

Ginnie Mae released a new pool type (H SA) for annually adjusting HECMs based on SOFR originated on or after July 1, 2023. This reference tool guides users on how to pool the HECM SOFR (H SA) pool type in Ginnie*NET*.

ACCESS GINNIENET

- 1. Log in to MyGinnieMae via https://my.ginniemae.gov
- 2. Select the **Tools** dropdown at the top of the Dashboard.
- 3. Select **GinnieNET** under Other *Applications*.

The *GinnieNET* on the Web - Select Active *Issuer* page displays.



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Applications	3	Bookmarks 🖉 Edit
RFS	IPMS Other Applications	Bloomberg 2
eNOTE	CM GinnieNET	eMBS
	Report Center MFPDM	FHA Connection
	RPN	FHA Website
	SecuriD Token Validation	Fitchratings
	Verify Role Assignment	Ginnie Mae
		HUD
		HUD Locator
		Issuer Calendar
		MBA
		MBS - DD
		MBS - GA
		MBS Guide
		MBS - MDS
		Paypov
		Rural Housing
		VA - HUD
		VALERI

Select Active Issue	Select Active Issuer

Welcome Pathak, Anit	a (4036) GinnieNET On The Web Main Menu	
4	Data Entry/Review New Pool Processing HMBS Pool Processing HMBS Pool Details: 11706 HMBS Mortgage Details: 11706 HMBS Subscriber Certification and Agreement-117118 Apply Ginnie Mae Edits for HMBS Certifications Investor Reporting Data Export/Import Host Communications Reports Maintenance	



Pooling of HECM SOFR Pool Type (H SA) ISSUER QUICK REFERENCE CARD

POOL DETAILS

5. Choose Issue Type H, Pool Type SA, Index Type SOFR, Type of ARM Note ANNUAL, and Cap Structure 2/5.

Mortgage Subscriber Ce			Bac
	Edit New	Delete	
Pool#: UA3190 Iss	ue Type: H Pool Type: SA Index Type: SOFR Type Of ARM	Note: ANNUAL	
Cap Structure: 2 /5]		
FTN:		Edit Status:	Not Passed
Description:		Transfer Status:	New Pool
Signed By:		Loans #:	3
Issuer ID/Name:	4036 BANK OF AMERICA	Issue Date:	05/01/2023
Custodian ID/Name:	000405 DEUTSCHE BANK NATIONAL TRUST COMPANY	Settlement Date:	05/24/2023
Mortgage Interest Rate:	9.500 to: 10.000	Subservicer #:	
OAA:	250000.00	Pool Tax ID:	290530044
Security Rate:	8.400	Security Rate Margin:	0.000
P&I Acct#/ID:	237003532982 053000196		
T&I Acct#/ID:		7	
		_	
Number of Participants:	1 Total Position: \$250,000 Weighter	d Average Interest Rate:	8.400

6. When adding individual mortgages to the newly created H SA Pool on the HMBS Mortgage Details - 11706 screen, ensure that at least three (3) loans are associated with the HMBS Pool.

	CinnioNET O	n The Web	
	GinnieNET O HMBS Mortgage [
Pool Store Cert &	00	<< < > >>>	Back
6		Edit New Dele	te
	Heade	r Info General Info ARM Info Bo	rrowers Info Property Info
Header Info			
Pool#: UN2623	ssue Type: H Pool Type:	SA Status: Passed Edits	Certified
Issue Date: 05/01/202	13		
General Info			
Loan Type:	FHA	Payment Option:	Term
Unique Loan ID:	780113988	Participation Loan#:	001
Issuer's Loan#:	20000000000099	Maximum Claim Amount:	\$1,000,000.00
FHA Case#:	001330123455295	Principal Limit:	\$500,000.00
Original Interest Rate:	8.500	Principal Limit Factor:	0.500
Current Interest Rate:	10.000	Principal Balance Being Securitized:	\$100,000.00
Date of Origination:	01/01/2018	Principal Balance Not Being Securitized:	\$0.00
Joint or Single Loan:	Single	Principal Balance Previously Securitized:	\$0.00
Property Type:	Condominium	Loan Servicing Fee Code:	Fixed Monthly
LTV Datio	11.00	Darticination Interest Date:	8 500

POOL IMPORT FILE LAYOUT

When importing a pool, update the following record layouts for H SA Pool Type:

7. On the Pool Record Layout (11705) P02, indicate an Index Type value of S for Secured Oversight Financing Rate (SOFR).

No.	Field Name	Туре	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P02
2	Payment Date	Date	8		4	11	YYYYMMDD
3	Filler		8		12	19	
4	Term	Numeric	2		20	21	
5	Tax ID	Numeric	9		22	30	
6	# of Loans	Numeric	5		31	35	
7	Sec. Rate Margin	Numeric	6	3	36	41	99.999
8	Total Positions	Numeric	15	2	42	56	
9	Filler	Space	1		57	57	
10	Filler	Space	1		58	58	
1	Index Type	Alpha	1		59	59	C, L or S
12	Filler	Space	1		60	60	
13	Cert. Agreement	Numeric	1		61	61	1 or 2

For assistance using Ginnie Mae business applications, contact <u>askGinnieMae@hud.gov.</u>