

# **MAC Investor Subcommittee Meeting – Ginnie Mae RFS Changes December 6, 2023**



# Agenda

- GinnieMae is making changes to the Reporting and Feedback System (RFS) reporting file. GinnieMae published the related Memorandum 23-05 back in May 2023.
- McCracken will share what we discussed recently with GinnieMae and Deloitte Touche.
- Discuss GinnieMae's approach of having the software vendors sending the test files.
- McCracken will discuss release level for these changes.
- Data mapping for additional fields.

# November Call with Ginnie Mae

# Summary of MFS Call with Ginnie Mae

- Representatives from McCracken, Ginnie Mae, Deloitte Touche, and Virtual Development attended the call.
- Currently, the Testing Cycles are established as:
  - Cycle 1 – January 2024 reporting period data
  - Cycle 2 – February 2024 reporting period data
- Vendors must successfully complete both cycle tests with same Customer's Data:
  - Cycle 1 – must complete no later than March 29, 2024
  - Cycle 2 – must complete no later than May 31, 2024

# Summary of MFS Call with Ginnie Mae (con't)

- Issuers/Servicers Go Live with June 2024 reporting data submitted July 2024
- These dates were discussed with Ginnie Mae Issuers/Servicers as part of the Ginnie Mae Outreach Call that took place October 2023.
- McCracken is required to submit a Test Plan to Ginnie Mae to receive prior approval.
  - We are still waiting to receive the necessary information for the Vendor Test Plan which was supposed to be sent to us November 2023.
- Memorandum announcing the final dates has yet to be published.

# Test File Submissions

# Test File Submissions

- McCracken will need to partner with one or two customers to submit both January 2024 and February 2024 production data.
- Production data will need to be captured as follows:
  - Test Cycle 1 – copy of production library after the January 30<sup>th</sup> dayend run.
  - Test Cycle 2 – copy of production library after the February 29<sup>th</sup> dayend run.
- McCracken will run the necessary release update(s) over copy of production data.
- McCracken will run the January 31<sup>st</sup> and February 29<sup>th</sup> dayends with updated code to produce the new RFS Reporting Files.

# Test File Submissions (con't)

- Submission of Test Files:
  - McCracken will send test files back to customer who would then transmit the file to Ginnie Mae using their current transmission method.
- 1<sup>st</sup> Testing cycle must include Various records for each loan to report the Issuer #.



# Release Level

# Release Level

- Customers will need to be on Release 20A to receive the RFS Reporting File updates.
- This update will only include Ginne Mae program changes.
- Update will include changes to PowerBuilder, backend code and frontend code changes.
- Questions?

# GinnieMae RFS Reporting File Data Mapping

# GinnieMae RFS Loan Record Changes

Changes to existing fields and new fields

# New fields added to RFS Loan Record

- 9 new fields are being added to the end of the loan record.
- Only 6 of the new fields are required for Multifamily loans.
- 3 of the 6 only apply to permanent loans.
- For Strategy to support the new file layout, changes will be made to backend code, PowerBuilder and Portal.

# Multifamily Loan Level Fields

- Fields 1 through 23
- Fields 24 – 28 for loans being liquidated in current reporting period
- Fields 30 – 32, except for CL/CS loans
- Fields 33 – 35

# Field 25 - Removal Reason Code

- Revised descriptions for Reason Codes 2, 3, and 6:
  - Reason Code 2 description changed from “Repurchase of Delinquent Loan” to “Buyout of Delinquent Loan”.
  - Reason Code 3 description changed from “Foreclosure with Claim Payment” to “Foreclosure with or without Claim Payment”.
  - Reason Code 6 description changed from “Other” to “Other Removal”.
- Added new Reason Code 7 for “Special Assistance”. This code does not apply to Multifamily, so just need to add new box to the 11710E liquidation form. No change is needed to the Strategy liquidation file – PMBSLG.

