



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

GOVERNMENT NATIONAL
MORTGAGE ASSOCIATION

January 16, 2009

APM 09-01

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Thomas R. Weakland, Acting Executive Vice President

SUBJECT: Ginnie Mae Delinquency Rate Thresholds – H4H Loans

The Housing and Economic Recovery Act of 2008, authorized a temporary FHA mortgage insurance refinancing program called HOPE for Homeowners (“H4H”) to assist distressed homeowners currently facing foreclosures. In APM 08-18, dated October 1, 2008, Ginnie Mae announced its support for this program by allowing these loans to be securitized under its Ginnie Mae II program, “M FS” pool type.

Section 18-3(C) of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, Rev.1, sets out the requirement that Issuers must not exceed certain delinquency thresholds on their outstanding Ginnie Mae pools and loan packages. Since H4H loans may only be pooled in the “M FS” pool type, and given that H4H loans may experience higher delinquency levels than other FHA loans, Ginnie Mae will closely monitor the delinquency levels of “M FS” pools. If an Issuer’s delinquency levels exceed Ginnie Mae’s threshold, Ginnie Mae will consider the impact of H4H loans when determining the nature of any action it may take.

For additional assistance, Issuers may contact their Ginnie Mae Account Executive in the Office of Mortgage-Backed Securities at (202) 708-1535.