



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

THE GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

August 22, 2001

01-20

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: George S. Anderson, Executive Vice President

SUBJECT: Settlement of Ginnie Mae Securities Through the
Federal Reserve Update

The purpose of this memorandum is to update our issuer community on the ongoing joint effort by the financial industry to move the settlement of Ginnie Mae securities to the Federal Reserve and to provide a list of action items and completion dates that issuers are required to meet to facilitate the conversion. Please see Attachment 1. Each action item in Attachment 1 is discussed in detail below. The implementation of the Ginnie Mae Conversion Plan ("Conversion Plan") was presented in Ginnie Mae's All Participants Memorandum ("APM") 01-07, dated March 15, 2001. Ginnie Mae, Federal Reserve Banks ("Federal Reserve"), The Bond Market Association ("Bond Market") staff, Depository Trust & Clearing Corporation ("DTCC"), broker dealers, and clearing and custodial banks have been working diligently to implement this initiative, since it was first announced by the financial industry back in February of this year.

The initiative is on schedule. Fedwire users are currently testing new functionalities to be implemented as part of the Federal Reserve's Fedwire system. Conversion testing among Ginnie Mae, Federal Reserve and DTCC and their industry partners is near completion. The conversion of Ginnie Mae securities to the Federal Reserve will begin the weekend of October 6th and 7th, 2001 and conclude the weekend of December 8th and 9th, 2001. If additional time is needed to complete the conversion, the weekends of February 2nd and 3rd, 2002, February 9th and 10th, 2002 and February 23rd and 24th, 2002 have been set aside as conversion weekends. See Attachment 2 for additional information on the conversion timetable.

Included in this update are five items related to the conversion:

1. Enhancements to GinnieNET which includes revision to the

- form HUD-11705;
2. Revision to the form HUD-11709-A;
 3. Information on notification of transfer of registered ownership;
 4. Enhancements to the serial note process; and
 5. Where to go for additional information.

1. Enhancements to GinnieNET and Revision to Form HUD-11705

In APM 01-07, Ginnie Mae announced that GinnieNET would be updated to enable issuers to identify both their clearing bank for settling Ginnie Mae securities with the Federal Reserve and their contra account for settling Ginnie Mae securities with DTCC. **During the conversion period discussed above, it is essential that issuers provide this information so that Ginnie Mae can assure timely delivery of securities to the appropriate depository for settlement.** To accommodate this change, both the electronic version of the form HUD-11705 on GinnieNET and the hard copy of the form have been revised. See Attachment 3 for a copy of the revised form HUD-11705.

In addition, the new release of GinnieNET provides multifamily issuers with the ability to electronically report prepayment penalties charged on multifamily Ginnie Mae pools for early loan payoffs. Issuers who receive prepayment penalties must submit information on the dollar amount of the penalty and the related pool number to Ginnie Mae using GinnieNET. Ginnie Mae will electronically forward the prepayment penalty information to the Ginnie Mae Depository. The total dollar amount of prepayment penalties will be included in the ACH debit to the issuer's account. Pre-collection notices will be provided to issuers disclosing the amount of interest penalties and principal and interest payments to be collected. An Automated Clearing House (ACH) debit transaction to the issuer's designated account identified on their form HUD-11709-A will be automatically executed by the depository to pay the beneficial security holder of the security prepayment penalties and principal and interest payments.

Reporting multifamily prepayment penalties using GinnieNET is mandatory effective October 1, 2001. GinnieNET 2020, Version 5.4 will be sent to your firm by overnight mail no later than next week under separate cover.

2. Revision to Form HUD-11709-A

Ginnie Mae has revised form HUD-11709-A to also include the ACH debit of issuers' accounts for Ginnie Mae I monthly principal and interest payments and multifamily prepayment penalties due to the depository of Ginnie Mae securities. **With this change, all principal and interest payments and prepayment penalties to Ginnie Mae I security holders, held in depository form, will be made by ACH debit.** This change will not have an impact on Ginnie Mae II payments that are currently collected by

ACH debit. Guarantee fees for Ginnie Mae I and Ginnie Mae II securities will continue to be collected by ACH debit. See Attachment 4 for a copy of the revised form HUD-11709-A.