# Field 25 - Removal Reason Code (con't)

- The Strategy 11710E liquidation forms produced from the Agency Reporting/GNMA Reports widget will need to be changed to reflect the new descriptions for Reason Codes 2, 3 and 6. Also, add Box for Reason Code 7 (Special Assistance).





# Field 25 - Removal Reason Code (con't)

Make these Changes to Reason for Removal Section: 2. **Buyout** of Delinquent Loan 3. Foreclosure with **or without** Claim Payment 6. Other **Removal** 7. **Special Assistance**

## Liquidation Schedule

U.S. Department of Housing  
and Urban Development  
Government National Mortgage Association

OMB Approval No. 2503-0033 (Exp. 05/31/2016)

Public reporting burden for this collection of information is estimated to average **less than a minute** per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Ginnie Mae may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information is required by Sec. 306(g) of the National Housing Act or by Ginnie Mae Handbook 5500.3, Rev. 1 for the purpose of providing information related to loan liquidations. One form HUD 11710-E shall be submitted for each liquidation. The information collected will not be disclosed outside the Department except as required by law.

Issuer ID Number	Reporting Month	Pool/Loan Pkg. Number	Constant P & I
3344	05/2015	6331012PL	8,167.89
FHA-VA-RHS-§184 Case Number	Date Removed	Loan Type	Mortgage Interest Rate
63312600	05/31/2015	VAG	5.5

**Reason for Removal**  
(Check Applicable Box)

<input type="checkbox"/> 1. Mortgagor Payoff	<input checked="" type="checkbox"/> 2. Repurchase of Delinquent Loan	<input type="checkbox"/> 3. Foreclosure with Claim Payment
<input type="checkbox"/> 4. Loss Mitigation	<input type="checkbox"/> 5. Substitution (Attach Details)	<input type="checkbox"/> 6. Other (Attach Explanation)

Payment Due Date	Interest Due	Principal Remitted	Balance
1. 05/01/2015			661,453.29
2. 06/01/2015	3,031.66	5,136.23	656,317.06
3.			
4.			

# Field 25 - Removal Reason Code (con't)

- Need to make a PowerBuilder change to display the revised Removal Code descriptions for 2, 3 and 6.

Liquidation Information	
Account#:	60063313
Reporting Month (MMCCYY):	201912
Pool Number:	6331013PL
Investor Number:	600
Next Payment Due Date:	11/01/2019
Billing/Payment Frequency:	1
Previous Balance:	173,655.07
Next Cutoff Date:	12/31/2019
Interest Rate:	4.50000000000000
Constant P&I:	103.939.95
Reason for Removal:	Repurchase of Delinquent Loan(2)
Date Removed:	12/31/2019

Liquidation Information

Account#: 60063311

Reporting Month (MMCCYY): 201912

Pool Number: 6331011PL

Investor Number: 600

Next Payment Due Date: 11/01/2019

Billing/Payment Frequency: 1

Previous Balance: 2,178,808.57

Next Cutoff Date: 12/31/2019

Interest Rate: 5.00000000000000

Constant P&I: 1,330,065.95

Reason for Removal: Foreclosure-with Claim Payment(3)

Date Removed: 12/31/2019

Liquidation Information

Account#: 60063311

Reporting Month (MMCCYY): 201912

Pool Number: 6331011PL

Investor Number: 600

Next Payment Due Date: 11/01/2019

Billing/Payment Frequency: 1

Previous Balance: 2,178,808.57

Next Cutoff Date: 12/31/2019

Interest Rate: 5.00000000000000

Constant P&I: 1,330,065.95

Reason for Removal: Other Removal (6)

Date Removed: 12/31/2019

# New Field 30 – Scheduled UPB

- The dollar amount of the current Unpaid Principal Balance of the loan amortized through the month following the current reporting period. The calculated scheduled (per the amortization schedule) unpaid principal balance of the mortgage as of the end of the reporting period. For a current loan the Scheduled UPB is generally equal to the actual principal balance of the mortgage amortized one month beyond the report period. Prepaid or delinquent loans must be “normalized/amortized” to the Scheduled UPB (to the current period and then amortized one month beyond the report period). **The balance can be zero, but not negative.** The Scheduled UPB is a calculated amount, by the Issuer, for reporting to RFS. **Scheduled UPB is not applicable** to Single Family loan types GPM and GEM, **or Multifamily loan types CL and CS.**

# New Field 30 – Scheduled UPB (con't)

- If the GinnieMae Pool Construction Reporting Indicator in the Master 2 Maintenance widget = “Y”, then report ‘blank’ in this new field.



