfer Month/Year: All

Status: All Request Number: All

Search Reset

* Displays Active Pool Transfer Requests. << < 1 - 4 of 4 > >>

Request Number	Selling Issuer Number	Selling Issuer Name	Buying Issuer Number	Buying Issuer Name	Transfer Type	Sale Date	Transfer Date	Status	Approval Letter	Assignment Agreement	Cancel
200026	1433	SERIES A MORTGAGE BANK	1437	EAST BANK OF THE HUDSON	Standard-Complete	11/29/2013	12/01/2013	Validation with Errors	View	View	Cancel
100145	1433	SERIES A MORTGAGE BANK	1437	EAST BANK OF THE HUDSON	Standard-Complete	10/03/2013	03/01/2014	Validation with Errors	View	View	Cancel
100144	1438	BANK A	1457	BANK B	Standard-Complete	10/03/2013	11/01/2013	Seller cancelled request	View	View	Cancel
100027	1438	BANK A	1457	BANK B	Standard-Partial	09/19/2013	09/26/2013	Seller cancelled request	View	View	Cancel

[Request New Transfer](#)

Q & A Session

Save the Date

Schedule for Future Issuer Outreach Calls:

Thursday, June 12, 2014 at 2 pm
Thursday, September 11, 2014 at 2 pm