If Ginnie Mae I and II payments will be made from two different issuer's accounts, the issuer must submit two forms, checking the box for Ginnie Mae I or Ginnie Mae II as appropriate. **It is imperative that the revised HUD-11709-A form(s) be completed by all Ginnie Mae approved issuers and submitted to the below address by courier or express mail by August 31, 2001:**

Mr. Donovan Vassell
The Chase Manhattan Bank
Ginnie Mae Relationship Services
55 Water St., Room 506
New York, NY 10041-0199

3. Notification of Transfer of Registered Ownership

Ginnie Mae's Central Registry and Payment Agent, The Chase Manhattan Bank, will notify issuers, when securities have been transferred from DTCC to the Federal Reserve through the normal daily transfer advice and the monthly transfer advice that is sent out after the end of each month. Issuers will have the option to receive this information in an electronic media (magnetic tape), if requested. Requests to receive the information electronically are to be directed to Mr. Donovan Vassell at (212) 638-6705. During the conversion period, issuers will not be charged for the tape. Because this initiative will benefit the mortgage industry, issuers will not be paid a transfer fee relating to the transfer of Ginnie Mae I securities to the Federal Reserve.

Ginnie Mae has modified the format of the above electronic file to include the serial note unit certificate number and scheduled maturity date to accommodate serial note issuers. The new format will not impact non-serial note issuers. See Attachment 5 for a copy of the new file format.

4. Enhancements to the Serial Note Process

Background:

With input from our issuer community in Puerto Rico, Ginnie Mae has enhanced the serial note process that will better facilitate the securitization and trading of serial note securities on the Federal Reserve's Fedwire system.

Today, serial note securities are issued as one pool in increments of \$25,000 face value per unit with a minimum of 100 units and a maximum of 200 units per pool. The last unit in a pool can be greater than \$25,000 but less than \$50,000. This will continue under the new serial note process.

Serial Note Process Using Fedwire System:

Currently only the serial note pool is assigned a CUSIP number (parent CUSIP number) issued by the CUSIP Bureau. DTCC identifies individual serial note units by appending each unit number to the pool's parent pool number. For securities to be registered in the name of the Federal Reserve, both the serial note pool (parent number) and each individual unit within the pool will be assigned a CUSIP number. In addition under the new serial note structure, pools will also have assigned CUSIP numbers for each sequential lot/position in a pool. A sequential lot/position is 25 consecutive serial note units (e.g., units 1 through units 25).

Ginnie Mae, Federal Reserve and DTCC are coordinating the change over from the current numbering scheme to the new numbering scheme for all serial note securities held in depository form. The change over will be implemented as part of the conversion of Ginnie Mae securities to the Federal Reserve. This should be transparent to Ginnie Mae issuers.

After serial note securities have been issued on the Federal Reserve's Fedwire system, beneficial holders of serial note securities will have the option to expand a serial note pool into designated sequential lots/holdings of 25 units each [e.g., a pool with 100 units can be broken out into 4 sequential lots: lot 1 (units 1 to 25); lot 2 (units 26 to 50); lot 3 (units 51 to 75); and lot 4 (units 76 to 100)]. Furthermore beneficial holders of these securities will also have the option to break out each sequential lot into individual serial note units/holdings (lot 1 can be broken out into individual units 1, 2, 3 ... 25).

Finally, for serial note securities transferred from DTCC to the Federal Reserve, beneficial holders will have the option of rolling up individual units/holdings into sequential lots/holdings of 25 units and further roll up outstanding sequential lots/holdings into a single pool/holding.

The above features will provide beneficial holders of serial note securities more flexibility when using these securities as collateral for other transactions. It also enables the beneficial holders of serial note securities to minimize their servicing costs.

To expand or consolidate serial note pools, beneficial holders should contact their respective financial institution after serial note securities have been moved to the Federal Reserve.

Investors holding securities outside the Depository, in physical form, can elect to have their securities converted to book-entry form at the Federal Reserve after the conversion.

Due to the likelihood of a large number of serial note securities being transferred to the Federal Reserve shortly after the conversion, Ginnie Mae will be publishing, at a later date, dates when serial note securities can be converted. Investors are to contact Ginnie Mae's Central Paying and Transfer Agent, The Chase Manhattan Bank, at (212) 638-6705, for details.

5. Where to go for Additional Information

If you have any questions or concerns regarding this important initiative, please contact Tom Weakland, Vice President, Program Administration, at (202) 708-2884, extension 4915, or your Account Executive in the Office of Customer Service at (202) 708-1535 or the Office of Multifamily Programs at (202) 708-2043.