Master 2 Maintenance

CMBS Payment Type:

Remaining Amort Term at Contribution (MO)/AL:

0

Remaining Term at Contribution (MO)/AL:

0

Underwriting Indicator:

☐ Yes ☒ No

Addl. Financing Indicator:

WHOLE LOAN NO ADDTL FINANC

Deal Name:

Loan Identifier:

Ginne Mae Pool Construction Reporting Indicator: ☐ Yes ☒ No



# New Field 30 – Scheduled UPB (con't)

- For permanent loans, populate this new field with the Ending Scheduled Balance from the IREM record that is one month after the reporting month. i.e. For Reporting Month of September, we would retrieve balance from the October IREM.

## Remittance Information

Investor: 600	GINNIEMAE	Program ID: G1	GNMA POOL	Investor Group Number:	6331016PL
Billing Date: 10/01/2019		Trans. Type: 02	PMT REC'D	Trans. Sequence:	1
		Sub-Trans Type: 02			
Cash Trans. Date: 00/00/0000		Reversal/Rtn Type:		Reversal/Rtn Date: 00/00/0000	

Remittance Amounts			
	Amount Due	Amount Credited	Scheduled Balances
Principal:	69,124.99	69,124.99	Beginning: 3,751,192.33
Interest:	14,066.97	14,066.97	Ending: 3,682,067.34
Escrow 1:	2,500.00	2,500.00	
Escrow 2:	1,200.00	1,200.00	
Escrow 3:	4,000.00	4,000.00	
Escrow 4:	1,000.00	1,000.00	
Escrow 5:	.00	.00	
Tiered Service Fee:	.00	.00	
Late Charge:	2,297.30	.00	

# New Field 31 – Scheduled Monthly Principal Amount

- The calculated scheduled (per the amortization schedule) monthly principal amount for the mortgage as of the end of the reporting period. The Scheduled Monthly Principal Amount is equal to the principal due on the scheduled payment due on the mortgage amortized one month beyond the report period for a current loan. Prepaid or delinquent loans must be “normalized/amortized” to the Scheduled Monthly Principal Amount (to the current period and then amortized one month beyond the report period (consistent with Field 30 Scheduled UPB calculations)). The Scheduled Monthly Principal Amount is a calculated amount, by the Issuer, for reporting to RFS. **However, the Scheduled Monthly Principal Amount cannot be zero or negative.** Do not use this field to reflect adjustments of any kind as this field is the principal component of Field 11 FIC (P&I constant).
- **Scheduled Monthly Principal Amount is not applicable to** Single Family loan types GPM and GEM, or **Multifamily loan types CL and CS.**

# New Field 31 – Scheduled Monthly Principal Amount (con't)

- If the Pool Construction Reporting Indicator in the Master 2 Maintenance widget = “Y”, then report ‘blank’ in this new field.
  - Confirmed with GinnieMae it must be ‘blank’ for construction loans.
- For permanent loans, populate this new field with the Scheduled Monthly Principal Amount Due from the IREM record that is one month after the reporting month. i.e. For Reporting Month of September, we would retrieve principal amount due from the October IREM.





