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## APPENDIX III-28

### HMBS POOLING – IMPORT FILE LAYOUTS:

#### SCHEDULE OF SUBSCRIBERS & GINNIE MAE GUARANTY AGREEMENT (FORM HUD 11705H) AND SCHEDULE OF POOLED PARTICIPATIONS AND MORTGAGES (FORM HUD 11706H)

- Applicability:** Ginnie Mae II HMBS Program. This form and these instructions should be used only by HMBS Issuers transmitting HMBS pool data through web-based GinnieNET, in conjunction with help screens offered online at [www.ginnienet.net](http://www.ginnienet.net).
- Purpose:** To establish the contract between the Issuer and Ginnie Mae and provide a listing of subscribers and other information needed to prepare HMBS.
- Completion Instructions:** Electronic file formats as indicated below.

The Issuer, by submitting HMBS pool data electronically for form HUD 11705H, agrees as follows:

**Ginnie Mae Guaranty Agreement for Securities Backed by Participations Related to Home Equity Conversion Mortgages:** 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 and the related participations listed on the accompanying Schedule of Mortgages and Pooled Participations, 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 mortgages and the related participations identified and described in the attached Schedule of Pooled

Participations and 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 related to a Participation, all unscheduled payments received after the date on which the original principal balance of the pool was determined for purposes of this Schedule, and (b) for each mortgage related to a Participation, (i) all advances made before, on, or after the issue date specified above for principal payments to or on behalf of the mortgagor, and (ii) all servicing fees, mortgage insurance premiums, and interest accruals before, on, or after the issue date specified above.

**POOL RECORD LAYOUT (11705)****P01**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P01
2	Filler	Space	1		4	4	
3	Pool Number	Alphanumeric	6		5	10	999999
4	Issue Type	Alpha	1		11	11	H
5	Pool Type	Alpha	2		12	13	
6	Issuer ID	Numeric	4		14	17	9999
7	Custodian ID	Numeric	6		18	23	999999
8	Issue Date	Date	8		24	31	YYYYMMDD
9	Settlement Date	Date	8		32	39	YYYYMMDD
10	Filler		1		40	40	
11	OAA	Numeric	13	2	41	53	99999999999.99
12	Security Rate	Numeric	6	3	54	59	99.999
13	Low Rate	Numeric	6	3	60	65	99.999
14	High Rate	Numeric	6	3	66	71	99.999
15	Filler	Space	2		72	73	
16	Subservicer	Alphanumeric	4		74	77	
17	Filler	Space	3		78	80	

1. Record Type- Always P01.

2. Filler

3. Pool Number - The Ginnie Mae Pool identifier

4. Issue Type: Designates the type of pool. All HMBS pools are designated as type "H."

5. Pool Type: The type of HMBS pool, defined as follows:

- HRF - Fixed Rate
- HRA - One Year Adjustable Rate, CMT
- HRM - Monthly Adjustable Rate, CMT
- HAL - One Year Adjustable Rate, LIBOR
- HML - Monthly Adjustable Rate, LIBOR

6. Issuer ID - Number Ginnie Mae assigned to this Mortgage-Backed Securities Issuer organization.

7. Document Custodian ID Number - The issuer's document custodian ID number assigned to this pool.

8. Pool Issue Date - The date the pool was issued; always the first of any given month.

9. Settlement Date - The date the new issue security should be delivered to the Fed for clearing.

10. Filler

11. Original Aggregate Amount - The pool principal balance at origination. This is the sum of the mortgage outstanding balances.

