

## September 2014 Investor Outreach: Detail for Potential Changes to MBS Loan Level files and to the Consolidated Pool File

Ginnie Mae is interested in receiving Investor Industry feedback on the following potential new items and potential changes to Disclosure Data. Please submit comments and/or questions to [InvestorInquiries@hud.gov](mailto:InvestorInquiries@hud.gov) by Close of Business, Tuesday, 10/7/2014.

### **Potential New Elements to the MBS Loan Level File**

- Net Note Rate: The mortgage note rate, at pool issuance, after the applicable servicing fee and guarantee fee have been subtracted.
- Original Interest Rate: Initial Interest Rate for a loan in an ARM pool.
- Investor UPB: Scheduled Loan UPB contributing directly to the security balance.
- Subservicer: Issuer ID of the subservicer, when applicable.

### **Potential New Elements to the Consolidated Pool File**

- Bond Financed: Code that identifies a pool as a Builder Bond Finance Pool (B), Final Pool (F), Consolidation Pool (C)
- Short Term UPB: The Unpaid Principal Balance of mortgages that have maturities that are less than 20 years. This UPB cannot exceed 10% of the total pool original principal amount.
- Short Term Maturity: The Unpaid Principal Balance of mortgages with maturities that are less than 30 months from the latest mortgage maturity. This UPB cannot exceed 20% of the pool balance.

### **Potential Changes to the structure of Records in the Consolidated Pool File**

- Potential Change to move the "As-of-Date" from the end of all of the records in the Consolidated Pool File to closer to the beginning of each record. The benefit: This field position would not change each time a record length is expanded.
- Potential Change to consolidate the Upfront MIP Rates and Annual MIP Rates in the "F" record. (eg. Upfront MIP Rate Fields 7-27 and Upfront MIP Rate Fields 91-102 would be consolidated into one Upfront MIP Rates section of the "F" record). The benefit: Similar fields would be grouped together to improve "F" record organization.