# MISMO Issuer Outreach Call

**December 16, 2014**

## *Agenda*

- MISMO Adoption Overview

- Technical Implementation Resources

- PDD Implementation Guide: Appendix D – XML Data Reference

- PDD Implementation Activities

- FAQs Based on Recent Feedback

- Announcements

# *Issuer Outreach Call Purpose*

Ginnie Mae is looking to communicate with Issuers in order to share information about the MISMO Adoption effort and also to solicit Issuer feedback.

| General Goals | <ul><li>Discuss Ginnie Mae's MISMO Adoption effort</li><li>Share information with Issuers on the Pool Delivery Dataset (PDD)</li><li>Provide an opportunity for the exchange of MISMO/PDD Questions & Answers</li></ul> |
|---|---|
| Call Specific Goals | <ul><li>Provide overview of the MISMO Adoption process and goals</li><li>Provide overview of the PDD Documentation Suite</li><li>Review Appendix D – XML Data Reference</li><li>Capture feedback and details on Issuer progress to-date</li></ul> |

# MISMO Adoption

**Overview**

# MISMO Adoption Overview
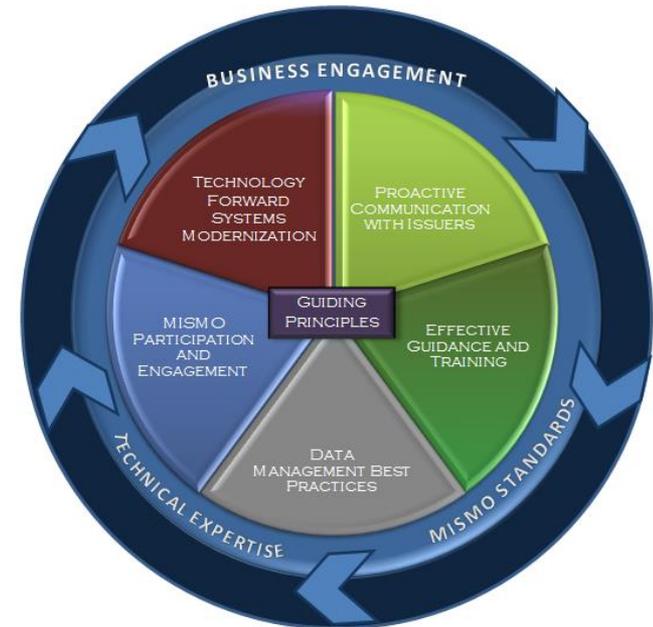
## What is MISMO?

The **Mortgage Industry Standards Maintenance Organization** (MISMO) sets the industry standard that enables the mortgage industry to share data among its partners. This standard includes:

- An _XML architecture_ that encompasses data related to the complete life cycle of a mortgage loan
- A _data dictionary_ that provides business definitions and element names related to the same

## MISMO Adoption Objective

Ginnie Mae has adopted the MISMO standard to create the Pool Delivery Dataset (PDD) to better align to industry standards, improve data quality, and improve the Issuer's delivery experience. The following are changes to the electronic process for submitting loan and pool data to Ginnie Mae:

- _Moving from flat file deliveries to XML format_
- _Developing a new MISMO Compliant Single Family Pool Delivery Module (SFPDM)_

## Pool Delivery Dataset Facts

- MISMO Version 3.3

- Applies to Single Family Forward Loans only

- 157 Data Points

- 17 New Data Points, but 11 of the 17 are optional

- 86% of Ginnie Mae's PDD data points match Fannie Mae & Freddie Mac's Uniform Loan Delivery Dataset (ULDD)

- Technical Implementation Resources available on *GinnieMae.gov*
  - *(http://ginniemae.gov/doing_business_with_ginniemae/issuer_resources/ mismo/Pages/mismo_overview.aspx)*

**Note:** This dataset does not include Multifamily & HMBS issuance data. Multifamily and HMBS will continue to be delivered in flat files using Ginnie*NET*.