## Remittance Information

Investor: 600 GINNIEMAE

Program ID: G1 GNMA POOL

Investor Group Number: 6331016PL

Billing Date: 10/01/2019

Trans. Type: 02 PMT REC'D

Trans. Sequence: 1

Sub-Trans Type: 02

Cash Trans. Date: 00/00/0000

Reversal/Rtn Type:

Reversal/Rtn Date: 00/00/0000

### Remittance Amounts

#### Amount Due

Principal: 69,124.99

Interest: 14,066.97

Escrow 1: 2,500.00

Escrow 2: 1,200.00

Escrow 3: 4,000.00

Escrow 4: 1,000.00

Escrow 5: .00

Tiered Service Fee: .00

Late Charge: 2,297.30

#### Amount Credited

69,124.99

14,066.97

2,500.00

1,200.00

4,000.00

1,000.00

.00

.00

.00

#### Scheduled Balances

Beginning: 3,751,192.33

Ending: 3,682,067.34

# New Field 32 – Scheduled Monthly Interest Amount

- The calculated scheduled (per the amortization schedule) monthly interest amount for the mortgage as of the end of the reporting period. The Scheduled Monthly Interest Amount is generally equal to the interest due on the scheduled payment due on the mortgage amortized to one month beyond the report period for a current loan. Prepaid or delinquent loans must be “normalized/amortized” to the Scheduled Monthly Interest Amount (to the current period and then amortized one month beyond the report period (consistent with Field 30 Scheduled UPB calculations)). The Scheduled Monthly Interest Amount is a calculated amount, by the Issuer, for reporting to RFS. **However, the Scheduled Monthly Interest Amount cannot be zero or negative.** Do not use this field to reflect adjustments of any kind as this field is the principal component of Field 11 FIC (P&I constant).
- **Scheduled Monthly Interest Amount is not applicable** to Single Family loan types GPM and GEM, or Multifamily loan types CL and CS.

# New Field 32 – Scheduled Monthly Interest Amount (con't)

- If the Pool Construction Reporting Indicator in the Master 2 Maintenance widget = “Y”, then report ‘blank’ in this new field.
  - Confirmed with GinnieMae it must be ‘blank’ for construction loans.
- For permanent loans, populate this new field with the Scheduled Monthly Interest Amount Due from the IREM record that is one month after the reporting month. i.e. For Reporting Month of September, we would retrieve Interest Amount Due from the October IREM.



Remittance Information

Investor: 600	GINNIEMAE	Program ID: G1	GNMA POOL	Investor Group Number:	6331016PL
Billing Date: 10/01/2019		Trans. Type: 02	PMT REC'D	Trans. Sequence:	1
		Sub-Trans Type: 02			
Cash Trans. Date: 00/00/0000		Reversal/Rtn Type:		Reversal/Rtn Date: 00/00/0000	

Remittance Amounts			Scheduled Balances	
	Amount Due	Amount Credited		
Principal:	69,124.99	69,124.99	Beginning:	3,751,192.33
Interest:	14,066.97	14,066.97	Ending:	3,682,067.34
Escrow 1:	2,500.00	2,500.00		
Escrow 2:	1,200.00	1,200.00		
Escrow 3:	4,000.00	4,000.00		
Escrow 4:	1,000.00	1,000.00		
Escrow 5:	.00	.00		
Tiered Service Fee:	.00	.00		
Late Charge:	2,297.30	.00		

# New Field 33 – Gross Service Fee Amount Collected

- The dollar amount of servicing fee collected on the mortgage, for the report period. **A dollar amount field must be greater than zero (otherwise spaces or zeros per existing RFS instructions).** The gross service fee collected is based on actual collections of installment interest in the report period (as reported in Field 18 Installment Interest). It is the proportion of installment interest that the issuer takes as gross service fee **(includes the Guaranty Fee)**. Gross Service Fee Collected is calculated as follows:  $\text{Installment Interest Collected (Field 18)} * (\text{“service fee rate”} / \text{“pool rate”}) = \text{Gross Service Fee Collected}$ .