12. Security Rate - Interest rate associated with the Security.

13. Low Rate - The lowest loan interest rate in the pool.

14. High Rate - The highest loan interest rate in the pool.

15. Filler

16. Subservicer- The Ginnie Mae IssuerID number of the subcontract servicer of mortgages in the corresponding pool/loan package, if applicable

17. Filler -

#### POOL RECORD LAYOUT (11705)

**P02**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alpha	3		1	3	P02
2	Payment Date	Date	8		4	11	YYYYMMDD
3	Filler	Spaces	8		12	19	
4	Term	Spaces	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	
11	CMT or LIBOR	Alpha	1		59	59	C or L
12	Filler	Space	1		60	60	
13	Cert. Agreement	Numeric	1		61	61	1 or 2
14	Sent 11711	Numeric	1		62	62	Y or N
15	Filler	Space	6		63	68	
16	Annual Cap	Numeric	2		69	70	
17	Lifetime Cap	Numeric	2		71	72	
18	# of Subscribers	Numeric	4		73	76	
19	Filler	Space	4		77	80	

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1. Record Type- Always P02.
  2. Initial Payment Date – The pool first payment date
  3. Filler
  4. Term
  5. Tax ID– The IRS Tax ID Number assigned to each pool.
  6. # of Loans- The number of loans included in the pool
  7. Sec. Rate Margin–For Adjustable Rate Mortgage Pools only, the margin used to adjust the security rate.
  8. Total Positions - The total dollar amount of the positions to be delivered to the Fed (book-entry) for settlement. This amount must be equal to the total pool amount.
  9. Filler
  10. Filler
  11. CMT or LIBOR–Index ARM: For Adjustable Rate Mortgage Pools only, the ARM index being used. It will be either C (CMT = Constant Maturity Treasury) or L (LIBOR = London Interbank Offered Rate).
  12. Filler
  13. Cert. Agreement–Certification & Agreement: -Refers to the status of security agreements. 1 = Any and all security agreements affecting the mortgages in the referenced pool or loan packages are limited by a duly executed Release of security interest. 2 = No mortgages in the referenced pool or loan package is now subject to any security agreement
  14. Sent 11711–Indicates whether the 11711A (Release of Security Interest) was forwarded to the document custodian. Required if field 13 is coded with a “1.” Y = Yes, N = No
  15. Filler
  16. Annual Cap - A cap that limits the annual interest rate increase of the loan. The value is “1” for 1-Year adjusting loans, and Issuer-defined for Monthly adjusting loans.
  17. Lifetime Cap - A cap that limits the interest rate increase over the life of the loan. The value is “5” for 1-Year adjusting loans, and Issuer-defined for Monthly adjusting loans.
  18. # of Subscribers- The total number of subscribers (Fed participants) in the pool
  19. Filler
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**POOL RECORD LAYOUT (11705)****P06**

No.	Field Name	Type	Length	Dec. Places	Start	End	
1	Record Type	Alphanumeric	3		1	3	P06
2	Custodian Name	Alpha	40		4	43	
3	P&I Account #	Alphanumeric	20		44	63	
4	P&I Bank ID #	Alphanumeric	9		64	72	
5	Filler	Space	8		73	80	

1. Record Type – Always P06
2. Custodian Name – The name of the document custodian who will be submitting the initial certification for the pool.
3. P&I Account # - The master principal and interest custodial account where the P&I funds are held. There must be a Master Agreement Form 11709 on file with the Pool Processing Agent (PPA) for the account number entered.
4. P&I Bank ID # - The ABA/Federal Routing Number of the financial institution that maintains the issuer's principal and interest custodial account. There must be a Master Agreement Form 11709 on file with the Pool Processing Agent (PPA) for the number entered.
5. Filler

**POOL RECORD LAYOUT (11705)****P07***This record is not required if GinnieNET Maintenance has been updated*

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P07
2	Custodian Address	Alpha	40		4	43	
3	Custodian City	Alpha	21		44	64	
4	Custodian State	Alpha	2		65	66	
5	Custodian Zip	Alphanumeric	9		67	75	
6	Filler	Space	5		76	80	

1. Record Type – Always P07
2. Custodian Address- The street address of the document custodian who will be responsible for the initial pool certification.
3. Custodian City - The city of the document custodian who will be responsible for the initial pool certification.
4. Custodian State - The state of the document custodian who will be responsible for the initial pool certification.
5. Custodian Zip - The zip code of the document custodian who will be responsible for the initial pool certification.
6. Filler