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# Ginnie Mae's

**Technical Implementation Resources**

# PDD Technical Implementation Resources

| | | |
|---|---|---|
| **PDD Implementation Guide** | | Guidance for Issuers on the PDD Implementation |
| | **Appendix A** | XML Data Requirements |
| | **Appendix B** | Usage Scenarios |
| | **Appendix C** | XML Samples |
| | **Appendix D** | XML Data Reference |
| | **Appendix E** | XML Schema Definition |
| | **Appendix F** | Legacy to MISMO Translation |
| **Quick Guides** | | Additional Guidance for Specific PDD Scenarios |
| **Frequently Asked Questions** | | Additional Guidance for miscellaneous questions |

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# PDD Implementation Guide

**Appendix D -  XML Data Reference**

# PDD Implementation Guide: Appendix D – XML Data Reference Columns

| Column Name | Column Name Description |
|---|---|
| **XPath** | This column lists the XPath used to navigate through the XML document to the corresponding data point. |
| **MISMO Data Point Name** | This column lists the MISMO term name for a corresponding data point. |
| **MISMO Definition** | This column lists the MISMO definition for the corresponding data point. |
| **Net New / XML Context / Legacy (Direct OR Indirect)** | This column identifies the Ginnie Mae data points as one of the following:<br>▪ Net New<br>▪ XML Context<br>▪ Legacy (Direct)<br>▪ Legacy (Indirect) |
| **Corresponding Legacy Data Point (Record Type, Position, and Data Point Name)** | The column provides the name of the primary record type inclusive of the start and end positions ["Record Type (start, end)"] found within the record for the legacy data point and the data point name used in flat file record layouts; Ginnie Mae rationalized the existing data points found within the Flat File record layouts and created a unique set of data used to develop the MISMO compliant list of data points. |
| **Legacy Data Point Definition** | The Ginnie Mae definition for the data point as it appears in the automated flat file format. |

**Additonal Appendix D Columns:**

- Sort ID
- Parent Container
- Loan Role Type
- Loan State Type
- Party Role Type
- PDD Conditionality
- PDD Conditionality Details
- PDD Implementation Notes
- PDD Accepted Data Format
- PDD Supported Enumeration
- PDD to Legacy Data Point Relationship Notes
- Legacy Electronic Source
- Legacy Data Point Format and Length/Precision
- Legacy Additional Data Point Occurrences

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# Pool Delivery Dataset New Data Points

*There are a total of 17 Net New data points, of which six are either required or conditionally required, with the remaining 11 optional.*

| MISMO Data Point Name | MISMO Definition | PDD Conditionality Details |
|---|---|---|
| **Construction Method Type** | Describes the construction process for the main dwelling unit of the subject property. | R: Required for all loans |
| **Amortization Type** | A classification or description of a loan or a group of loans generally based on the changeability of the rate or payment over time. | R: Required for all loans |
| **Down Payment Amount** | The dollar amount of the borrowers Down Payment Type. This may be collected on the URLA in Section II (Source of Down Payment). | CR: IF the Down Payment exists |
| **Loan Modification Effective Date** | The date on which the Modification Agreement goes into effect. | CR: IF Mortgage Modification Indicator = "true" |
| **Note Date** | The date on the note. | R: Required for all loans |
| **Suffix Name** | The name suffix of the individual represented by the parent object (e.g., JR = Junior, SR = Senior). | CR: IF Party Role Type = "Borrower" AND Borrower is an individual AND suffix exists |

**Optional Net New Data Points (11 Total)**

- ConstructionMethodTypeOtherDescription
- PropertyValuationAmount
- PropertyValuationEffectiveDate
- PurchasePriceAmount

- GuarantyAmount
- GuarantyPercent
- MonetaryEventAppliedDate
- MonetaryEventGrossPrincipalAmount

- MonetaryEventType
- MiddleName
- FullName

# PDD Implementation Guide Updates

The following changes are planned for the PDD documentation and are scheduled for release in January 2015.

| ARM Lookback | ▪ Updates to the PDD will be made to accomodate the new CFPB requirements for ARM Lookback periods based on Note Date. |
|---|---|
| **Business Names** | ▪ A column that provides each data point's business name will be added to the documentation. These business names will provide greater clarity for how data point names may be shortened or grouped on reports and/or screens. |
| **Down Payment** | ▪ Cardinality for the DOWN_PAYMENT container will be updated to allow for greater granularity in reporting of down payment amount by fund type. Additional guidance will be provided in the implementation notes for how to provide this data in different scenarios. |
| **Aged Loan Guidance** | ▪ There are pending changes regarding providing additional guidance surrounding aged loans. |

# PDD

## Implementation Activities

## Key Implementation Dates:

The following table highlights high-level milestones for the MISMO Adoption project.

| Key Dates | Milestone Description |
|-----------|----------------------|
| 6/30/2014 | Ginnie Mae Released Technical Specifications to Issuers |
| 6/30/2015 | Issuer Training & Testing Begins |
| 1/31/2016 | Ginnie Mae Releases the New Single Family Pool Delivery Module |