For your convenience, Ginnie Mae has posted a list of frequently asked questions on the conversion to the Federal Reserve at www.ginniemae.gov. These questions and answers are from a Ginnie Mae issuer perspective and can be viewed by clicking on the "Federal Reserve Conversion" banner at the bottom of the Ginnie Mae homepage. **Furthermore, beginning next month, Ginnie Mae will be posting a status report on the conversion at the above web site.**

Summary:

We want to thank you for working with Ginnie Mae, the Federal Reserve, the Bond Market Association, and DTCC in implementing this important initiative. It will put Ginnie Mae in a better position to introduce new products and to further streamline its business processes for the benefit of its industry partners and low-to-moderate income homebuyers.

Attachment (1) Actions to be taken by Ginnie Mae Issuers To Facilitate Conversion of Ginnie Mae Securities to the Federal Reserve

Attachment (2) Conversion of Ginnie Mae Securities to the Federal Reserve

Attachment (3) HUD-11705 Form

Attachment (4) HUD-11709-A Form

Attachment (5) GNMA Monthly Transfer Activity Tape

Attachment 1

**Actions to be taken by Ginnie Mae Issuers
To Facilitate Conversion of Ginnie Mae
Securities to the Federal Reserve
Along with Timeframes**

Action Item	Deadline for Action Item
1. Submit Revised Form(s) HUD-11709-A to Ginnie Mae's Agent, The Chase Manhattan Bank, for collecting by ACH debit of the following: <ul style="list-style-type: none"> ▪ Ginnie Mae I P&I due Ginnie Mae Depository; ▪ Prepayment penalty payments due Ginnie Mae Depository; ▪ All Ginnie Mae II P&I payments; and ▪ All Ginnie Mae I and Ginnie Mae II guarantee fees. 	8/31/01
2. Submit pools to Ginnie Mae using GinnieNET 2020, Version 5.4 software	Pools with an issue date of October 1, 2001 and beyond
3. Report multifamily prepayment penalties using GinnieNET 2020, Version 5.4 software	10/01/01

**Conversion of Ginnie Mae Securities
to the Federal Reserve**

Conversion Timetable

Date (2001)	Product	Coupon Range
10/6-10/7	Ginnie Mae II, Ginnie Mae II REMICS, and Ginnie Mae II Platinums	All
11/3-11/4	Ginnie Mae I, Ginnie Mae I Platinums, and all other REMICS	8.01% - 9.499% (inclusive)
11/17- 11/18	Ginnie Mae I and Ginnie Mae I Platinums	9.5% and above
12/1-12/2	Ginnie Mae I and Ginnie Mae I Platinums	7.5% - 8.0% (inclusive)
12/8-12/9	Ginnie Mae I, Ginnie Mae I Platinums, and Serial Notes	Up to and including 7.499% All

Alternative Conversion Dates:

Feb. 2-3, 2002; Feb. 9-10, 2002; and Feb 23-24, 2002

Schedule of Subscribers and Ginnie Mae Guaranty Agreement

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

OMB Approval No. 2503-0009 (Exp. 5/31/2002)

Public reporting burden for this collection of information is estimated to average 10 minutes 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. This agency 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.

Purpose: This form authorizes the issuance of securities under the Ginnie Mae I and Ginnie Mae II programs and establishes the contract between the issuer and Ginnie Mae under both programs.

Authorization: Ginnie Mae is instructed to prepare and deliver the securities to be issued by the undersigned against the Ginnie Mae Pool/Loan Package number specified below in conformity with the information provided in this form, which consists of () pages.

See back for Ginnie Mae I and Ginnie Mae II Guaranty Agreements.

Type or print all information requested. Where indicated by boxes, stay within the lines. Refer to Ginnie Mae Handbook 5500.3 for detailed instructions.

Legal Name of Issuer			Mailing Address of Issuer			Pool Employer I.D. Number		Issuer ID Number		
Issue Date	Security Rate	Security Margin	Initial Payment Date	Guaranty Fee	Multiple Issuer Pool Number (if applicable)	Original Aggregate Amount of Pool or Loan Pkg.	Maturity Date	Pool/Loan Package Number	Type of Issue	Pool Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Principal and Interest (P&I) Custodial Account Number	P & I Bank ID Number	Escrow Custodial Account Number	Escrow Custodial Bank ID Number	Other Escrow Account Number	Other Escrow Bank ID Number	Other Escrow Account Number	Other Escrow Bank ID Number	Other Escrow Account Number	Other Escrow Bank ID Number	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Other Escrow Account Number	Other Escrow Bank ID Number			Document Custodian's ID Number	Subcontract Servicer's Ginnie Mae Issuer No. (if applicable)	Immediate Pool Issuance & Transfer				
<input type="text"/>	<input type="text"/>			<input type="text"/>	<input type="text"/>	<input type="text"/>				