**POOL RECORD LAYOUT (11705)****P20****(This is not an import file; however it will be a part of the export file from GinnieNET)**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P20
2	Pool Status	Alpha	1		4	4	
3	Edit Status	Alpha	1		5	5	
4	FTN	Alpha	32		6	37	
5	FCN-FRN	Alphanumeric	32		38	69	
6	Certification Date	Alphanumeric	8		70	77	
	Guarantee Fee		2		78	79	
6	Filler	Space	1		80	80	

**POOL RECORD LAYOUT (11705)****P21****(This is not an import file; however it will be a part of the export file from GinnieNET)**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	P21
2	Maturity Date	Alphanumeric	8		4	11	YYYYMMDD
3	Filler	Space	1		12	80	



**MORTGAGE RECORD LAYOUT (11706)****M01**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M01
2	Filler	Space	1		4	4	
3	Pool Number	Numeric	6		5	10	999999
4	Issue Type	Alpha	1		11	11	H
5	Pool Type	Alpha	2		12	13	
6	Mort. Number	Numeric	15		14	28	
7	Case Number	Alphanumeric	15		29	43	
8	Mort. Type	Alpha	1		44	44	
9	Original Interest Rate	Numeric	6	3	45	50	99.999
10	Interest Rate	Numeric	6	3	51	56	99.999
11	Participation Loan Number	Alphanumeric	3		57	59	
12	Maximum Claim Amount	Numeric	13	2	60	72	
13	Principal Limit Factor	Numeric	16	3	73	78	
14	Joint or Single	Space	1		79	79	
15	Payment Option	Numeric	1		80	80	

1. Record Type – Always M01
2. Filler
3. Pool Number - The Ginnie Mae Pool identifier
4. Issue Type - Designates the type of pool. All HMBS pools are designated as type “H.”
5. Pool Type: The type of HMBS pool, defined as follows:
  - HRF - Fixed Rate
  - HRA - One Year Adjustable Rate, CMT
  - HRM - Monthly Adjustable Rate, CMT
  - HAL - One Year Adjustable Rate, LIBOR
  - HML - Monthly Adjustable Rate, LIBOR

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6. Mortgage Number – the issuer’s loan number
  7. Case Number – The FHA or other agency case number assigned to the mortgage
  8. Mortgage Type – the type of mortgage, i.e., F = FHA (Federal Housing Administration) ,
  9. Original Interest Rate - The original interest rate of the loan.
  10. Interest Rate - The current interest rate of the loan
  11. Participation Loan Number - A 3- digit suffix associated with the unique identifier assigned by Ginnie Mae to the HECM loan that uniquely identifies this Participation
  12. Maximum Claim Amount - The maximum claim amount is the lesser of the appraised value of the property or the maximum mortgage amount for a one-family residence that HUD will insure in an area under Section 203(b)(2) of the National Housing Act. The maximum claim amount is established when the Conditional Commitment is issued and represents the maximum amount that HUD will pay on a claim for insurance benefits.
  13. Principal Limit Factor - The principal limit factor is the percent of the maximum claim amount that equals the principal limit. It is determined by the age of the youngest borrower and the expected average mortgage interest rate.
  14. Joint or Single Loan - Indicates whether there is only one borrower, or if there are co-borrowers. “1” = Single  
“2” = Joint
  15. Payment Option - The method to receive payments (1=tenure,2= term,3= line of credit,4= modified term, 5=modified tenure) that was selected by the borrower associated with the HECM loan.

**MORTGAGE RECORD LAYOUT (11706)****M02**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alpha	3		1	3	M02
2	Principal Balance Being Securitized	Numeric	13	2	4	16	9999999999.99
3	Principal Balance Not Being Securitized	Numeric	13	2	17	29	9999999999.99
4	Principal Balance Previously Securitized	Numeric	13	2	30	42	9999999999.99
5	Principal Limit	Numeric	13	2	43	55	9999999999.99
6	Mortgage Margin	Numeric	6	3	56	61	99.999
7	MOM	Alpha	1		62	62	Y or N
8	MIN	Alphanumeric	18		63	80	