# Pool Delivery Dataset Implementation Activities

| PDD Review and Design | Issuer Development Support | Issuer Training & Testing | Release of Single Family Pool Delivery Module |
|---|---|---|---|

## Issuer Activities

| | | | |
|---|---|---|---|
| ▪ Review the PDD and related information<br>▪ Provide PDD comments and questions<br>▪ Begin development of XML files | ▪ Develop and validate XML files<br>▪ Attend MISMO Adoption Issuer Outreach calls | ▪ Develop XML files for PDD submission testing<br>▪ Participate in training and testing the PDD submission process<br>▪ Provide feedback on PDD submission process | ▪ Prepare to submit XML files via the SFPDM<br>▪ Submit XML files via the SFPDM |

## Ginnie Mae Support Activities

| | | | |
|---|---|---|---|
| ▪ Support Issuers on understanding the PDD XML file and new Single Family Pool Delivery Module (SFPDM) | ▪ Design and develop PDD XML Validation and Testing Tool<br>▪ Develop training and testing materials for Issuers<br>▪ Update Ginnie Mae Policy, Procedures and Forms for new MISMO Compliant PDD submission through the SFPDM<br>▪ Design and develop the new SFPDM to consume the PDD XML file | ▪ Release PDD XML Validation and Testing Tool<br>▪ Support PDD submission testing<br>▪ Log and track all Issuers progress through training, testing and implementation<br>▪ Complete SFPDM development for Initial Submission phase<br>▪ Develop training materials for the SFPDM | ▪ Release SFPDM<br>▪ Support Issuer transition from Legacy submission to PDD XML files<br>▪ Log and track Issuer PDD adoption<br>▪ Gather Issuer feedback for future releases and/or enhancements to PDD<br>▪ Support Issuer with PDD XML file submission<br>▪ Incorporate Issuer feedback for future releases and/or enhancements to PDD |

Periodic MISMO Adoption Issuer Outreach calls to keep Issuers apprised of updated timelines and relevant information

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## MISMO Adoption Poll

During the poll, if there are any questions for which the answer is unknown, please feel free to submit the information to GinnieMaeMISMOProject@hud.gov at the earliest convenient time.

**Overall Questions**

These questions relate to current new pool proccesing or the overall MISMO adoption process, including general contact information:

- What role does your organization play with Ginnie Mae?

- Has your organization adopted the GSE's Uniform Loan Delivery Dataset (ULDD)?

- Has your organization reviewed the Pool Delivery Dataset documentation released in June 2014?

**Technical Capability Questions**

The purpose of these questions is to understand Issuers' current technical capabilities:

- How does your organization currently submit data for new single family pools to Ginnie Mae?

- Does the current submission tool / process allow for XML files?

- Does your organization have the ability to compress XML files prior to upload?

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# FAQs

## Based on Recent Feedback

## FAQs on PDD Implementation:

**Q. Once an Issuer starts using the SFPDM do they use Ginnie*NET* or the SFPDM to complete the files that have already been submitted in Ginnie*NET*?**

**A. Files submitted in legacy Ginnie*NET* will go through Final Certification in legacy Ginnie*NET*, and files submitted in the SFPDM will work through Final Certification in the SFPDM.**

**Q. Will there be a period of time when Ginnie*NET* and the SFPDM will be running parallel?**

**A. There will be a period of time when Issuers are able to transition from submitting through Ginnie*NET* to submitting through the SFPDM; however, once an Issuer begins submitting single family pool issuance data in the PDD XML format through the new SFPDM, they will no longer have the ability to send single family pool issuance data in the Legacy Ginnie*NET* format.**

**Q. If a field is optional, what needs to be provided? Will the optional fields ever become required?**

**A. If a field is optional either an empty tag (<example></example>) or no tag can be provided. Based on business and data needs, some optional fields could become required in the future. Notifications for updates to the PDD specification will follow similar processes to that of the legacy flat file.**

**Q. Is refinance considered a type of modification?**

**A. Refinance is not considered a Loan Modification Type.  Acceptable enumerations are as follows: HAMP or Other. Refinance is a Loan Purpose Type (Sort ID 79).**

## *Other Announcements*

- Issuer Operational Performance Profile (IOPP)
    - Anticipated launch of tool in early 2015
    - Upcoming Issuer training scheduled to being in January 2015 via Webinars
    - Contact Rene Mondonedo <Rene.R.Mondonedo@hud.gov>

- MAMS and the ARM Lookback Reminder

Thank you for attending today's Issuer Outreach Call

For Ginnie Mae Pool Delivery Dataset

Feedback or Questions email

[GinnieMaeMISMOProject@hud.gov](mailto:GinnieMaeMISMOProject@hud.gov)

# Appendix

**Additional Information on the PDD Implementation Guide Resources**

# *GinnieMae.gov*

## Purpose

The Ginnie Mae web site contains information designed to support Issuers in the implementation of the PDD.