Name of Subscriber/Participant	Account Information	Number of Certificates	Denominations	Total Subscribed	Ginnie Mae Use Only Certificate Number
Federal Reserve Bank of NY		1			

Delivery Instructions: Pick up at: The Chase Manhattan Bank, Ginnie Mae Teller 55 Water Street New York, New York 10041			Total		Total	Approved for Issue:
			1			
Name of Individual or Organization Authorized to Take Delivery		Specified date for Ginnie Mae Delivery of Certificates		Attest (Authorized Signature)		Date
Federal Reserve Bank of NY				Name		
By (Authorized Signature)	Name	Title	Title	Date		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		

Previous editions are obsolete; replaces HUD-11705-M

Ginnie Mae Guaranty Agreement: The Issuer, by executing this form, and Ginnie Mae, by approving the proposed issue, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, agree as follows: (1) the Issuer and Ginnie Mae contract for the issuance and guaranty of securities backed by the mortgages listed on the accompanying Schedule of Pooled Mortgages, which form is incorporated herein by reference, and the Issuer hereby certifies to the accuracy of the information contained thereon; (2) the Issuer and Ginnie Mae incorporate by reference, and the Issuer agrees to comply with, all of the terms and conditions of the Ginnie Mae Mortgage-Backed Securities Guide in effect as of the issue date specified above (Ginnie Mae Handbook 5500.3, "the Guide"), and the Issuer acknowledges that it has received the complete text of the Guide and agrees that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of such Guide; (3) the Issuer and Ginnie Mae incorporate by reference all of the terms and conditions of the Guaranty Agreement included in the Guide for the pool type described above as of the issue date specified above and agree, further, that each of the Issuer's existing pools and loan packages, whether formed under the Ginnie Mae I MBS Program or the Ginnie Mae II MBS Program, shall be governed by the terms of the Guaranty Agreement that is included in the Guide for that pool type as of the issue date specified above (which shall prevail over any inconsistent terms of the applicable Guide), and that the terms of any and all previously effective Guaranty Agreements and Contractual Agreements shall be null and void and of no further effect in defining the rights and obligations of the Issuer and Ginnie Mae with respect to any pool that is currently the responsibility of the Issuer; (4) the effective date of this form and Guaranty Agreement shall be the issue date specified above; and (5) pursuant to the Guide, the Issuer transfers, assigns, sets over and otherwise conveys to Ginnie Mae all of the Issuer's right, title, and interest in and to the pooled mortgages identified and described in the attached Schedule of Pooled Mortgages. Such transfer shall be effective as of the date and time of delivery of the securities by Ginnie Mae or the CPTA, but shall include: (a) for each mortgage in a pool or loan package, except for IR pools or loan packages, all scheduled payments due on or after the issue date, (b) for each mortgage in an IR pool or loan package, all scheduled payments due on or after the first day of the month prior to the issue date, and (c) for each mortgage, all unscheduled payments received after the date on which the original principal balance of the pool or loan package was determined for purposes of this Schedule.

ACH Debit Authorization

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

OMB Approval No. 2503-0014 (Exp. 9/30/2002)

Public reporting burden for this collection of information is estimated to average 15 minutes 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. The agency may not collect this information, and you are not required to complete this form, unless it displays a current valid OMB control number.

The information is required by Sec. 306(g) of the National Housing Act, 24 CFR Part 300 and/or by Ginnie Mae Handbook 5500.3

The Central Paying and Transfer Agent (CPTA), as Ginnie Mae's agent, is hereby authorized to initiate ACH debits against the issuer's central principal and interest (P&I) custodial account at the bank referenced below, for monthly guaranty fees due in connection with all Ginnie Mae I pools and loan packages, and for monthly P&I payment and guaranty fees due in connection with all Ginnie Mae II pools and loan packages for which the issuer named below is responsible. The Ginnie Mae Depository is authorized to initiate ACH debits against the central P&I custodial account at the bank referenced below, for monthly P&I payments and prepayment penalties on multifamily loans due in connection with all book-entry securities backed by Ginnie Mae I pools and loan packages for which the issuer named below is responsible.