1. Record Type - Always M02
2. Principal Balance Being Securitized: As of the close of the servicing/accounting period that portion of the HECM loan principal balance that is being securitized via this Participation. This is the “participation” amount of the HECM loan that is assigned to the pool being assembled/issued.
3. Principal Balance Not Being Securitized: As of the close of the servicing/accounting period, that portion of the HECM loan (accumulated principal) that has not been securitized in any HMBS.
4. Principal Balance Previously Securitized: As of the close of the servicing/accounting period, that portion of the HECM loan that had been previously securitized in all HMBS—the sum of the principal balance of the existing Participations.
5. Principal Limit: The principal limit is the maximum HECM mortgage amount; it equals the maximum claim amount times the principal limit factor.
6. Mortgage Margin: Mortgage Margin is not collected. Report 0’s in this field.
7. MOM – MERS as Original Mortgagee Y if Yes, N if No
8. MIN – MERS Identification Number – The number assigned to this mortgage by MERS

**MORTGAGE RECORD LAYOUT (11706)****M03**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M03
2	Mort. Address	Alpha	40		4	43	
3	Mort. City	Alpha	21		44	64	
4	Mort. State	Alpha	2		65	66	
5	Mort. Zip	Alphanumeric	9		67	75	
6	Filler	Space	5		76	80	

1. Record Type always M03
2. Mortgage Address – The street address of the mortgage property
3. Mortgage City – The city where the mortgage property is located
4. Mortgage State - The state where the mortgage property is located
5. Mortgage Zip - The zip code of the mortgage property
6. Filler

**MORTGAGE RECORD LAYOUT (11706)****M04**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M04
2	Borrower First Name	Alpha	25		4	28	
3	Borrower Last Name	Alpha	25		29	53	
4	Borrower SSN	Alphanumeric	9		54	62	
5	Borrower Birth Date	Date	8		63	70	MMDDYYYY
6	Borrower Gender	Alpha	1		71	71	M or F
7	Filler	Space	9		72	80	

1. Record Type- Always M04

2.Borrower First Name – The first name of the mortgagee (mortgage holder)

3.Borrower Last Name – The last name of the mortgagee (mortgage holder)

4.Borrower Social Security Number- The social security number of the mortgagee (mortgage holder)

5.Borrower Birth Date: The birth date of the borrower associated with this loan

6.Borrower Gender: The gender of the borrower.

7.Filler

### MORTGAGE RECORD LAYOUT (11706)

**M05**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M05
2	Co-Borrower First Name	Alpha	25		4	28	
3	Co-Borrower Last Name	Alpha	25		29	53	
4	Co-Borrower SSN	Alphanumeric	9		54	62	
5	Co-Borrower Birth Date	Date	8		63	70	MMDDYYYY
6	Co- Borrower Gender	Alpha	1		71	71	M or F
7	Filler	Space	9		72	80	

**MORTGAGE RECORD LAYOUT (11706)****M06**

<b>No.</b>	<b>Field Name</b>	<b>Type</b>	<b>Length</b>	<b>Dec. Places</b>	<b>Start</b>	<b>End</b>	<b>Format</b>
1	Record Type	Alphanumeric	3		1	3	M06
2	Co-Borrower First Name	Alpha	25		4	28	
3	Co-Borrower Last Name	Alpha	25		29	53	
4	Co-Borrower SSN	Alphanumeric	9		54	62	
5	Co-Borrower Birth Date	Date	8		63	70	MMDDYYYY
6	Co-Borrower Gender	Alpha	1		71	71	M or F
7	Filler	Space	9		72	80	

**MORTGAGE RECORD LAYOUT (11706)****M07**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M07
2	Co-Borrower First Name	Alpha	25		4	28	
3	Co-Borrower Last Name	Alpha	25		29	53	
4	Co-Borrower SSN	Alphanumeric	9		54	62	
5	Co-Borrower Birth Date	Date	8		63	70	MMDDYYYY
6	Co- Borrower Gender	Alpha	1		71	71	M or F
7	Filler	Space	9		72	80	

**MORTGAGE RECORD LAYOUT (11706)****M08**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M08
2	Co-Borrower First Name	Alpha	25		4	28	
3	Co-Borrower Last Name	Alpha	25		29	53	
4	Co-Borrower SSN	Alphanumeric	9		54	62	
5	Co-Borrower Birth Date	Date	8		63	70	MMDDYYYY
6	Co- Borrower Gender	Alpha	1		71	71	M or F
7	Filler	Space	9		72	80	

GinnieNET will accommodate one borrower and up to four co-borrowers. Co-borrower records (M05 – M08) only need to be created for the number of co-borrowers on the mortgage.