## Details

From GinnieMae.gov, type "MISMO" in the search box and select the Overview page, which provides links to the following:

- **MISMO Overview**
- **Ginnie Mae's PDD Overview**
- **Related Communications**:  MISMO related press releases and All Participants Memorandums (APMs)
- **Technical Implementation Resources**:  Implementation Guide and its Appendices, Frequently Asked Questions and Quick Guides

## *PDD Implementation Guide*

### Purpose

The Ginnie Mae web site contains a wealth of information designed to support Issuers in the implementation of Ginnie Mae's Pool Delivery Dataset (PDD).

### Details

- Introduction to MISMO & XML

- Purpose of the PDD

- Technical Overview

- Implementation Milestones

# Appendix A – XML Data Requirements

## Purpose

Provides a listing of the elements included in Ginnie Mae's PDD, their definitions, enumerations and cardinality in a Microsoft Word format.

## Details

- **Xpath** - Used to navigate the XML document to a specific data point

- **MISMO Data Points** - Definition, Mapping Type, Conditionality, Implementation Notes and Data Format.

- **Enumerations** – Ginnie Mae allowable values

- **Cardinality** – Indicates the number of times a container may appear in a content model

# *Appendix B – Usage Scenarios*

## Purpose

Provides Issuers with a narrative of sample Ginnie Mae business cases with fictitious details and illustrates how those details would be used to create Ginnie Mae's PDD for each business case.

## Details

Usage Scenarios include the following:

- GNMA I & GNMA II products

- Single & Multiple Issuer scenarios

- Fixed & Adjustable Rate Mortgages

- Refinance scenario

- Single & Multiple Borrowers

# *Appendix C – XML Samples*

## Purpose

Provides the resulting Pool Delivery Dataset XML files that would be delivered from Issuers based upon each usage scenarios in Appendix B.

## Details

- Provides examples of XML files developed using Ginnie Mae's XSD schema template

- Provides examples of the XML data elements and their formats using fictitious data

- Provides examples of the ordering of data points in the XML file, repeating containers and the use of XML Content data points.

# Appendix D – XML Data Reference

## Purpose

Provides a listing of the elements included in Ginnie Mae's Pool Delivery Dataset, their definitions, enumerations and cardinality.  Also, this appendix maps the new MISMO compliant PDD data points to the applicable Ginnie Mae legacy electronic flat file layout data point in a Microsoft Excel format.

## Details

Appendix D includes the following:

- **Xpath & Parent Container:** Used to navigate the XML document to a specific data point.
- **MISMO Data Points:** Definitions, Mapping Types, Conditionality, Implementation Notes and Data Format.
- **Ginnie Mae Corresponding Legacy Data Points:** Definitions, Legacy Electronic Source, Relationship Notes, Data Format, Length and Precision.
- **Enumerations:** Ginnie Mae allowable values.
- **Cardinality:** Indicates the number of times a container may appear in Ginnie Mae's PDD.

# *Appendix E – XML Schema Definition*

## Purpose

The XML schema definition supporting Ginnie Mae's Pool Delivery Dataset.

## Details

- Specific to Ginnie Mae's Pool Delivery Dataset

- Used to confirm the Issuer's PDD XML file follows XML syntax rules

- Used to validate the defined structure of the Issuers PDD XML file

- Does not contain cardinality restrictions identified in Appendix D

# Appendix F – Legacy to MISMO Translation

## Purpose

Provides a listing of the legacy flat file data elements mapped to the new MISMO compliant PDD data points in a Microsoft Excel format.

## Details

- Lists all data points from legacy electronic flat file layouts in Forms 11705 and 11706

- Identifies deprecated legacy data points no longer required from Issuers

- Shows corresponding MISMO Data Points, Definitions, Formats and Enumerations, but does not include the complete PDD.  Issuers must use the Appendix A or D for the complete PDD.

## *PDD Quick Guides*

**Purpose**

Provides additional guidance for Issuers about the mapping, conditionality and implementation of the Ginnie Mae Pool Delivery Dataset (PDD) on the following topics:

**Details**

- Loan Modifications

- Loan Refinances

- Securities and Investors