The referenced central P&I custodial account has been established using the Master Agreement for Servicer's Principal and Interest Custodial Account, form HUD-11709, which is already on file with Ginnie Mae, or which accompanies this submission. The account number, shown below, is the same as the account number of the central P&I custodial account established with the form HUD-11709.

The amount for P&I payments and prepayment penalties due security holders and guaranty fees due Ginnie Mae, based on the RPB data reported by the issuer, shall be charged against this account. If there are any discrepancies in the amount debited from this account in connection with Ginnie Mae I and Ginnie Mae II guarantee fees and P&I payments for Ginnie Mae II pools and loan packages are to be reported to the CPTA. Discrepancies in connection with P&I payments for Ginnie Mae I pools and loan packages and prepayment penalties are to be reported to the Depository. The CPTA, in connection with Ginnie Mae II pools and loan packages, and the Depository, in connection with Ginnie Mae I pools and loan packages and prepayment penalties, will credit, in favor of this account, any amount that was debited over the amount required by the properly reported RPB or prepayment penalty data, where applicable. Discrepancies with respect to Ginnie Mae guaranty fees shall be referred to Ginnie Mae's Data Collection, Analysis and Risk Management Agent for resolution.

This authorization will remain in effect until such time as: (a) a change of bank account is requested and approved by Ginnie Mae, or (b) all applicable pools and loan packages are terminated.

Please check the appropriate box for which this account pertains. If the same account is not used for both Ginnie Mae I and Ginnie Mae II pools and/or loan packages, a separate authorization must be executed for each account.

Ginnie Mae I

Ginnie Mae II

Ginnie Mae I & II

Issuer Name		Address	
Issuer Number	Authorized Signature	Date	

This authorization is in connection with a change in the central P&I custodial account.

Central P&I Custodial Account

Name of Bank	Address
Account Name	Account Number
Bank's ACH Routing Code	

form HUD-11709-A (8/2001)
Ref Ginnie Mae Handbook 5500.3

Previous versions obsolete

GNMA MONTHLY TRANSFER ACTIVITY TAPE

Recording Density 1600 BPI
Tape Type EBCDIC
Block Size 302
Sequence Issuer Number
 Pool Number
 Transfer Date
 Debit
 Credit
Record Length Variable
Record 294 + 8 = 302
Format Month, Day, Year

TAPE CHARACTERISTICS

DEVICE TYPE = T SYSTEM NAME = GNMA
LABEL =(2,NL) FILE TYPE = SEQ
RECORD LENGTH = 294 RECORD FORMAT = VARIABLE

RECORD TYPE: TAPE RECORD = DEBIT

FIELD NAME	FORMAT	FIELD STARTS	FIELD ENDS	TOTAL LENGTH
Debit Code	X (1)	1	1	1
Issuer Number	9 (4)	2	5	4
Filler	blanks	6	10	5
Date	9 (6)	11	16	
Certificate Number	9 (7)	17	23	7
Pool Type	X (2)	24	25	2
Name	X (40)	26	65	40
Amount	X 10)v(2)	66	77	12
Internal Code	X (1)	78	78	1
Filler	blanks	79	288	210
Pool Number	9 (6)	289	294	6

Ginnie Mae Monthly Transfer Activity Tape

RECORD TYPE: TAPE RECORD = CREDIT

FIELD NAME	FORMAT	FIELD STARTS	FIELD ENDS	TOTAL LENGTH
Credit Code	X (1)	1	1	1
Issuer Number	9 (4)	2	5	4
Filler	blanks	6	10	5
Date	9 (6)	11	16	6
Certificate Number	9 (7)	17	23	7
Pool Type	X (2)	24	25	2
Name Line 1	X (40)	26	65	40
Name Line 2	X (40)	66	105	40
Name Line 3	X (40)	106	145	40
Address Line 1	X (40)	146	185	40
Address Line 2	X (40)	186	225	40
City	X (21)	226	246	21
State	X (2)	247	248	2
Beginning Unit Number	9 (3)	249	251	3
Ending Unit Number	9 (3)	252	254	3
Zip Code	9 (5)	255	259	5
Unit Maturity Date	9 (6)	260	265	6
Amount	X 10)v(2)	266	277	12
Internal Code	X (1)	278	278	1
Account Number	9 (10)	279	288	10
Pool Number	9 (6)	289	294	6