# New Field 33 – Gross Service Fee Amount Collected (con't)

- Populate this new field with the Service Fee Amount + Excess Yield Amount (this is where the Guaranty Fee Amount is populated in the 02 IREM records for Ginnie Mae loans).
- Retrieve amounts from the IREM records where the Cash Transaction Date falls within the RFS Reporting Month being reported.
  - i.e. For Reporting Month of September, we would retrieve amounts from 02 IREMs where Cash Transaction Date = 09/01 – 09/30.
- This field will be populated for both construction and permanent loans.

# New Field 34 – Actual Payment Date

- The actual date the last scheduled payment was received (the posting date for the scheduled installment). A date field, **report a blank if there was no actual payment in the period**. General Rules for Actual Payment Date: Always based on one or more scheduled installment payments made by the borrower during the report period. **This is a payment posting date. If there are multiple installment payments in the report period, report only the actual payment date of the latest installment (the greatest date).** **Do not use this field for any type of partial payment.** The actual payment date reported must be for payment of one or more full installments (FIC). Do not use this field for any “adjustments”. This is a discrete field that applies only to the individual report period. For example, **if two installment payments were made in the period and one was reversed, report based on the remaining installment that was posted.**

# New Field 34 – Actual Payment Date (con't)

- Look at the Transaction file PTRANS and retrieve both Regular Payments – Tran Code 02 and Payments made from Suspense – Tran Code 70 posted in the Reporting Month.
- Also, look for Payment Reversals and Returned Checks.
- We would populate this new field with the greatest Transaction Date if more than one scheduled payment was posted during the reporting cycle after confirming payment was not reversed.
  - Ginnie Mae confirmed this should be Transaction Posting Date **NOT** Effective Backdate.



# New Field 34 – Actual Payment Date (con't)

- Does anyone post partial payments on Ginnie Mae loans?
- This field will be populated for both construction and permanent loans.

# New Field 35 – Curtailment Principal Code

- A code indicating the type of curtailment reported. A value must be reported when a Curtailment is reported in Field 20.
- Possible values are:
  - 1 = Borrower Funds Curtailment
  - 2 = Claim Funds Curtailment
  - 3 = Borrower Funds Curtailment and Claim Funds Curtailments
  - 4 = Other Funds Curtailment (Principal Reduction Funds that flow through the loan; HAMP Incentive funds; a combination of all codes, use Other.)

# New Field 35 – Curtailment Principal Code (con't)

- PowerBuilder change to add a dropdown field with these values to the Principal Curtailment (Tran Code 11) and Principal Curtailment Payment from Suspense (Tran Code 71) Transaction windows.
- Populate this new field with the value selected when posting the curtailment.
- This field will be populated for both construction and permanent loans.

# Add dropdown to Curtailment transaction windows

Loan Alerts Exist <input data-bbox="690 247 741 289" type="button" value="..."/>	
Batch #: 5	Hold Codes: F FORECLOSUR (F)
Transaction Type: 11 PRINCIPAL (CURTAILMENT) CASH PAYMENTS	
Account #: 060063316	Plandamon
Lockbox Override:	
Payment Type: REG AMORT (P)	
Next Payment Due Date: 11/01/2019	Principal Balance: 3,682,067.34
	Suspense Balance: 0.00
Legal Maturity Date: 10/31/2023	Late Charge Balance: 18,378.40

Accounting Basis: ACCRUAL (A)	
Maturity Date: 10/31/2023	
Type of Processing:	<input data-bbox="721 1053 1370 1103" type="text" value=""/>
Payment:	<input data-bbox="721 1118 1128 1168" type="text" value=".00"/>
Effective Date:	<input data-bbox="721 1310 968 1360" type="text" value="01/01/2020"/>

# Add dropdown to Curtailment transaction windows

Loan Alerts Exist ...	
Batch #: 5	Hold Codes: F FORECLOSUR (F)
Transaction Type: 71 PRINCIPAL (CURTAILMENT) PMT FROM SUSPEN	
Account #: 060063316	Plandamon
Lockbox Override:	
Payment Type: REG AMORT (P)	
Next Payment Due Date: 11/01/2019	Principal Balance: 3,682,067.34
	Suspense Balance: 0.00
Legal Maturity Date: 10/31/2023	Late Charge Balance: 18,378.40

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Accounting Basis: ACCRUAL (A)	
Maturity Date: 10/31/2023	
Type of Processing:	<input type="text"/>
Payment:	<input type="text" value=".00"/>
Effective Date: <input type="text" value="01/01/2020"/>	

# New RFS Loan Level Fields

- The new RFS loan level record fields will be added to the monthly PIRLL file in Strategy.

