



PDS Data Collection Testing Kick-off

May 9, 2024

PDS Data Collection Testing Kick-off — Agenda

- 3 | PDS Data Collection Background and Benefits
- 4 | Testing Organizations and Testing Timeline
- 6 | PDS Testing Resource Demonstration
- 7 | PDS Testing Next Steps
- 8 | Q&A

PDS Data Collection: Background and Benefits

Ginnie Mae is implementing a new data collection process **to expand Ginnie Mae's data collection** to include additional data on **Single Family defaulted loans**. The PDS data will enable Ginnie Mae to better analyze servicer liquidity stress and loss mitigation outcomes and enhance its targeted sampling methodology for compliance reviews. Issuers are responsible for maintaining compliance with the updated MBS Guide Appendix VI-22. This includes **Issuers with standalone servicing or reporting systems; Subservicers; Servicing Bureaus; Servicing Platform Providers; and Servicing Software Providers.**



PURPOSE

- Enhance existing Investor Reporting
- Increase accuracy and efficiency of Ginnie Mae's monthly investor reporting
- Align with industry standards



BENEFITS:

- Ensure Ginnie Mae gains **granular insight** into the state of each Issuer's delinquent loans in Ginnie Mae Pools
- Present a **familiar set** of data elements and formats to Issuers and servicing software vendors
- **Minimize the custom coding** required by Issuers and servicing vendors to meet the new Ginnie Mae reporting requirement

PDS Data Collection: File Testing Organizations

Ginnie Mae requires the below **Testing Organizations** to successfully complete test file submissions prior to PDS implementation.

- ✓ Issuers who use **proprietary in-house** monthly reporting software, or a **custom configuration** of a service bureau's monthly reporting file.
- ✓ Issuers who use **Service Bureaus** or other providers of monthly reporting software.
 - *These Issuers are not required to test individually. However, Issuers relying on service bureaus or other providers of monthly reporting software **will be considered compliant with testing requirements once the entity submits a successfully completed test file.***
- ✓ Issuers who desire to test **regardless of other considerations.**

Issuers who plan to contract the submission of their monthly PDS data to outside organizations, such as Servicing Bureaus, and do not typically perform monthly file submission are not required to test themselves, but must be aware of new requirements and work with their Service Bureaus for PDS Data Collection.

PDS Data Collection: File Testing Timeline

Each Testing Organization will be required to successfully test at least one PDS file during the testing period.



April
2024

April 17, 2024
[APM 24-06](#)
announced
the December
2024 PDS
reporting
requirement

File Testing Window

May 2024 – October 2024

During the file testing window, Testing Organizations must submit one or more test files using the following data:

May and June

Use February 2024 data

July and August

Use May 2024 data

September and October

Use July 2024 data



November
2024

Prepare for
December
PDS Reporting



December
2024

PDS
Reporting
required for
all Issuers
using
**November
2024** Report
Period Data

*Early Adopters can begin reporting production PDS data as early as July 2024 (Using June data)

PDS Data Collection: Testing Resources Demonstration

To support PDS Data Collection, the following testing resources are available :

- **PDS Registration Form** – Identifies organizations planning to test for PDS. **Due May 31st**
- **PDS Test Plan** – Captures technical details and contact person for each Testing Organization's PDS testing approach. **Due June 30th**
- **PDS Testing Instructions** – Provides additional details on the PDS testing requirements
- **Appendix VI-22** – Specifies the requirements for the PDS data file layout

The first step for PDS Testing is submitting a Registration Form.

PDS Data Collection: Testing Next Steps



APM Release

- Ginnie Mae released [All Participant Memorandum \(APM\) 24-06](#) on April 17th, announcing the PDS reporting specifications and testing requirements.



Communication

- [Modernization Bulletin #41](#) was published on April 18th, supporting APM 24-06 with tools and resources for testing.
- Test Registration Form, Test Plan, and Testing Instructions are published on the [PDS Modernization Initiative Page](#).



Next Steps for Testing Organizations

- Complete and submit [PDS Test Registration Form](#) by **May 31st** and [PDS Test Plan](#) by **June 30th** to Ginnie Mae.
- Review the [PDS APM \(24-06\)](#) and supporting documentation on the [PDS Modernization Initiative Page](#) on ginniemae.gov.
- **May 2024 – October 2024** Conduct PDS Testing during the rolling testing window.
- **December 2024** - Prepare for PDS Go Live Reporting.

Q&A

If Dialed-In from Computer:

- Please click **“Raise Hand”** at the bottom of your window to indicate you have a question.
- Make sure to unmute yourself once the host allows it.

If Dialed-In from Phone:

- Please **press *9 to raise your hand** to indicate you have a question.
- The host will read the last 4 digits of your phone number.
- Then, press *6 to unmute before speaking.

If Typing In Question:

- Please **click into the “Q & A”** section of the webinar and type in your question.



For questions following the session, contact:

askGinnieMae@hud.gov

PDS Data Collection: Delinquency Record Details

The new Delinquency Record contains the loan level data elements related to the Ginnie Mae PDS, including the Default Action and Reason codes, and consists of one record for each loan reported.

Field	Notes/Remarks
Record Type	Constant D – PDS Record
Ginnie Mae Loan ID	Must be valid Ginnie Mae Unique Loan ID
Pool ID	Must be a valid Ginnie Mae pool ID
Issuer Loan ID	A sequence number unique to loan level
Default Reason Code*	Associated with one of the Default Reason Codes defined
Estimated Forbearance Term	Digit; if not known or not applicable, fill with 99; if Term is less than 10 fill with leading zero
Default Action Code*	Associated with one of the Default Action Codes defined
Default Action Code Date	YYYYMMDD