1. Record Type- Always M05, M06, M07 or M08
2. Co- Borrower First Name – The first name of the co-borrower of the mortgage
3. Co - Borrower Last Name – The last name of the co-borrower of the mortgage

4. Co - Borrower Social Security Number- The social security number of the co-borrower
5. Co-Borrower Birth Date – the co-borrowers’ date of birth
6. Co-Borrowers’ Gender – the gender of the co-borrower
7. Filler

**MORTGAGE RECORD LAYOUT (11706)****M10**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	M10
2	Loan Key	Numeric	9		4	12	999999999
3	Loan Type Code	Numeric	1		13	13	1 thru 7
4	LTV Ratio	Numeric	5	2	14	19	
5	Living Units	Numeric	1		20	20	1, 2, 3 or 4
6	Filler	Space	5		21	25	
7	Loan Servicing Fee Code	Alphanumeric	1		26	26	1 or 2
8	Filler	Spaces	16		27	42	
9	Date of Origination	Date	8		43	50	YYYYMMDD
10	Participation Interest Rate	Numeric	6	3	51	56	99.999
11	Property Type	Alpha	1		57	57	1,2,3 or 4
12	Filler	Alphanumeric	23		58	80	

1. Record Type – Always M10
2. Loan Key – The unique loan identifier assigned to the loan by Ginnie Mae. This field should be blank unless the mortgage being included in the pool was previously assigned a unique loan key by Ginnie Mae.
3. Loan Type Code - A code that identifies the specific type of loan
  - 1= FHA Single Family
  - 2= VA Guaranteed Insured
  - 3= Single Family RHS
  - 4= VA Vendee
  - 5= FHA Multi-Family
  - 6= FHA-Title I
  - 7= RD Multi-Family



4. LTV Ratio - The Loan-to-Value Ratio associated with this loan. For example, for an FHA loan the LTV recorded in the FHA system. This is the LTV at the time of loan origination, if applicable.
5. Living Units standard number of family units. Acceptable values are 1, 2, 3 or 4
6. Filler
7. Loan Servicing Fee Code - A code which describes the type of Loan Servicing Fee applied to this loan.  
1= Fixed, 2=Spread
8. Filler
9. Date of Origination - The date the HECM loan was originated.
10. Participation Interest Rate - The interest rate for the Participation. The interest rate for the participation will be determined by the Issuer at the time of pool issuance. For a HECM loan where the servicing fee is a flat monthly amount, the participation will be 6 bps below the HECM note rate. For a HECM loan where the servicing is based on a "spread" the participation interest rate will be determined by the spread.
11. Property Type - The type of property: 1=Single Family, 2=Condominium, 3=Manufactured Housing, 4=Planned Unit Development
12. Filler

**MORTGAGE RECORD LAYOUT (11706)****M11**

<b>N o.</b>	<b>Field Name</b>	<b>Type</b>	<b>Length</b>	<b>Dec. Places</b>	<b>Start</b>	<b>End</b>	<b>Format</b>
1	Record Type	Alphanumeric	3		1	3	M11
2	Initial Payment Change Date of Note	Date	8		4	11	YYYYMMDD
3	Index Type	Alpha	5		12	16	
4	Adjustment Date (Annual/Monthly Reset Date)	Date	8		17	24	YYYYMMDD
5	Type of ARM Note	Alphanumeric	14		25	38	
6	Initial(+/-) Interest Rate Cap	Alphanumeric	2		39	40	
7	Filler	Spaces	2		41	42	
8	Lifetime(+/-) Interest Rate Cap	Alphanumeric	2		43	44	
9	Filler	Spaces	36		45	80	

