



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-9000

GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

August 26, 2008

APM 08-15

MEMORANDUM FOR: All Ginnie Mae Program Participants

FROM: Michael J. Frenz, Executive Vice President

SUBJECT: GinnieNET Enhancements for High-Balance "JM" Pool Types

Effective with security issuances on and after September 1, 2008, Ginnie Mae's electronic pooling system, GinnieNET, will apply new edits to ensure that higher balance loans are being properly placed in Ginnie Mae pools. For all Single-Family fixed rate pool types, excluding the "JM" pool type and all Adjustable Rate Mortgage (ARM) pool types, a warning error message will be displayed when an FHA loan is transmitted for pooling and exceeds the Original Principal Balance of \$370,953.00 (inclusive of the mortgage insurance premium), and \$556,429.00 for special locations (Hawaii, Alaska, Guam, and Puerto Rico).

Soft edits will be applied to single-family electronic pool submissions until Ginnie Mae is able to collect unit information from Issuers; at that time, a hard edit (stop pool) will be applied. These new edits will serve to warn Issuers that a high-balance loan may have been submitted for pooling in a pool type that is not specifically designated for high-balance loans. It is the responsibility of each Issuer to have proper controls in place so that all pool submissions meet Ginnie Mae pooling eligibility requirements. If an Issuer inadvertently pools a high-balance loan in a non-JM pool, the Issuer will be required to substitute the loan with an acceptable loan.

Questions regarding this memorandum may be addressed to your Ginnie Mae Account Executive in the Office of Mortgage-Backed Securities at (202) 708-2043.