# GinnieMae Various Record Change

Auto selection to report Servicer/Subservicer in 1<sup>st</sup> reporting cycle.

# Various Record Submission

- GinnieMae APM 23-05 also stipulates the first month reporting to RFS, you must report the Servicer/Subservicer in the Various record for every loan in each new pool.
- i.e. For a new pool issued September 2023 you must include the Various record for each loan in the new pool to report field 26 (Servicer/Subservicer) in the September RFS Reporting file.
- The Memorandum also mentions including field 27 for Document Custodian in the 1<sup>st</sup> reporting cycle but this field does not apply to Multifamily.



# New Field 26 – Servicer/Subservicer ID

- For field 26 they are looking for the Issuer ID of the servicer/subservicer servicing the loan.
- After initial reporting cycle submission, report this field whenever there is a change in Servicer/Subservicer for the loan. Otherwise report blank. It is mandatory that issuers report complete and accurate Servicer/Subservicer ID information. Report only when there is a change or it's the 1<sup>st</sup> reporting cycle of a new pool/loan(s).

# New Field 26 – Servicer/Subservicer ID (con't)

- Populate this new field with the first 4 positions of the Seller/Servicer Number field from the Investor Vendor record(s) where the Program ID = "G1".

Sys Info ID: V1 - Investors No Duplicate Records

<b>Contact Information</b>	
Investor #: 00600	Program ID: GNMA POOL (G1)
Deal Type: <input type="text"/>	Transaction ID: <input type="text"/>
Name: GinnieMae	IRP: <input type="text"/>
Address Line 1: GinnieMae	Seller/Servicer #: 3344 000000
Address Line 2: 3006 Market Street	RPB Report ID#: 0783334A6
Address Line 3: San Francisco, CA 94111	Telephone #: ( ) -
Address Line 4: <input type="text"/>	Check Batch #: 60
Contact: <input type="text"/>	Tax ID: <input type="text"/>
Payee Name: GinnieMae	

<b>Reporting Level Info</b>	
Internal Investor: NO (N)	Securitization Date: 00/00/0000
Servicing Role: <input type="text"/>	Sub Class (4): <input type="text"/>
Int Inv Acct Meth: Custodial Accounting	Line of Business (5): <input type="text"/>
Type (1): <input type="text"/>	Fund Source (6): <input type="text"/>
Consolidation Group (2): <input type="text"/>	Currency: US DOLLARS (USD)
G/L Company (3): MFS GNMA L (0000000006)	Do Not advance T&I Escrow Y/N: <input type="text"/>

# New Field 26 – Servicer/Subservicer ID (con't)

- Programmatically select the Various record to be included in the RFS Reporting file on new loans in their 1<sup>st</sup> reporting cycle.
- Use Investor Master's Interest Purchased Date on loans tied to G1 (GinnieMae Program ID) investor to determine 1<sup>st</sup> reporting cycle on a new loan.
  - When construction pool flips to permanent pool # the Interest Purchased Date will need to be file maintained to match 1<sup>st</sup> reporting cycle on the permanent pool so the Various Record will auto select when creating the RFS Reporting File.

# New Field 26 – Servicer/Subservicer ID (con't)

- When creating the RFS Reporting File from the Agency Reporting/GNMA Reports widget, click on the ellipses next to Include Various Records:
  - Stored procedure will run comparing the Interest Purchased Date to the Pool History Reporting Date entered on the window to determine whether the Various Record should be auto selected to be included in that RFS Reporting File being created.