1. Record Type – Always M11
2. Initial Payment Change Date of Note - The first change date on the note
3. Index Type- The type of ARM index being used. It will be either CMT (Constant Maturity Treasury) or LIBOR (London Interbank Offered Rate). Only “CMT” will be processed until further notice.
4. Adjustment Date (Annual/Monthly Reset Date) - The security adjustment date (annual/monthly reset date), which is the date on which the interest rate for the security and the mortgage will change.
5. Type of ARM Note - The type ARM loan, i.e., Monthly or Annual adjustable interest rates
6. Initial (+/-) Interest Rate Cap - A cap that limits the initial interest rate increase of the loan. The value is “2” for 1-Year adjusting loans, and Issuer-defined for Monthly adjusting loans.
7. Filler
8. Lifetime(+/-) Interest Rate Cap - A cap that limits the interest rate increase over the life of the loan. The value is “5” for 1-Year adjusting loans, and Issuer-defined for Monthly adjusting loans.
9. Filler

**SUBSCRIBER RECORD LAYOUT****S01**

No.	Field Name	Type	Length	Dec. Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	S01
2	Filler	Space	1		4	4	
3	Pool Number	Alphanumeric	6		5	10	999999
4	Issue Type	Alpha	1		11	11	H
5	Pool Type	Alpha	2		12	13	
6	Position	Numeric	13	2	14	26	9999999999.99
7	ABA #	Numeric	9		27	35	
8	Deliver To	Alphanumeric	20		36	55	
9	FRB Description	Alpha	25		56	80	

1. Record Type – Always S01
2. Filler
3. Pool Number - The Ginnie Mae Pool identifier
4. Issue Type – Always equal to “H”.
5. Pool Type - The type of HMBS pool, defined as follows:
  - HRF - Fixed Rate
  - HRA - One Year Adjustable Rate, CMT
  - HRM - Monthly Adjustable Rate, CMT
  - HAL - One Year Adjustable Rate, LIBOR
  - HML - Monthly Adjustable Rate, LIBOR
6. Position – The dollar amount of the pool to be delivered to the Fed customer
7. ABA # - The ABA/Federal Routing Number of the financial institution that will be clearing the pool (used for pool settlement)
8. Deliver To – Instructions detailing who the pool is to be delivered to.
9. FRB Description – Any other descriptive delivery information to be sent to the Fed

**SUBSCRIBER RECORD LAYOUT****S02**

No.	Field Name	Type	Length	Dec.	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	S02
2	FRB Description	Alpha	55		4	58	
3	Filler	Space	22		59	80	

1. Record Type – Always S02
2. FRB Description – Any other descriptive delivery information to be sent to the Fed
3. Filler

**MASTER AGREEMENT RECORD LAYOUT****A01***This record is not required if GinnieNET Maintenance has been updated*

No.	Field Name	Type	Length	Decimal Places	Start	End	Format
1	Record Type	Alphanumeric	3		1	3	A01
2	Filler	Space	1		4	4	
3	Pool Number	Alphanumeric	6		5	10	999999
4	Issue Type	Alpha	1		11	11	H
5	Pool Type	Alpha	2		12	13	
6	T&I Account #	Alphanumeric	20		14	33	
7	T&I Bank ID #	Alphanumeric	9		34	42	999999999
8	Filler	Space	38		43	80	

1. Record Type – Always A01
2. Filler
3. Pool Number - The Ginnie Mae Pool identifier
4. Issue Type – Always “H” for HMBS
5. Pool Type - The type of HMBS pool, defined as follows:
  - HRF - Fixed Rate
  - HRA - One Year Adjustable Rate, CMT
  - HRM - Monthly Adjustable Rate, CMT
  - HAL - One Year Adjustable Rate, LIBOR

HML - Monthly Adjustable Rate, LIBOR

6. T&I Account Number - The bank account number of the master T&I account where the T&I funds are held. There must be a Master Agreement Form on file with the Pool Processing Agent (PPA) for the account number entered.
7. T&I Bank ID # - The ABA/Federal Routing Number of the financial institution that maintains the issuer's T&I custodial account. There must be a Master Agreement on file with the Pool Processing Agent (PPA) for the number entered.
8. Filler