## GNMA Reporting

11710 Reporting

RFS

WHFIT

Certificate Register

## Agency Reporting GNMA

### RFS Reporting

Loan Key and USDA/Case Maintenance

Pool History Bank/DDA Maintenance

Loan File Maintenance

RFS Reporting File

RFS Summary File

## RFS Reporting File

Pool History Reporting Date(mm/ccyy)

10

/

2019

Include Sensitive Records

...

Include Various Records

...

Include All OR Updated Records

N

Ginnie Mae Summarize Flag

☐

Apply

RWD

KARLA20TST

20

SD: 01/01/2020

08/07/2023

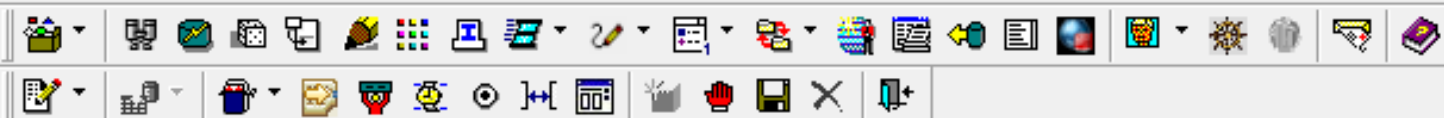
Include Various Records

Select and Modify all Accounts that Various Loan Records should be created for.

Account #	Short Name	Loan Key
60063311	Bradford Carl	633110001
60063312	Venture Group	633120001
60063313	Stark & Assoc	633130001
60063314	Premier Devel	633140001
60063315	Hooper & Sons	633150001
60063316	Plandamon	633160001
60067501	Western Manag	675010001
60067502	Charter Assoc	675020001
60067503	Grant & Assoc	675030001
60067504	Garfield Grou	675040001

Selected Various Records

Account #	Short Name	Loan Key	Loan To Debt Value	Debt Service Ratio	MIN	MERS Original Mortgagee
600633200	Ferguson	123183248	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>



Investor Number	Investor Name	Program ID	Investor Loan Number	Participation %	Current Balance	Net Yield %	Service Fee %
600	GINNIEMAE	GNMA POOL	63316600	100.000000000000	3,682,067.34	4.250000000000	.120000000000

Next Payment Due Date: 11/01/2019

Principal Balance:

3,682,067.34

Interest Rate %: 4.500000000000

## Investor Master



## Investor Remittance

- Investor Master
- Dates
- Report/Balances
- Contra
- Remit/Processing
- Valuation Analysis

Next Cutoff Date Base Date: 01/31/2020

Next Cutoff Date: 01/31/2020

Last Cutoff Date Base Date: 12/31/2019

Last Cutoff Date: 12/31/2019

Settlement Date: 11/01/2013

Interest Purchased Date: 11/01/2013

Balance Date: 11/01/2013

Loan Sub Expiration Date: 00/00/0000

Payoff/Repurchase Date: 00/00/0000

Determination Date: 00/00/0000

Distribution Date: 00/00/0000

Remittance Date: 00/00/0000

Reporting Date: 00/00/0000

IRP Supplemental Report Date: 00/00/0000

P&amp;I Advance Date: 00/00/0000

# New Field 26 – Servicer/Subservicer ID (con't)

- Confirmed the following with GinnieMae:
  - Field 2 (Unique Loan ID) must be included in the Various record.
  - When a servicer buys a GinnieMae portfolio for subservicing they must submit the Various records on all purchased loans to report new subservicer ID in their 1<sup>st</sup> reporting cycle.
  - When flipping a pool from construction to permanent, servicers must submit the Various record in the 1<sup>st</sup> reporting cycle of the permanent loan.



# Next Steps for RFS Reporting File Changes

# Next Steps...

- McCracken to follow up with Ginnie Mae on Test Plan details and submissions.
- McCracken to establish partners for the Test File Submissions.
- McCracken development continue work on program changes.

# Questions?